APPLICATION NO:

F/2000/2916

LOCATION:

8 Carland Close, Lower Earley Reading.

APPLICANT:

Mrs Martin C/O Bearwood Property Consultants

PROPOSAL:

Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 22/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Martin
C/O Bearwood Property Consultants
2 Wield Court
Lower Earley
Berkshire
RG6 3TF

Application Number: F/2000/2916

Parish: **EARLEY**

Location: **8, Carland Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the building hereby permitted except for any which may be shown on the approved drawing(s).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining accessway. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. The applicant is reminded that prior to commencement of the works, the consent of the Council as a former owner will also be required under the Covenants of their Conveyance.

Informative

3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/2916

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
8, Carland Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

07 December 2000

Applicant

Location

Proposal

DELEGATED

EARLIEST DATE FOR DECISION 13.6.94 | COMMITTEE DATE .....

SITE VISIT DATE ..... 21.6.94 | RECOMMENDATION AGREED

INTRO/PLANNING HISTORY:

Semi-detached house in stagger at end of short close with large turning head
Good sized rear garden
Shed in rear garden, parking at side of house
No 8 detached house with garage - good gap to side bdy with app. site
Land slopes uphill to rear

POLICY ISSUES: None

PROPOSAL:

2 storey side extn

CONSULTATIONS:

Highway Authority: No obj
Engineer: No obj
Early T.C.: No obj
1 letter from local residents: No obj subject to hours of working condition
- condition to prevent damage by vehicles (this not possible)

APPRAISAL

On balance the proposed side extn is acceptable
No adverse impact will result to visual amenities of street scene or locality
Condition regarding hours of construction could be imposed

RECOMMENDATION: GRANT (Conditions overleaf)

25x10

PLANNING PERMISSION

HPW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR AND MRS L H CAMPBELL
C/O A D T DESIGN
RIVER VIEW HOUSE
STATION ROAD, WOOLHAMPTON
READING RG7 5SF

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.42816 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO FORM GARAGE WITH BEDROOM OVER
7 CARLAND CLOSE, LOWER EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (M4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990. (M4R)

02 The external walls of the proposed extension shall be covered with bricks of the same type, colour and texture as those used in the existing building unless otherwise agreed in writing by the District Planning Authority. (M11)

02 REASON In order to ensure the appearance of the extension matches the original building. (M11R)

03 The roof of the proposed extension shall be covered with tiles of the same type, colour and texture as those used on the existing bulding unless otherwise agreed in writing by the District Planning Authority. (M12)

03 REASON In order to ensure the appearance of the extension matches the original building. (M11R)

04 Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall not be used for any purpose other than as garage accommodation, unless

continued/-

Application 42816 continued

permission has been granted by the Local Planning Authority on an application made for the purpose (N70)

04 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards (N70R)

05 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority (N25)

05 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties (N25R)

Date 11 JUL 1994

R.F.W. Ison

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this Planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

Application 42816 continued

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

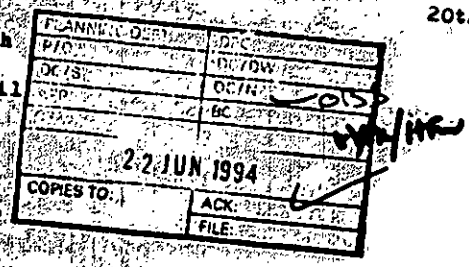
(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Pooh Corner
5 Carland Close
Lower Earley
RG6 4EL

20th June 1994

Mr Fergus Wright
Development Control North
Dept of Planning
Wokingham District Council
P O Box 157
Council Offices
Shute End
Wokingham RG11 1WR



Dear Mr Wright

Re: Planning Application No. 42816 - 7 Carland Close, Lower Earley
Applicant: Mr L Gammell

Further to my telephone conversation today with Mr Chris Benticliffe and his conversation with you, I am writing in as requested.

As already stated the Planning Application Notice is displayed in the front window of 7 Carland Close, however, unless you are visiting the Gammells the Notice would be unnoticed as they live at the top end of the Close. (Please see enclosed drawing H81/02D Wokingham District C.

I have no objection to the Planning Appli ion in principle, however, I am writing that the following two CONDITIONS are entered into the Consent to P.A. no. 42816, and set out my reasons for so asking.

1. As Mr Gammell is a construction worker of many years experience and so are many of his associates, I understand the proposed extension will be built by him and associates as opposed to employing a firm of builders to do the work. Therefore, I ask that the existing Regulations for construction work in Lower Earley be entered into the Consent as follows:-

"Construction work ONLY to take place Monday to Saturday, 7.00 hrs to 19.00 hrs. No work whatsoever, on Sundays or Public Holidays.

2. For years drivers of vehicles visiting or delivering to Nos 6 or 7 Carland Close, have on many occasions not exercised due care and parked, driven onto or over my side garden and that of No. 8 causing nuisance and damage, involving Police attendence , letters and solicitors letters to be written (Some copies enclosed).

I ask that a Condition is put into the Consent that any vehicles used to convey deliveries or persons to do construction work must not cause any nuisance or damage to the land of the residents in the immediate area.

Many thanks for your kind assistance.

Yours sincerely,

cc Drawing WDC H81/02 D
Letters Dated 23.11.87; 13.9.91; 24.9.91; 9.8.89; 26.3.90

ADDRESS 7, CARLAND CLOSE. PARISH Earley.

PLOT No. 7 - Part Area 13 - Lower Earley. ORD. SHEET No. SU 7470 (58).

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18237	WDC.	Semi-det. house + garage	23.9.82.	N/A D.P
BR 20018	"	"	11.2.83.	App N/A.
42816	MR & MRS. L. GAMMELL	2/SE. HT.	11.7.94	C/A
FP94/2698	"	"	11.7.94	C/APP

DATE OF COMPLETION

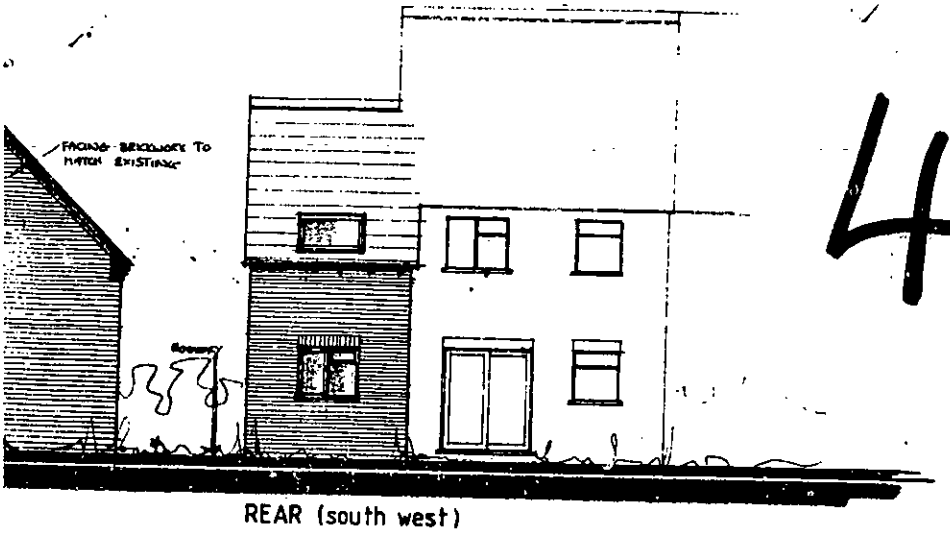
MINISTRY DECISION

SPECIAL ORDERS

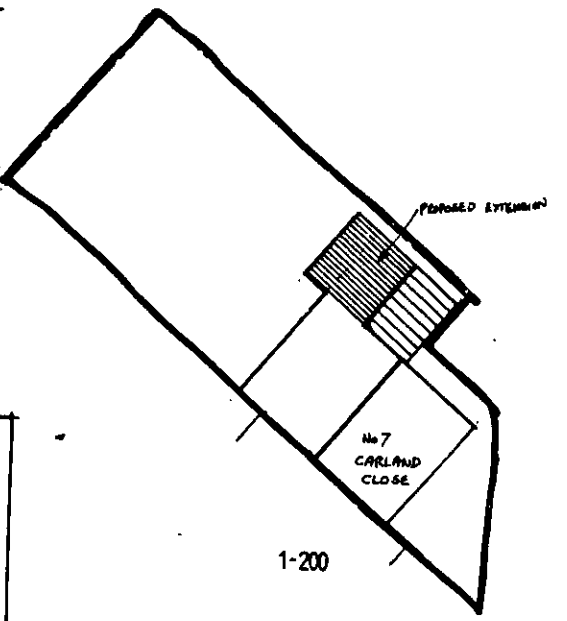
DRAINAGE

091074

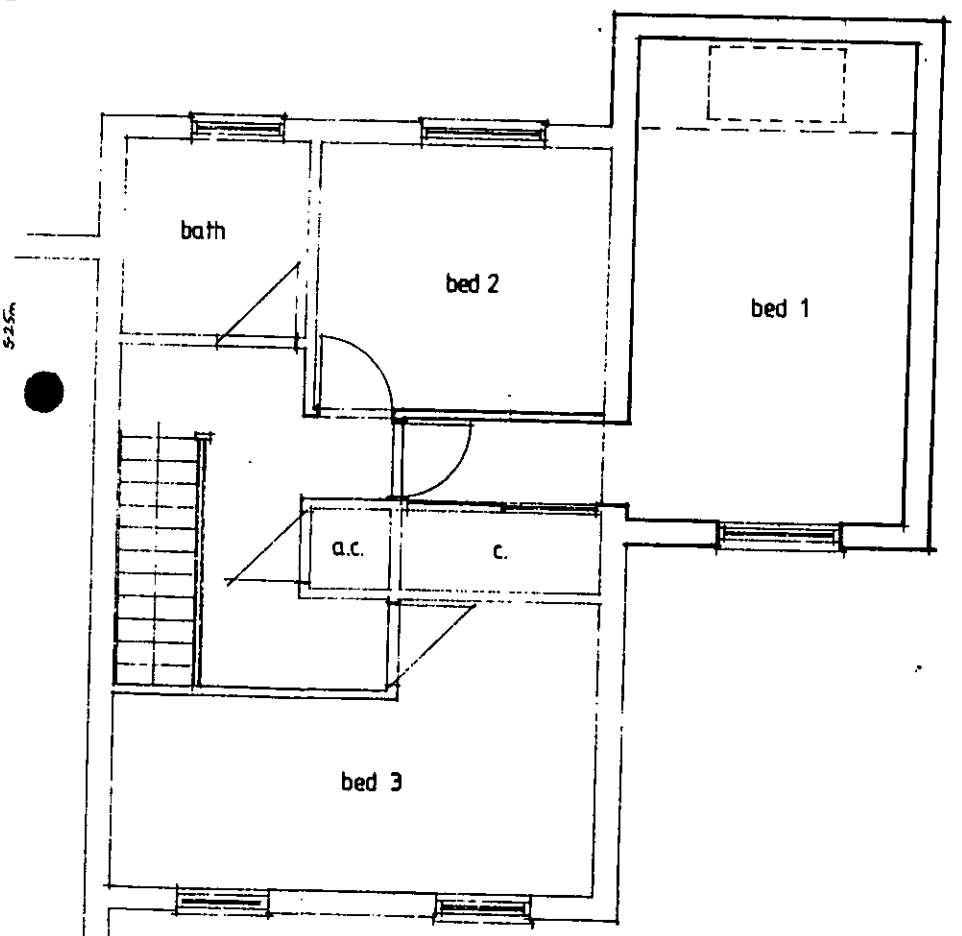
42816



REAR (south west)



1-200



FIRST FLOOR PLAN

DELEGATED

Amendments

A.D.T. L
Architectural Se

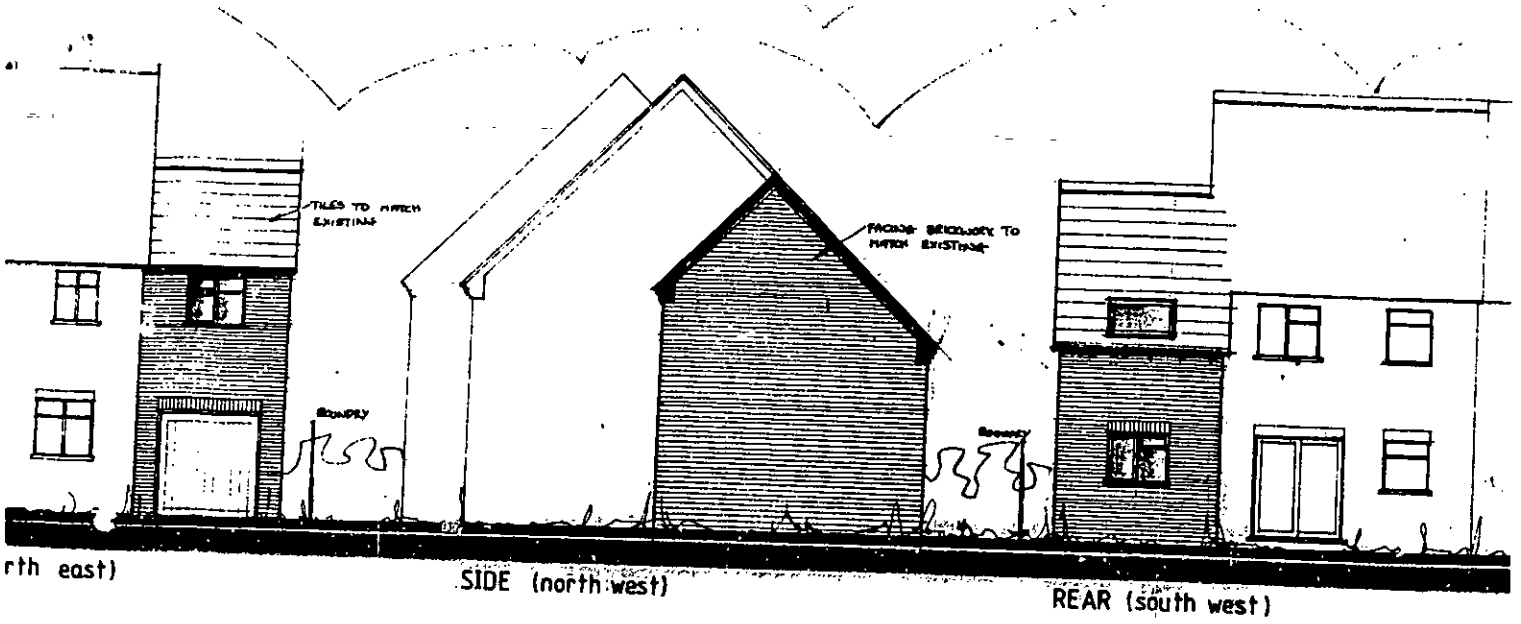
Client
Mr. & Mrs L.H. (

Title
Extension to 7 C
Reading.

Drawing
Proposed plans &

Date
Apr 94

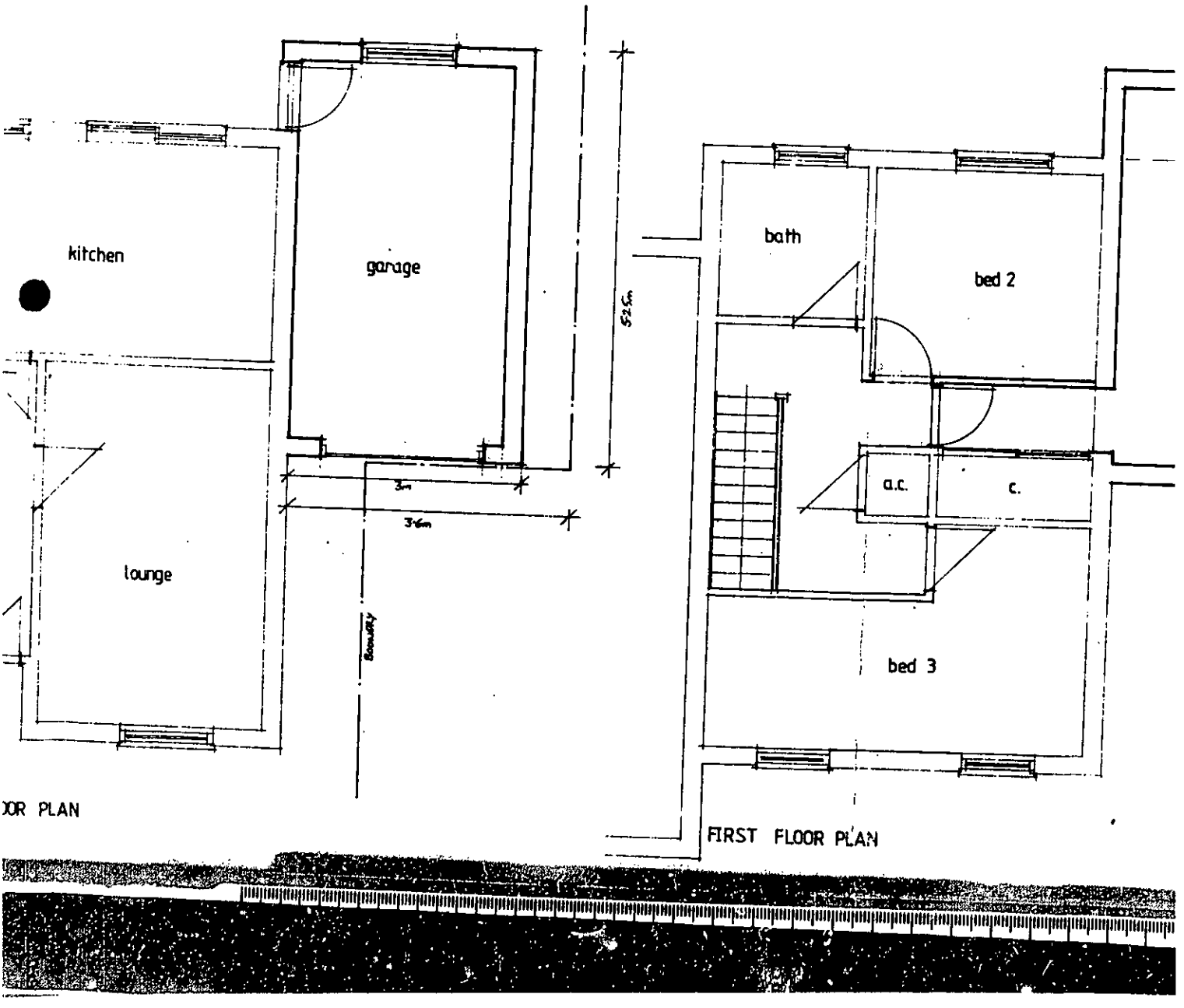
Scale
1-100 / 1-50



rth east)

SIDE (north west)

REAR (south west)



OR PLAN

FIRST FLOOR PLAN

Bearwood Property



Consultants

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

27.NOV.2000 2.16

23 November 2000

Dear Sir/Madam,

Re : Proposed Two Storey Side Extension
8 Carland Close, Lower Earley

Please find enclosed Planning application for the above mentioned development.
Six copies of the application form and our drawing no.0096/1 are submitted.
Only four copies of the Ordnance Survey extract are submitted, however.

Should you have any reservations about granting permission we would request that you contact ourselves to discuss your concerns before arriving at a final decision.

Yours faithfully,

Keith A.Wright
For Bearwood Property Consultants

cc Mrs.J.Martin

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone (0118) 9669485
Mobile 0468 611156

Applicationo	Name & Address
F/2000/2916	Mrs G Triggs Pooh Corner 5 Carland Close Lower Earley RG6 4EL

App. 2916 letters
Sent 12-02-01

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2916

Applicant : Mrs Martin C/O Bearwood Property Consultants.

Location : 8, Carland Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 3/1/01

Date Registered : 27/11/2000

Earliest Date for Decision : 31/12/2000

Latest Consultation Date/Site Notice Expiry Date : 31/12/2000

This application will have expired on: 22/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : CA

Earley T.C : Recommed Refusal - inadequate parking.

Property : Would like it to be confirmed there will be no encroachment onto the accessway. + if it were grated a reminder that permission is also required from property.

Neighbour : Car parking, creation of extra bedroom, evidence of dispute outside planning control.
: Overlooking & loss of privacy

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon the Street Scene
3) Impact upon Highway Safety - Parking provision

Application Number: F/2000/2916

Appraisal:

The proposed development is for a two-storey side extension, to form a dining room and extended kitchen at ground floor and an extra bedroom and en-suite at first floor level. This would take the number of bedrooms to 3. The property is detached with an existing attached garage. The proposed development would be 2.6m wide and 6.3m long. It is proposed to have a pitched roof and stand 3.3m to the eves at the front and 4.9m to the eves at the rear, and would be 7.4m to the ridge (1.75m below the existing ridgeline). There is a 1.8m standard fence to the front of the property (1.9m back of the front building line) along the line that will be the front extent of the extension. No.7 already has a very similar side extension (as can be clearly seen on the attached photographs).

1) Impact upon neighbouring properties

The proposed development has one first floor window in the side elevation, but none at ground floor, however No.7 does not have any side windows so there would be no issue of overlooking. The new rear windows that are proposed would not result in overlooking as the nearest property is around 11m away, and the only window looking on to No.8 is obscurely glazed. An objection has been raised from the occupier of 5 Carland Close that the proposal would result in overlooking to her rear garden, dining area and kitchen. However the proposal will be at least 14m from the boundary with No.5 and it is therefore considered there would be no detrimental overlooking issue. The proposed development would have no overshadowing or overbearing implications and it is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would by in keeping with the character of Carland Close and No.7 has already been extended in a similar manner. The materials used to form the extension have not been specified but a condition will be attached to insure they match those of the existing dwelling. It is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 2 to 3, so 2 off-road parking spaces need to be provided. An objection letter has raised the issue that a bedroom of No.8 has previously been subdivided to provide an extra bedroom and that the proposal would bring the total to 4. However this is not the information that has been provided by the applicant, and therefore can not be considered to be accurate. The required parking standard has been met and

provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2916
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R~~014~~	
3	C049	R049	
4	C122	R122	
5	C044	R044	'first floor level or above of the building'
	INFORMATIVES		
1	NO6		Replace 'property' (line 5, word 10) with 'accessway'.
2	———	▷	The applicant is reminded that prior to commencement of the works the consent of the Council as a former owner will also be required, under the Covenants of their Conveyance.

N.O windows in side elevation of n° 7.
back of n° 7 in line with proposed ext.
+ front of 7 in line with proposed ext.

- To Rear 1 bathroom window (obscure glazed) over looks back garden of n° 8.
- 1.5m high fence to side (n° 7) 1.8 to rear + side.

RECORD OF SITE VISIT

SITE ADDRESS: 8 Carland Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2916

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS modern Res.

3. DESCRIPTION OF SITE/BUILDING detached hse, attached ~~integral~~ garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See notes.
(check history for ext. at n° 7).

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING ~~2~~ 1 garage + ~~2~~ 1 drive.

LEVELS N/A

BOUNDARY TREATMENT See notes.

OTHERS

**********FILE COPY**********

Tel: 0118 974 6480

Date: **07 December 2000**

My ref: F/2000/2916

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2916
8, Carland Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2916**
8, Carland Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **07 December 2000**

My ref: F/2000/2916

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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8, Carland Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **07 December 2000**

My ref: F/2000/2916

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2916**
8, Carland Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

**********FILE COPY**********

1327

WOKINGHAM DISTRICT COUNCIL

To John + Helen (Mitchell)

Date 16/1/01 Time 12 30

WHILE YOU WERE OUT

Name Mrs Gloria Triggs

Of

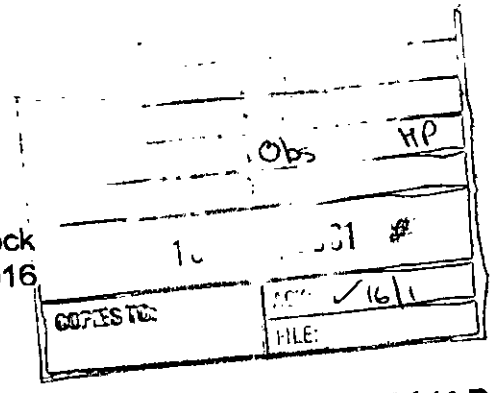
Phone No. 957 6231 Ext. 219 Wants you to both call

Phoned	✓	Please call back	✓ after 2pm to confirm you've recvd this message.
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE re. F/2000/2916 - She's sent her objections in but wants you both to know that the parking problems are recorded on her surveillance camera if you want to look at it.

Signed Sandra.

(Police agree - according to Mrs Triggs)



Your Ref: Helen Pollock
F/20000/2916

Pooh Corner
5 Carland Close
Lower Earley
Reading RG6 4EL

Via Fax No. 01189 746484 (4 Pages)

15th January 2001

Ms Helen Pollock
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Pollock,

Re: **Application No.** **F/2000/2916**
Site Address: **8 Carland Close, Lower Earley, Reading.**
Proposal: **Proposed two storey side entrance to dwelling.**

I strongly object to the above Planning Application and ask that the Application be rejected on a number of grounds.

a. The Close has a serious parking problem, which currently involves WDC Housing, Police and Solicitors. The houses in the area of No. 8 along with Nos. 6 & 7 were designed as two bedrooms and even then insufficient parking spaces were catered for. Mrs Martin has on a number of occasions objected to my visitors parking by the side of my house and on one occasion my visitor was threatened with a screwdriver if he did not move his car. The Police were called and my solicitor also wrote to Mrs Martin. See enclosed letter dated 26th February 1996. Also enclosed is a letter to Howard Squires, Head of Tenant Services, WDC dated 8th January 2001.

b. Mrs Martin's garage is not used for a car, but for other uses, again impacting on an already bad parking problem. If Consent is given a Condition must be made that her garage is used for parking a car. An evening or weekend **site visit must** be made to fully appreciated the problems.

c. Mrs Martin has already subdivided the 2nd bedroom into two; therefore, she already has a three-bedroom house. It could be that she has changed it back into one for the purpose of this Planning Application, therefore, care must be taken that if Planning Consent is given, the 2nd bedroom is not again subdivided into two, thus making the house 4 bedroom.

cont'd .....

cont'd/2 **F/2000/2916**

d. I would loose my privacy as the extension would be intrusive to my rear garden, dining area and kitchen.

e. I already have a problem with deliveries or free access to my side entrance, even though my Deeds show I should have a metre clearance from the front of my house to my side entrance all along the brickwork. Enlarging No 8 Carland Close, will have an even greater impact on a badly designed with insufficient space for parking and free access.

Should you wish to discuss or have any queries please do not hesitate to contact me.

Please acknowledge receipt of this letter.

Yours sincerely.

Gloria Triggs

Gloria Triggs (Mrs.)

Enc.

TPCC/ljd/20506

26 February 1996

Mrs J Martin
8 Carland Close
Lower Earley
Reading
Berkshire

Dear Madam

We act for Gloria Triggs of 5 Carland Close who has two sources of complaint.

Firstly, we are instructed that you have on several occasions objected to our clients' visitors parking at the side of her house. We understand that such parking is totally reasonable and causes no obstruction but that you often ask the visitors to move their cars.

Secondly, we understood that you allow your two dogs to defecate and urinate on our client's front and side garden. Clearly this is an act of trespass and nuisance which would entitle our client to obtain injunctive relief from the Court. Should there be any recurrence our client will instruct us to issue proceedings.

Yours faithfully

RATCLIFFE DUCE & GAMMER

c.c. Mrs G Triggs

Pooh Corner
5 Carland Close
Lower Earley
Reading RG6 4EL

Via Fax No. 01189 746769

8th January 2001

Mr Howard Squires
Head of Tenant Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WH

Dear Mr Squires,

Re: **Parking in Carland Close, Lower Earley**

For some unknown reason the Tenants from **1 CAMBORNE CLOSE**, have started to park their two cars in Carland Close, which obviously is causing a problem, as the residents and their visitors from Carland Close already have a parking problem.

The Tenants from **1 Camborne Close**, have a lay by/parking area adjacent to their house, where until recently they parked their cars.

Please will you ensure the Tenants from Camborne use the spaces in their area and not cause a nuisance/problem by parking in Carland Close.

Thank you for your kind attention to this urgent matter.

Yours sincerely,

G. Triggs (Mrs.)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	Obs HP
CS	
16 JAN 2001	
COPIES TO:	ACK: ✓16/1
	FILE:

Your Ref: Helen Pollock
F/20000/2916

Pooh Corner
5 Carland Close
Lower Earley
Reading RG6 4EL

Via Fax No. 01189 746484 (4 Pages)

15th January 2001

Ms Helen Pollock
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Pollock,

Re: **Application No.** **F/2000/2916**
Site Address: **8 Carland Close, Lower Earley, Reading.**
Proposal: **Proposed two storey side entrance to dwelling.**

I strongly object to the above Planning Application and ask that the Application be rejected on a number of grounds.

a. The Close has a serious parking problem, which currently involves WDC Housing, Police and Solicitors. The houses in the area of No. 8 along with Nos. 6 & 7 were designed as two bedrooms and even then insufficient parking spaces were catered for. Mrs Martin has on a number of occasions objected to my visitors parking by the side of my house and on one occasion my visitor was threatened with a screwdriver if he did not move his car. The Police were called and my solicitor also wrote to Mrs Martin. See enclosed letter dated 26th February 1996. Also enclosed is a letter to Howard Squires, Head of Tenant Services, WDC dated 8th January 2001.

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cont'd .....

cont'd/2 **F/2000/2916**

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Lower Earley
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Berkshire

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Yours sincerely,

G. Triggs (Mrs.)

WOKINGHAM DISTRICT COUNCIL

PLANNING SE
POL
DC
APP
CS
COPIES TO:

38542

MEMORANDUM

From: Property Services — My Ref: RJB/

To: Helen Polock, Planning Department — Extn: 6730

Your Ref:

Date: 10 January, 2001

8 CARLAND CLOSE, LOWER EARLEY - PLANNING APPLICATION F/2000/2916 PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

I refer to your memo of the 4 January regarding the above planning application.

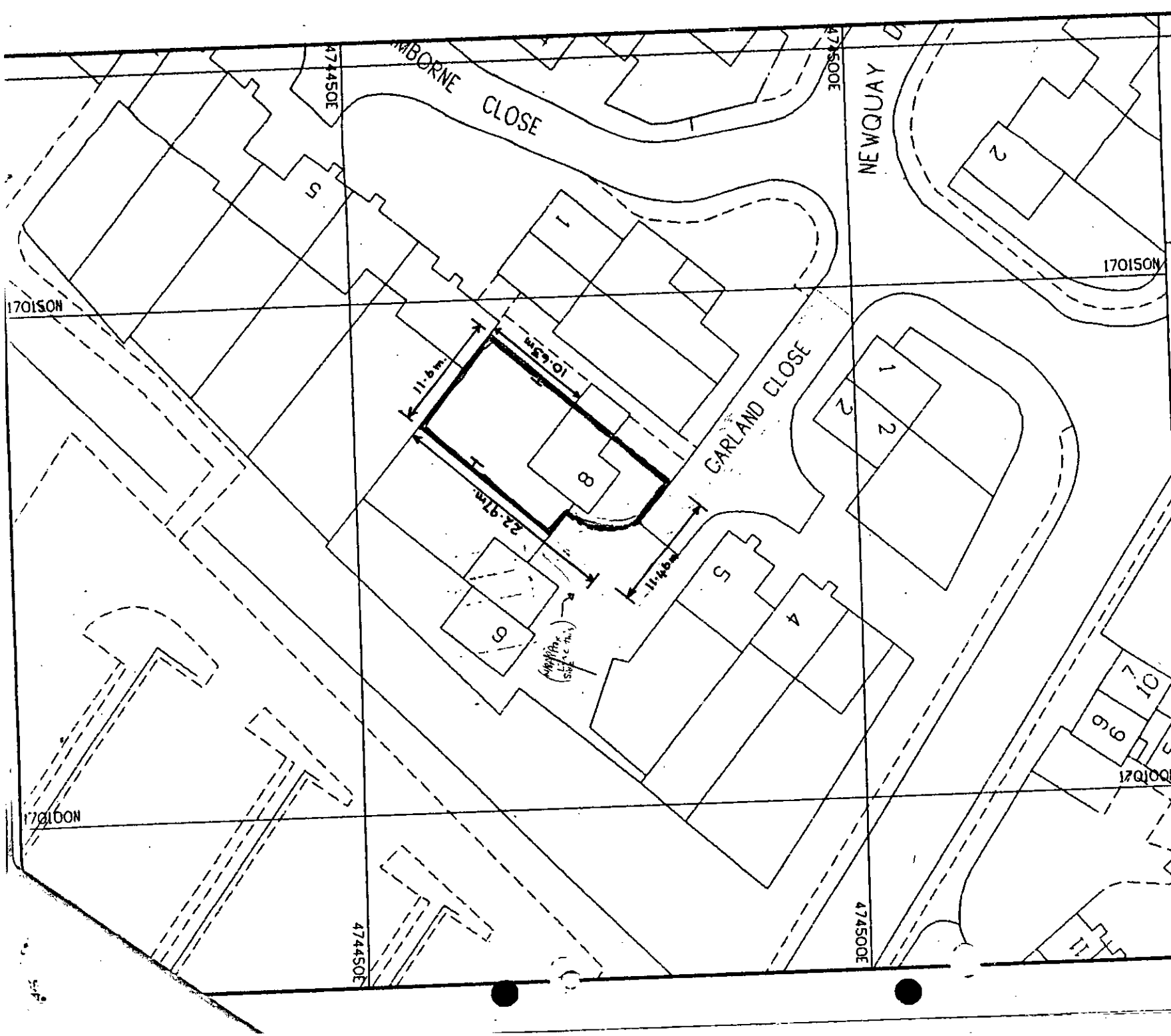
This property is a former council house sold under the right to buy legislation in 1995.

The only comment I would make is that the front of the proposed extension appears to be very close to the boundary with the accessway leading up to the house. The accessway is retained land not forming part of the plot sold off and I attach a plan showing the area sold edged in red and the retained land coloured green.

It is however difficult to accurately judge from the scale of the plan but you ought perhaps to clarify that there will be no encroachment of the foundations or overhang onto the accessway. I note from the file that there has already been a two storey side extension to the adjoining number 7 which appears from their drawing to project to the same extent as the extension proposed for No 8. No objections were made by this department for consent to this extension under the covenants as a former owner, although this was sought retrospectively by the owner after it had been built.

Should they be granted planning permission and proceed with the works the consent of the Council as a former owner will also be required, under the covenants of their conveyance. Please let me know the outcome of the application.

Ray
Property Services



TITLE

8 CARLAND CLOSE

EARLEY

Wokingham District Council
Property & Building
Design Services
Shute End
Wokingham
Berks. RG11 1WQ

SCALE 1 : 500

DATE 16-Feb-1995

Reproduced From the O.S. map with the permission of the Controller of H.M.S.O. Licence No. L5614

Produced by
Axis Mapping Information Systems

Date: 22 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2916

Location: 8, Carland Close, Lower Earley, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mrs Martin C/O Bearwood Property Consultants.

Case Officer: Helen Pollock

The new plans show the following: Block plan showing parking.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2916 (Planaps) / (Ludhouse) Date Rec. 20/12/00

Location: 8 Carland Close

Parish Earley.

Applicant: MRS MARTIN

Description of attached plans Block Plan showing parking.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted. (for Information ONLY)

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	☐
2.	NK (Env. Design)	☐
3.	XA (Highways)	☐
4.	NF (Building Control)	☐
5.	BC/DC Liaison	☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses ☐

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 22.12.RS.

Yellow - Part One Copy
Green - Officer's Copy

FROM: Helen Pollock

DATE: 07 December 2000

DELEGATED
PLAN 37895
LOL
DC
CS
13 DEC 2000
COPIES TO:
ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2916

Proposal: Proposed two storey side extension to dwelling..

Site Address: 8, Carland Close, Lower Earley, Reading.

Applicant: Mrs Martin C/O Bearwood Property Consultants.

Your observations are required in respect of this application **by 31/12/2000** .

Councillors have been advised that, although this property is currently shown with two bedrooms, one of these rooms has already been divided, and this, together with the proposed new extension would turn it into a four bedroomed dwelling.

Carland Close is a small and compact close, and already suffers quite badly from congestion caused by on-street parking. It is considered that this extension, if allowed, has the potential to create further vehicular movement in the road, and it is considered that there is insufficient adequate on-site parking.

For these reasons, therefore, it is requested that this application is refused.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 07 December 2000

Application Number: F/2000/2916

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
8, Carland Close, Lower Earley, Reading.

Applicant:
Mrs Martin C/O Bearwood Property Consultants.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 12/12/00

ADDRESS 8, CARLAND CLOSE. PARISH Earley.

PLOT No. 8 – Part Area 13 – Lower Earley. ORD. SHEET No. SU.7470(58).

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18237	WDC.	Det. House + Garage	23.9.82	N/A D.P
BR 20018	"	"	11.2.83.	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

- extensions
- loft conversions
- garages and outbuildings
- garden fences or walls
- new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MRS. J. MARTIN
	ADDRESS	8 CARLAND CLOSE
		LOWER EARLEY
		BERKS
	POST CODE	RG6 4EL Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	BEARWOOD PROPERTY CONSULTANTS
	ADDRESS	2 WIELD COURT
		LOWER EARLEY
		BERKS
	POST CODE	RG6 3TF Tel. No. 01189 669485 0468611156
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS (1) ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — SEE DRAWING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / NO

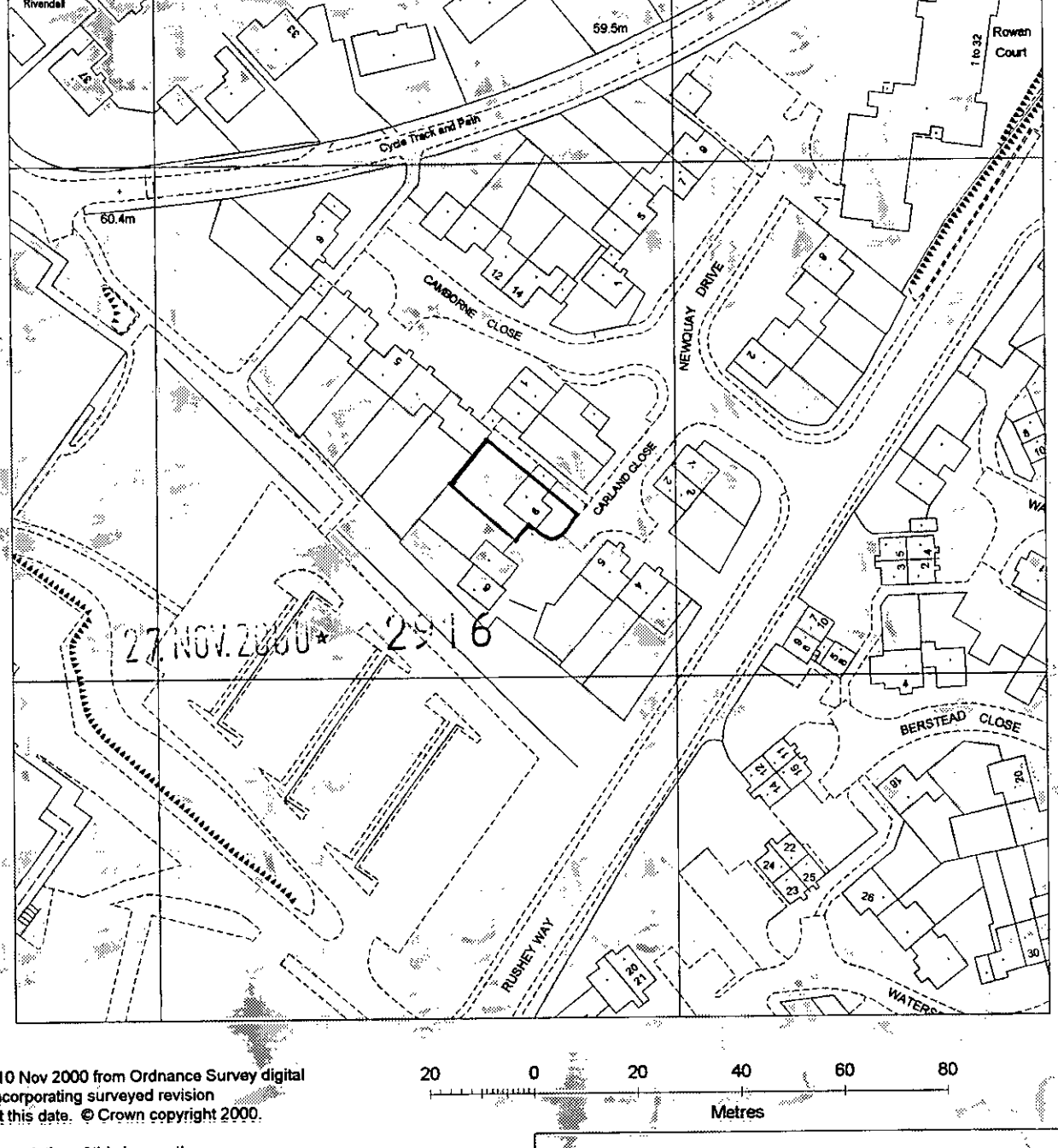
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — YES / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

Ordnance Survey®

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

8 CARLAND CLOSE, LOWER EARLEY
READING
RG6 4EL

Produced 10 Nov 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Centre coordinates : 474471mE 170133mN

National Grid sheet reference at centre of this Siteplan: SU7470SW.

Supplied by : Blackwell's Reading
Serial Number : 2609

Ordnance Survey

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KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TKH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Mem.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

Bearwood Property



Consultants

37990
PL
FOL
DC HP
APP
CS
20 DEC 2000
COPIES TO:
ACK:
FILE:
Reply req

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

18 December 2000

Dear Sir/Madam,

Re : Planning Application Ref F/2000/2916
Proposed Two Storey Side Extension
8 Carland Close, Lower Earley

Further to your recent request we enclose additional copies of the block plan showing parking.
Please confirm in writing that the two existing spaces are adequate for the proposed development.

Yours faithfully,

Keith A.Wright
For Bearwood Property Consultants

cc Mrs.J.Martin

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF
Phone (0118) 9669485
Mobile 0468 611156

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV 2000
Officer: HP	Application No. F/2000/2916

Map No. 58. Site 0:02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 8 CARLAND CLOSE

Parish: EARLEY Ward: REDHATCH
7.12.00

Applicant: MRS MARTIN

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking plan.	7.12.00	Received 20/12
3	Forms unsigned			
4	Correct S 66 certificate	~~Incorrect & deleted~~ Phoned agent – Cert A.		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

no pre-apps

NEIGHBOURS:

S/N + 2, 5 + 7 Carland close

2 + 3 Camborne close ✓

1959/a

HOUSEHOLDER PLANNING APPLICATION

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* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

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	ADDRESS	8 CARLAND CLOSE
	27 NOV 2000* 2916	LOWER EARLEY
		BERKS
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		LOWER EARLEY
		BERKS
	POST CODE	RG6 3TF Tel. No. 01189 669485 0468 611156
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4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — SEE DRAWING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — ~~YES~~ / NO

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MRS J MARTIN

DATE 23 NOV 2000

ADDRESS 8, CARLAND CLOSE. PARISH Earley.

PLOT No. 8 – Part Area 13 – Lower Earley. ORD. SHEET No. SU.7470 (58).

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18237	WDC.	Det. House + Garage	23.9.82	N/A D.P
BR 20018	"	"	11.2.83.	App. N/A

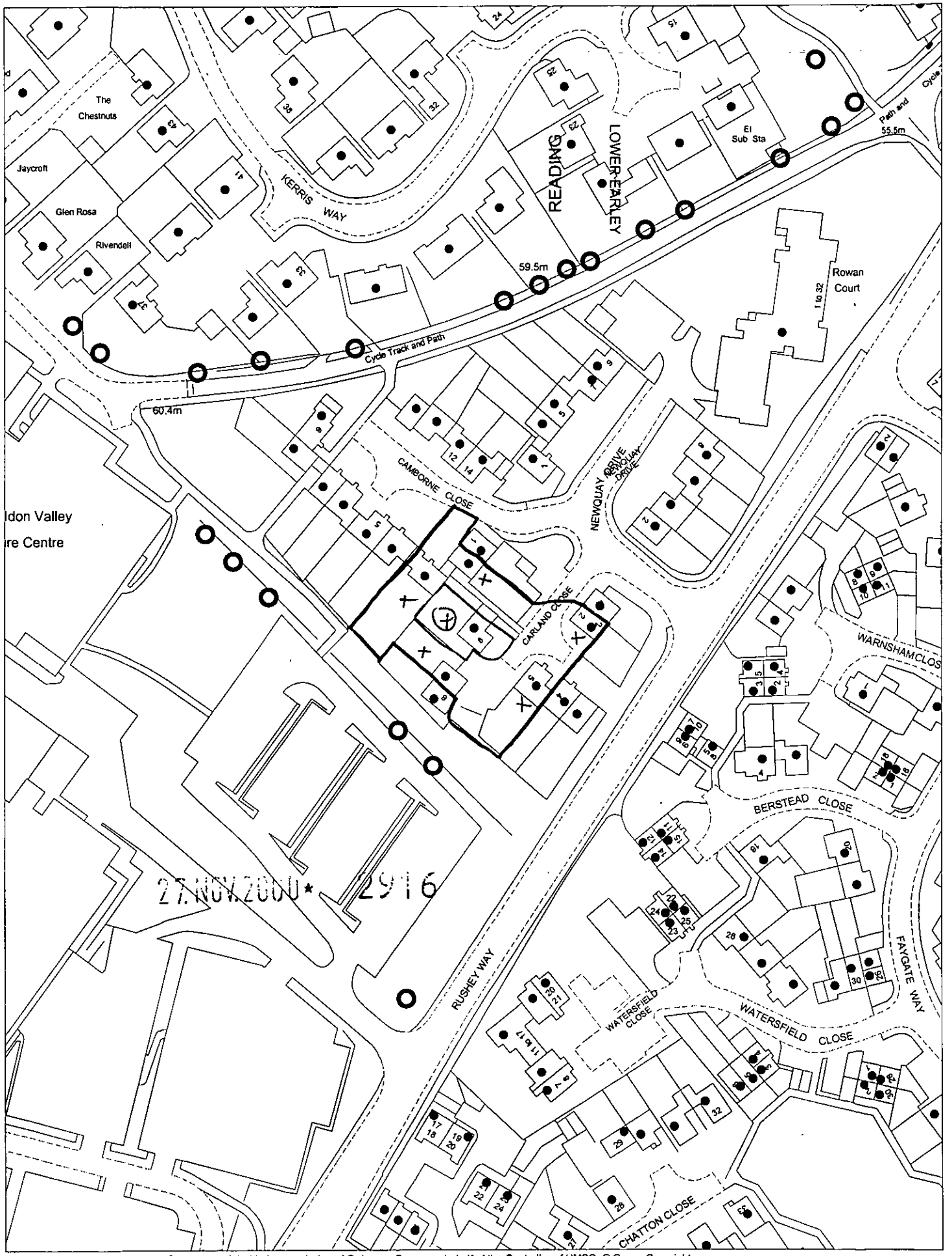
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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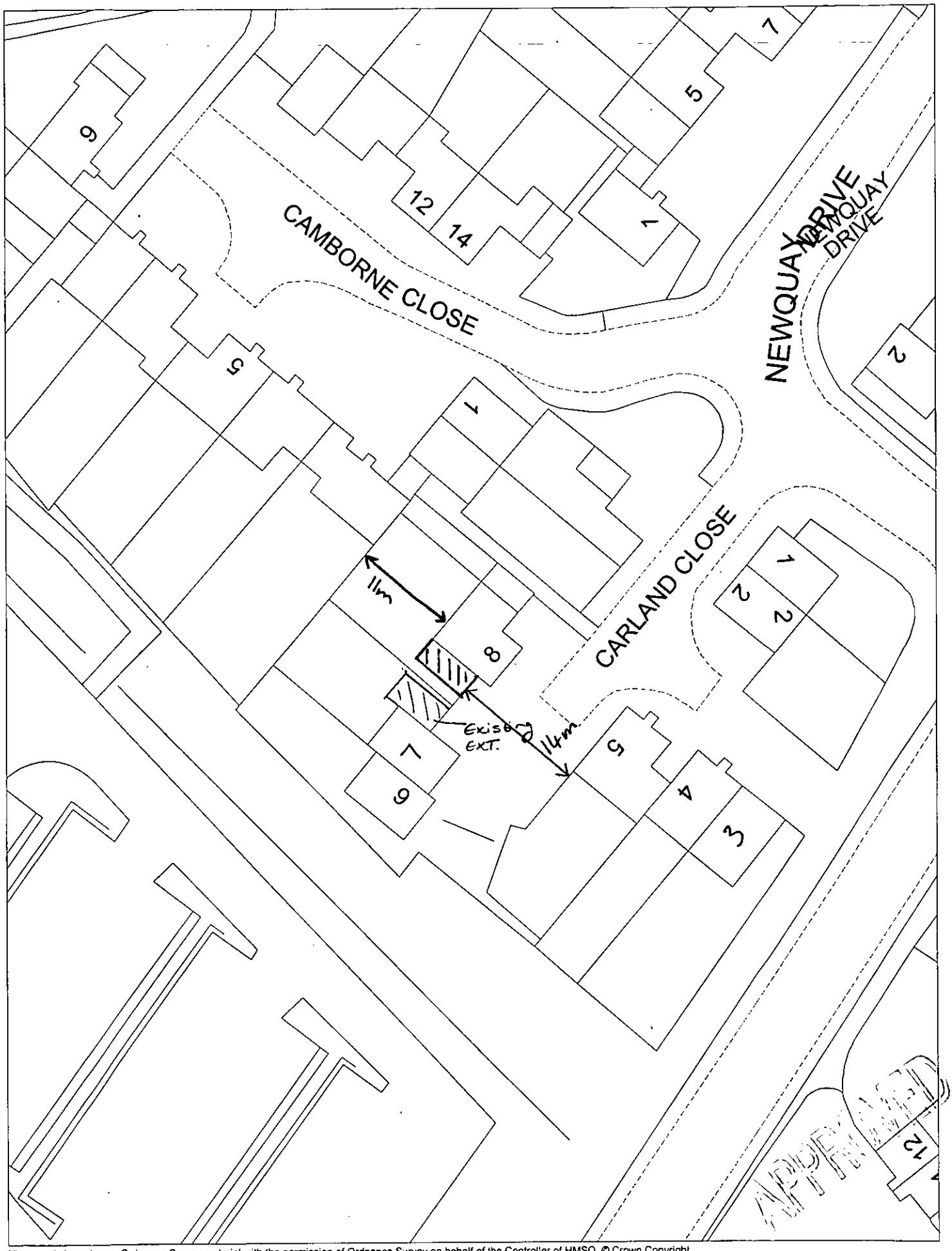
Development Control Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 1250

N W E S



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5 February 2001

Scale: 1 : 500

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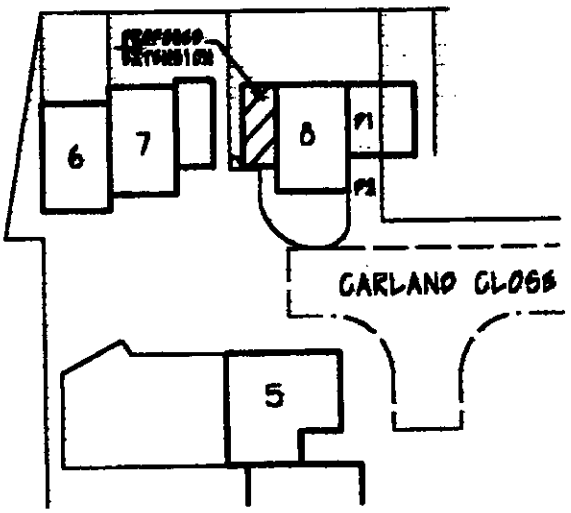

BLOCK PLAN

2916

ADDITIONAL PLAN

2916

APPROVED

0096/2

8 CARLAND CLOSE, LOWER EARLEY

1:500