APPLICATION NO:

F/2000/2985

LOCATION:

352 Wokingham Road, Earley Reading.

APPLICANT:

Mr C Trussler C/O Chamberlain Syrad Architecture

PROPOSAL:

Proposed two storey side and rear extension to dwelling ~~plus replacement front wall and gates.~~

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 31/01/2001

CASE OFFICER: **George Allpress**

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Trussler
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2000/2985

Parish: **EARLEY**

Location: **352, Wokingham Road, Earley, Reading.**

Proposal: **Proposed two storey side and rear 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) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
1. 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 LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 30/01/2001

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.

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2985	GA
BUILDING CONTROL NUMBER.	A/2001/1705 Panel	
APPLICANT/AGENT	Chamberlain Synad Architects	
ADDRESS OF SITE	352 Woking Ham Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2199 7	✓
ELEVATIONS	2199 6A	2199 3C
FLOOR PLANS	2199 5A	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES?	BC - additional first floor side window - rear window changed to patio door - difference in chimneys - one less?	
DATE	3/4/01.	

The first floor side window is shown on floor plans on DC but not on elevations. There is a condition re extra windows. George did not do anything about plans not corresponding?

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/2985

PROPOSAL:
Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

LOCATION:
352, Wokingham Road, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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

18 December 2000

Applicationo	Name & Address
F/2000/2985	Dr M & Dr B Maikhail 354 Wokingham Road Earley RG6 7DE
F/2000/2985	W H Pearson 350 Wokingham Road Earley Reading Rg6 7DE
F/2000/2985	Ms J Calcroft & Mr C Rix 3 The Knapp Earley RG6 7DD
F/2000/2985	S Pharez 4 The Knapp earley RG6 7DD

App approved
letter sent 12.02.01

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

Tel: 0118 974 6442

Date: **18 December 2000**

My ref: F/2000/2985

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

Dear Councillor

Application Number: F/2000/2985
352, Wokingham Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2985**
352, Wokingham Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6442

Date: **18 December 2000**

My ref: F/2000/2985

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2985**
352, Wokingham Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

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 6442

Date: **18 December 2000**

My ref: F/2000/2985

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/2000/2985
352, Wokingham Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2985**
352, Wokingham Road, Earley, Reading.
Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/2985

Applicant: Mr C Trussler C/O Chamberlain Syrad Architecture.

Location: 352 Wokingham Road, Earley, Reading.

Proposal: Proposed two storey side and rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		02/01/01

Date of Neighbour Notifications : 18/12/00

Date of Site Visit : 04/01/01

Date Registered : 06/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001
28/01/01 (GA)

This application will have expired on: 31/01/2001. 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 - recommend approval subject to appropriate conditions.

Councillor Rolls - requested the application be listed should the officer recommendation be total approval, for the reasons: "whilst I have no objection to the extension the wall and gates are not in keeping with the area".

Environmental Design: Consultant Landscape Architect - no objection in principle - but makes several comments regarding boundary trees of amenity value, and that the property lies adjacent tot he Wokingham Road which is a 'Green Rout Enhancement Area', and that given the proposed boundary treatment a landscaping scheme should be submitted.

The application has since been revised to omit the initially proposed alterations to the boundary treatment.

Earley Town Council - "The revised plans recently received for this proposal have alleviated Councillors concerns, and there is, therefore now no objection to this application.

Four local residents and neighbours have objected to the application. Their comments were received prior to receipt of revisions. Notification of the revisions have been sent on the 16th January allowing 10 days on which to comment.

Both occupants of the adjacent dwellings, nos354 to the east and 350 to the west write to object to the application: the building would literally be built on our fence with no space between our fence and no.352 - this would diminish our light and affect our property - it would negate it from being a detached house if we did the same - the proposed extension at the back of the house would project 4.0 metres into the gardens, exceed all similar extensions in the vicinity, at two storeys it would block all afternoon sun to our house.

The occupant of No.350 Wokingham Road objects for the following reasons: proposal would cut out a massive expanse of sky casting a shadow over our garden - massiveness of the proposal would create a substantial intrusion into our privacy - the proposed boundary wall and railings is totally out of keeping with the character of the stone walls of the six houses which were designed as a composite whole and still retain this aspect.

Local residents of 3 and 4 The Knapp, the dwellings immediately to the rear and south of the application property have written to object for similar reasons: boundary wall would spoil green frontage - the size of the dwelling if extended would be disproportionate to its plot - the extension breaches the existing rear building line - completely out of character with the neighbourhood - would erode the open aspect of the rear gardens - would increase overlooking of the rear gardens - and would set an undesirable precedent.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2985

Appraisal :

The application property is a detached inter war years style suburban house which is situated on the south side of Wokingham Road. The property is a detached two storey bay fronted house with a roof which is hipped on all sides. The house is brick built, with facing brick at ground floor, with brick quoins and painted pebble dash upper elevations. The roof is of plain clay tiles. The main front elevation is recessed with the bay projecting forward on the eastern half of the front elevation. There is a single storey front entrance porch within the void.

There is a gap of around 1.8 metres between the west flank wall of the application property and its boundary with no.350. What would once have been a 4.0 metre gap, between flank and boundary, on the east side is infilled with a single storey detached garage. The space between garage and flank wall is infilled with gated, glazed roof structure. The garage, glazed structure and relationship between principle dwelling and property boundary is repeated next door at no.350. The garages and their respective glazed passage ways may have been added in unison at a later date or may have been original to the buildings. The rear elevation of the application property is similarly recessed to the front, and with a bay window projection. There is a single storey rear extension which projects between 4.0 metres and 2.4 metres in depth depended upon which point it is measured on the side of the dwelling nearest no.350.

This and the adjacent dwellings do not have true linear front and rear building lines.

The application proposes a two storey side extension, to be built on the east side to replace the existing garage, albeit marginally shallower at the rear than the envelope of the existing garage. The extension on this side was initially proposed to the property boundary, but has since been revised to retain a 1.0 metre gap.

A two storey bay fronted front extension is proposed and this would be built on the west half of the house. The extension would not project beyond the existing west flank elevation wall. This extension would be at a depth of around 2.4 metres maximum and is intended and designed to introduce a bay fronted hip roof projection which replicates the existing on the other side of the house.

At the rear a first floor extension would be built over the existing single storey rear extension. To the east of the point where the existing single storey rear extension finishes would commence a two storey rear extension.

The application proposes a substantial extension of this property. However, the dwellings is within a large plot with a deep frontage over 23.0 metres in

depth. The design of the extensions are considered to be in character with the original building and the sense of openness of a detached dwelling would not be lost. The proposed extensions are not therefore considered to detract from the character of the street scene.

Equally the application property has a long rear garden and the proposed extensions are not considered to detract from the open setting of the rear gardens.

In terms of amenity, the orientation of this and the adjoining dwellings is such that the application property lies to the south east of no.350. The proposed rear extensions would therefore result in the loss of some morning sun. The first floor addition over the existing ground floor rear extension would breach a 45 degree line taken from a point at 2.0 metres on the boundary. However, no.350 has a garage and glazed passage between the principle dwelling and boundary which combine to just over 4.0 metres, and a gap on the application property side, between extension and boundary of 1.8 metres would remain. Consequently the north east corner of no.350's rear garden would be impacted upon but the principle dwelling would be little affected and the majority of the rear garden of no.350 would not be impacted upon. No.350 has two windows at first floor. They are not principle windows to habitable rooms. In conclusion the proposed extensions would not impact on no.350 to such a degree as would justify refusal of planning permission.

No.354 lies to the south east of the application property has no flank windows and would not therefore be impacted upon in terms of sunlight or daylight.

The visual relationship between this and both the adjacent dwellings would change. However, the application proposal is not considered to result in such an overbearing impact or loss of outlook that would warrant refusal of planning permission.

The application property has a rear garden of over 30 metres in length and the dwellings to the rear, those fronting The Knapp, typically have gardens of over 25 metres in length. There is therefore considered to be sufficient distance to ensure no adverse impact to those properties.

The application proposal complies with Local Plan parking standards.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/2985
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

John Murray
30/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 352 Wokingham Road, Reading.

APPLICATION NUMBER: F/2000/2985

OFFICER: George Allpress

DATE OF SITE VISIT: *04/01/00*

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by large detached houses in large plots with deep front gardens, no uniform house style.

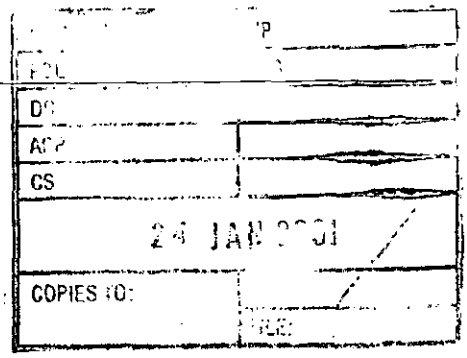
3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.350 to the north west, no.356 to the south east - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	single storey garage with front parking for at least five cars.
LEVELS	Level.
BOUNDARY TREATMENT	mixed hedge and fencing
OTHERS	None

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 22 January 2001 19:40
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

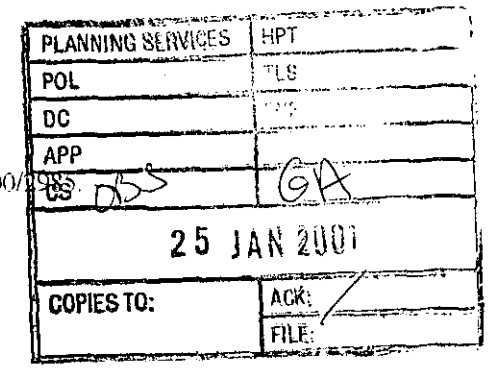
****

NatureofEmail: Object
ApplicationNumber: F2000/2985
Correspondent_FullName: Dr M Mikhail
Correspondent_StreetAddress: 354 Wokingham Rd
Correspondent_Address2: earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7DE
Correspondent_Telephone: 0118-9261706
Correspondent_Email: Bmik940143@aol.com

OBS
2000/2985
GA

Comments:

We have seen the revised plans. The rear extension has not been changed from the previous plan we objected about. Because of its size and extent it is going to cause overshadowing and loss of light for us. It extends way beyond any other property in the row and will be overlooking all gardens. This will mean loss of privacy for us.



Your Ref: George Allpress / F/2000/

350 Wokingham Road,
Earley,
Reading RG6 7DE.
January 24, 2001.

Dear Sir,

Thank you for informing me of the revised plans for the proposed extensions to 352 Wokingham Road. I am pleased to see that the original plan for the front boundary wall has been dropped, however, my objections to the massive nature of the proposed rear extension must remain. I cannot stress too strongly how much, in my opinion and that of my wife, the two-storey extension would be out of keeping with the existing aspect of the present buildings and impinge on our enjoyment of our garden and on our privacy.

Yours faithfully,

W.H. Pearson.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 25 January 2001 22:51
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: f/2000/2985
Correspondent_FullName: S,J,Pharez
Correspondent_StreetAddress: 4 The Knapp
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7DD
Correspondent_Telephone:
Correspondent_Email: spharez@csi.com

OB
2000/2985
CA

Comments:

Dear Mr Allpress,

Ref: Planning Application F/2000/2985, 352 Wokingham Road, Earley

Thank you for your recent letter informing me of the revisions to the plans for the above property. I have reviewed these and I am pleased to see that the modifications reflect a number of the concerns I detailed in my response of 9th January.

I am still concerned by the overall size of the development and the degree to which it will overlook neighbouring properties and I feel that the points made in my previous letter are generally still valid.

I hope you will take these concerns into consideration when reviewing the application,

Yours sincerely,

Stephen J. Pharez

Mr S J Phares 4 The Knapp Earley RG6 7DD

W H Pearson 350 Wokingham Road RG6 7DE

Dr M & Dr B Mitchell 356 Wok Rd RG6 7DE

PLEASE ADD NOTIFICATION TO: '3 THE KNAPP, EARLEY'
THANKS QA. 15/01

16/1

1327

WOKINGHAM DISTRICT COUNCIL

Mon

To Mrs Lawrence. Cox

55 Wellesley Drive Crowthorne.

Date Time

£5-75

F/2000/3074

WHILE YOU WERE OUT

W/03600/01

57

Name www.statistics.gov.uk.

Of Proposed W/03600/01.

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Jasper Masters

CB Hillier Parker.

re Met. Office Site

0207 915 7128.

Signed

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 9th January 2001

Location:	352, Wokingham Road, Earley, Reading
Proposal:	Proposed two storey side extension to dwelling plus replacement front wall and gate
Application Number:	F/2000/2985

In response to your consultation dated 18th December 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. However, there are a number of issues which the applicant should be required to address which are as follows:

The front garden contains one very good Oak Tree within the eastern lawn and a number of other trees along western boundary. All appear to be high quality specimens which are visible from the highway and adjacent pedestrian footpath. In order to ensure their successful retention the applicant should be required to produce for approval a tree protection plan in accordance with BS 5837.

The property lies adjacent to the Wokingham Road which is a Green Route Enhancement Area (Policies WSH1 & WT6). Although not shown on the drawing an established Yew hedge has been planted along this boundary and I consider it highly unlikely that this could be successfully retained within the new boundary proposals which are for a new brick wall, piers and railings. The applicant should be required to produce for approval a landscaping scheme in accordance with the above polices and may include a new hedge and tree planting along this boundary.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

reply by 5/1

NOTPO.

From: George Allpress

Date: 18 December 2000

19 DEC 2000

Application Number: F/2000/2985

(2)

Proposal: Proposed two storey side and rear extension to dwelling plus replacement front wall and gates..

Site Address:
352, Wokingham Road, Earley, Reading.

Applicant:
Mr C Trussler C/O Chamberlain Syrad Architecture.

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

Oak tree good - retain
Show boundary veg → on boundary
& protection proposal.

Yew hedge to be removed

Green-rouler - tree planting

Environmental Services

For office use only.
Application number: 06 DEC 2006* 2985

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR C. TRUSSLER
	Address and postcode	352 WOKINGHAM ROAD READING RG6 7DE
	Phone number	
	Agent's Name	CHAMBERLAIN SYRAD ARCHITECTURE
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	352 WOKINGHAM ROAD READING
4	Give brief details of the proposal for *example, two storey side extension.* About the application	TWO STOREY EXTENSIONS & REPLACEMENT FRONT WALL & GATES
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK, RENDER & ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: [signature]

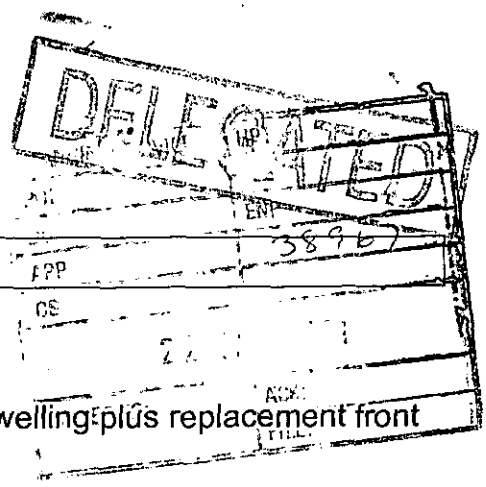
on behalf of MR C TRUSSLER

Date 5 DEC. 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

FROM: George Allpress

DATE: 18 December 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2985

Proposal: Proposed two storey side and rear extension to dwelling plus replacement front wall and gates..

Site Address: 352, Wokingham Road, Earley, Reading.

Applicant: Mr C Trussler C/O Chamberlain Syrad Architecture.

Your observations are required in respect of this application **by 11/01/2001** .

The revised plans recently received for this proposal have alleviated Councillors concerns, and there is, therefore, now no objection to this application.

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

Date: 16 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2985

Location: 352, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

Applicant: Mr C Trussler C/O Chamberlain Syrad Architecture.

Case Officer: George Allpress

The new plans show the following: Block plan omitting boundary wall and gates, and plans showing reduced extension width to show 1.0 metre gap to east boundary. Drawing nos 2199/4B, 2199/3C.

Comments are required by 26/01/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

(RING ONE)

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

App No. F/2000/2985 (Planaps) / (Ludhouse) Date Rec. 10/1/01

Location: 352 WOKINGHAM ROAD, EARLEY, READING.

Parish EARLEY

Applicant: MR. C. TRUSSLER

Description of attached plans BLOCK PLAN OMITTING BOUNDARY WALL AND GATES, AND PLANS SHOWING REDUCED EXTENSION WIDTH TO SHOW 1.0 METRE GAP TO EAST BOUNDARY

Drawing No's: 2199/4B AND 2199/3C

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.

OTHERS: OBJECTORS.

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:

10 DAYS 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 GA

Consultations Sent by Admin. on 16.01.PS

Yellow - Part One Copy
Green - Officer's Copy

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

PLANNING SERVICES | RPT 38515
POL | TLS
DC GA | ENF
APP |
CS |
10 JAN 2001
COPIES TO: | ACK:
FILE:

REVISED PLAN
2985

George Allpress
Wokingham District Council
Planning Department
P.O. Box 157, Shute End
Wokingham
RG40 1WR

2199K41

8 January 2001

Dear Mr Allpress

RE: 352 WOKINGHAM ROAD, EARLEY, READING.
TWO STOREY SIDE AND REAR EXTENSION TO DWELLING
APP. NO. F/2000/2985.

Further to our telephone conversation today we enclose three copies of revised drawings nos. 2199/3C & /4B showing the side extension reduced as discussed.

We also confirm the replacement front wall and gates should be omitted from this application.

Thank you for your assistance with this matter.

Yours sincerely

David Syrad

Copy Mr C. Trussler

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 09 January 2001 08:12
To: ian.jordan@wokingham.gov.uk
Subject: *Comments on Planning Applications*

****

CBS

2000/2985

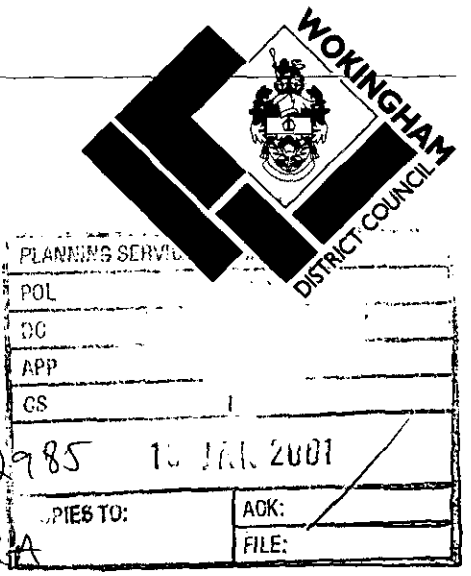
GA

NatureofEmail: Object
ApplicationNumber: F/2000/2985
Correspondent_FullName: Ms. J. Calcroft and Mr. C. Rix
Correspondent_StreetAddress: 3, The Knapp
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County:
Correspondent_PostCode: RG6 7DD
Correspondent_Telephone:
Correspondent_Email:

Comments:

We express concerns relating expressly to the following specifics regarding appication F/2000/2985:
a] The proposed front boundary fencing will spoil the current " row of green shrubbery " which is part of the character of Wokingham Road and which is in keeping with the design of the existing period properties and "tree lined" suburbia
b] the size of the proposed dwelling is disproportionate to the width of the plot and will serve only to make that part of Wokingham Road look like one long row of in-fill dwellings
c] The new proposed pitch of the roof appears to raise the overall height of that roof line above existing properties and to be disproportionate to exisitng neighbouting properties
d] The rear extension goes beyond the current rear boundaries of adjacent properties
e] Overall the proposed design is not in keeping with the current, neighbouring architecture

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 09 January 2001 23:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: f/2000/2985
Correspondent_FullName: Stephen J. Pharez
Correspondent_StreetAddress: 4 The Knapp
Correspondent_Address2:
Correspondent_Town: Earley
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7DD
Correspondent_Telephone:
Correspondent_Email: pharez@csi.com

Comments:

Dear Mr Allpress,

Ref: Planning Application F/2000/2985, 352 Wokingham Road, Earley

Thank you for your recent letter informing me of an application to significantly extend the above property. I have studied the plans and have a number of concerns which I wish to raise. The proposal appears to extend the property to the full width of the plot at full two storey height. This is obviously to the maximum extent the plot will allow and will be clearly visible both from Wokingham Road and from the neighbouring dwellings. This will set a precedent for similar extensions to other properties which would significantly alter the character and feel of the neighbourhood. Even more so when the two storey rear extension is also considered. One of the distinguishing features of this area is the mature and spacious nature of the gardens. To allow such significant extension to these properties will undermine this feature.

The rear extension will increase the degree to which the property overlooks the neighbouring gardens and if coupled with removal of the currently screening trees at the end of the garden, this would have a very noticeable effect on the privacy of the back gardens in The Knapp.

The plans indicate that the roof line will be raised to accommodate the increased area and whilst this may not cause a problem on its own, it will again alter the character of the property. If such changes are also or later accompanied by velux windows to facilitate usage of the increased loft space then this will further impact the privacy of the neighbouring gardens.

Finally, I am concerned that the proposed changes to the front walls and gates will change the character of that section of the Wokingham Road which forms part of the old Maiden Erlegh Estate boundary and is typically lined with mature shrubs and trees from Maiden Erlegh Drive to Aldbourne Avenue. I would prefer to see this character maintained.

I hope you will take the concerns into consideration when reviewing the application,

Yours sincerely,

Stephen J. Pharez

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 18 December 2000

Application Number: F/2000/2985

Proposal: Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

Parish: EARLEY TOWN

Site Address:
352, Wokingham Road, Earley, Reading.

Applicant:
Mr C Trussler C/O Chamberlain Syrad Architecture.

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).

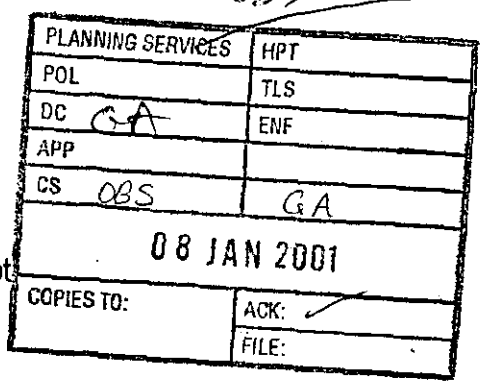
C049, R049
C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins

3/1/01

FACSIMILE COVER PAGE OBS

Date:	05/01/01
Time:	16:41:06
Pages:	2
To:	John Mitchell
Company:	Wokingham Environmental Services Dept
Fax #:	01189746484



2000/2985 OBS.

GA

Wokingham District Council
Environmental Services Department
P.O. Bbox 157
Shute End
Wokingham RG40 1WR

facsimile transmittal

To:	John Mitchell	**Fax:**	01189746484
From:	W.H. Pearson	**Date:**	05/01/01
Re:	Application No: F/2000/2985	**Pages:**	One
CC:	Town Clerk, Earley Town Council		

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** x **Please Reply** ☐ **Please Recycle**

350 Wokingham Road
Earley
Reading RG6 7DE.

Dear Sir,

I should like to make known to you my objections to the proposed extension to 352 Wokingham Road:

Firstly, the proposed front boundary wall of brick and railings is totally out of keeping with the character of the stone walls of the six houses (numbers 342-352), which were designed as a composite whole and still retain this aspect.

Secondly, the rear 2-storey extension, which, from the plan, appears to protrude 4 metres from the original line of the house into the back garden, would be extremely obtrusive, cutting out a large expanse of sky in the view from the bay window of our dining room, which looks out onto the back garden, and casting a large shadow over our patio, garden and house as the sun moves from the east.

Thirdly, the massiveness of the proposed rear extension, both as regards depth and height, would create a substantial intrusion into our privacy: in addition to the undesirable effects mentioned in the previous paragraph, the pleasure which both my wife and I find in our large rear garden, separated from the noise of the busy Wokingham Road, would be considerably diminished, particularly during the summer months, when we spend many hours gardening, relaxing and entertaining family and friends. Furthermore, it would totally destroy the scale and pleasant aspect of the row of the present houses as viewed from the back of the garden. Finally, I can state categorically that if number 352 had already existed, built on the lines of the current proposals, then I should not have purchased our present property.

Yours faithfully,

W.H. Pearson.

CONFIDENTIAL

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.P.000/2685.. relates.

Address of site 352 WOKINGHAM. ROAD

FARLEY, READING

Signed _____

Date 2 - JAN 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING RG30 2HH
TEL: 0118 939 4554

PLANNING SERVICES	HPT 3&257
POL	TLS
DC GA	ENF
APP	
CS	
03 JAN 2001	
COPIES TO:	ACK:
	FILE:

George Allpress
Wokingham District Council
Planning Department
P.O. Box 157, Shute End
Wokingham
RG40 1WR

2199K30

2 January 2001

Dear Mr Allpress

RE: 352 WOKINGHAM ROAD, EARLEY, READING.
TWO STOREY SIDE AND REAR EXTENSION TO DWELLING PLUS REPLACEMENT FRONT WALL AND GATES. APP. NO. F/2000/2985.

Further to our telephone conversation today, we enclose six copies of drawing no. 2199/3B. This drawing has additional information to clarify the size, on plan, of the window to the smaller rear bedroom and the side boundaries have been shown to confirm the eaves will not encroach over neighbouring land.

I have advised Mr Trussler you intend to visit the site this Thursday and if the property is unattended, he will ensure the gate providing access to the rear is unlocked.

Thank you for your assistance with this application and if you require any further information please telephone or fax us on the above number.

Yours sincerely

David Syrad

Copy Mr C. Trussler

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2985**

352, Wokingham Road, Earley, Reading.

Proposed two storey side and rear extension to dwelling plus replacement front wall and gates.

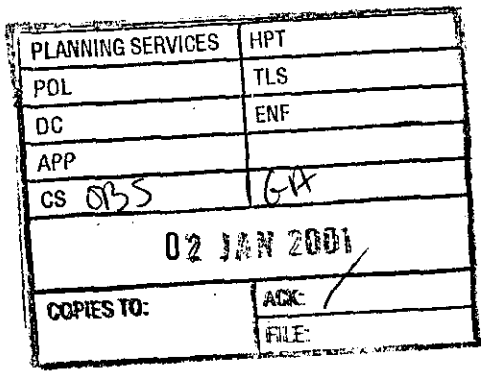
I wish this application to be listed should the officers recommendation be for total approval and my reason(s) are whilst I had no objection to the extension the wall & gates and out of keeping with the area

Signed: Councillor Rolls

Date: 22/12/00

Recd 4.50pm 21.12.00

Medhat Mikhail
354 Wokingham Road
Earley
Reading
RG6 7DE
Tel 0118 9261706



31.12.2000

George Allpress

Environmental Services Dept

Planning Services

P.O.Box 157

Shute End, Wokingham,

RG40 1WR

Dear Sir,
Application Number: F/2000/2985
Site Address: 352 Wokingham Rd, Earley, Reading

We are writing regarding the above-mentioned planning permission.

We strongly object to the current plans on two vital issues.

The first proposed change we object to is the changes to the garage and the building of a bedroom and two bathrooms above the garage and utility room. That would be building literally on our fence, with no space between our fence and Number 352.This would definitely diminish the light and affect our property. It would also set a precedent as none of the detached houses are built on their next door neighbours'wall. That would negate it from being a detached house, if we were both to build extensions up to the walls. None of the detached houses on the Wokingham Road are built up to the fence without the usual gap on both sides of the wall!

Secondly, the proposed extension at the back of the house will take the house about 4 metres into the garden. That will certainly exceed all similar extensions in the vicinity. If it were only a ground floor extension it would have less impact on neighbours. As it is a two-storey extension, it would block the afternoon sun from our house. It would also cast a shadow into our normally sunny sunroom.

Furthermore,it would also overlook our house and garden.

Yours faithfully

Dr M Mikhail

Dr B Mikhail

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 [illegible] 2001	
COPIES TO:	ACK:
	FILE:

Ian Jordan

From: Joanna Pulman
Sent: 02 January 2001 09:54
To: Ian Jordan
Subject: FW: Application Number:F/2000/2985

We have received this email via the general WDC address, please can you arrange a response and copy it to me for our logging system.

Thank you

Joanna Pulman
Website Manager
Wokingham District Council
Tel: 0118 974 6109
Email: joanna.pulman@wokingham.gov.uk
Website: www.wokingham.gov.uk

OBS F/2000/2985

-----Original Message-----
From: BMik940143@aol.com [SMTP:BMik940143@aol.com]
Sent: Sunday, December 31, 2000 2:05 PM
To: wokinghamdc@wokingham.gov.uk
Subject: Application Number:F/2000/2985

GA

Dear Sir
We are writing regarding the above-mentioned planning application.
We object to the current plans on two important issues.
The first proposed change we object to is the changes to the garage and the building of a bedroom and two bathrooms above the garage and utility room. That would be literally building on our fence, with no space between our wall and Number 352. This would definitely diminish the light and affect our property. It would also set a precedent as none of the detached houses are built on their next door neighbour's wall. None of the detached houses on the Wokingham Road are built up to the fence without the usual gap on both sides of the fence!
Secondly, the proposed extension at the back of the house will take the house about 4 metres more into the garden. That extension will certainly exceed all similar extensions in the vicinity. If it were only a ground floor extension, it would have little impact on neighbours. As it is a two storey extension it block the afternoon sun from our house. It would also cast shadow onto our normally sunny sun room. It woould also overlook our house and garden.
Yours faithfully,
Drs B and M Mikhail
354 Wokingham Rd

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 DEC 2000	Map No. 52 Site 010
Officer: GA / Application No. F/2000/2985	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE & REAR EXTENSIONS TO DWELLING PLUS REPLACEMENT FRONT WALL & GATES

Location: 352 WOKINGHAM ROAD

Parish: EARLEY Ward: Redhatch 18-12-2000 FD

Applicant: MR TRUSSLER

Fee Received 95-00 (3) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	New (smaller) bedroom at rear of house - window shown smaller on floor plan than on elevation.	18-12	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Possible encroachment - letter required	✓	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18-12-2000 → 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 ✓ .....
Encroachments ✓

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 to see map .....

Environmental Services

For office use only.
Application number: 06 DEC 2006 2985

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR C. TRUSSLER
	Address and postcode	352 WOKINGHAM ROAD READING RG6 7DE
	Phone number	
	Agent's Name	CHAMBERLAIN SYRAD ARCHITECTURE
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	352 WOKINGHAM ROAD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSIONS & REPLACEMENT FRONT WALL & GATES
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK, RENDER & ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

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

Your signature: [signature]

on behalf of MR C TRUSSLER

Date 5 DEC. 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

[redacted]

PLANNING SERVICES	DEPT
POL	
[redacted]	F
APP	
CS	
07 DEC 2000	
[illegible]	ACK:
	FILE:

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE. 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

352 WOKINGHAM ROAD

The drawings accompanying the above application sent Yesterday had the wrong address in the title block

Would you please substitute these sets.

Thanks

With Compliments 6.12.00

ADDRESS 352 WOKINGHAM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/281/58	Mr. A.F. Rowlands	Garage	1/8/58	App. N
BR23099	MR.W.KING	EXTENSION AT REAR	6.7.84	APP. N/A
22302	"	"	15.10.84	N/A CON

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

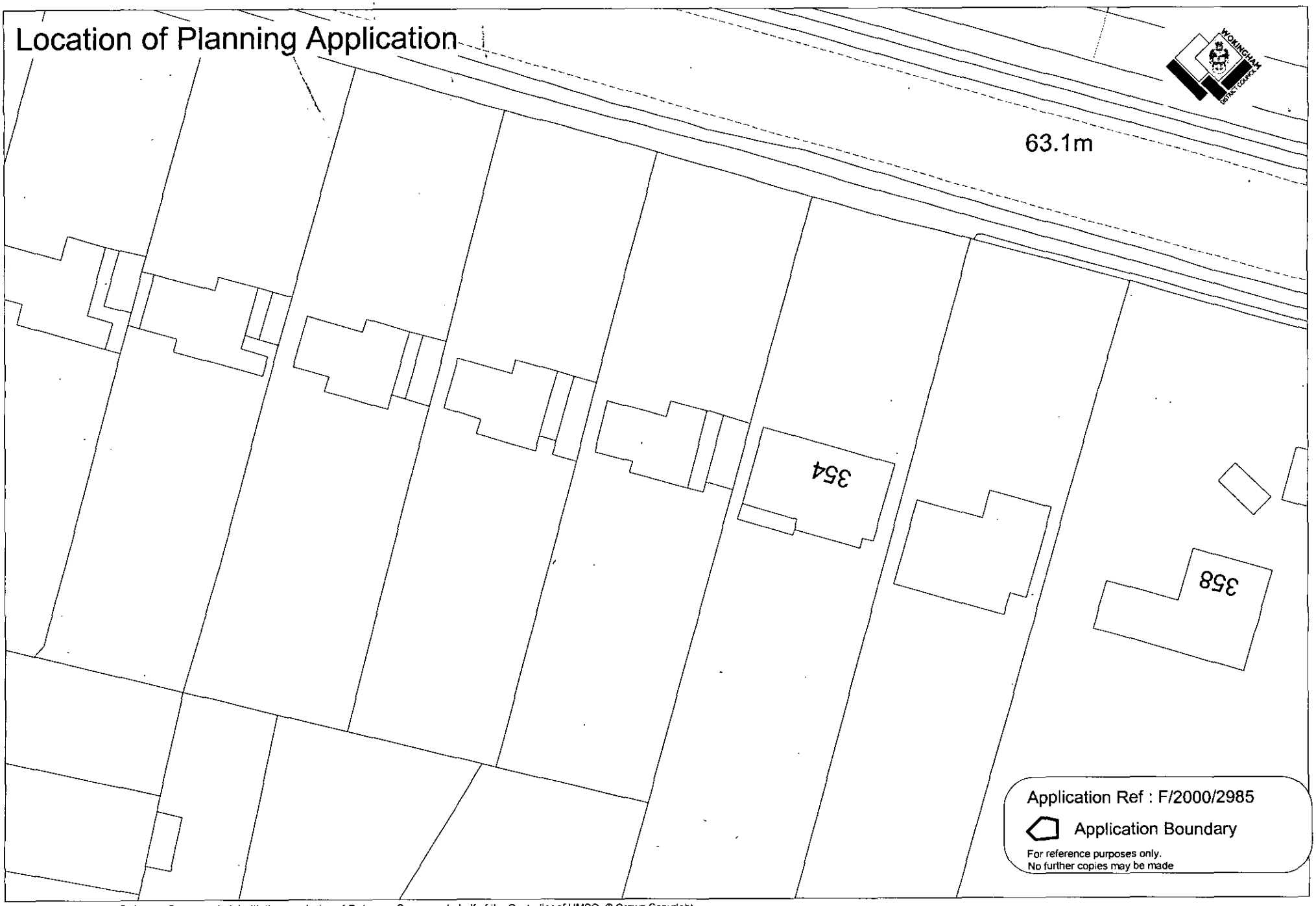
DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2985**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Location of Planning Application



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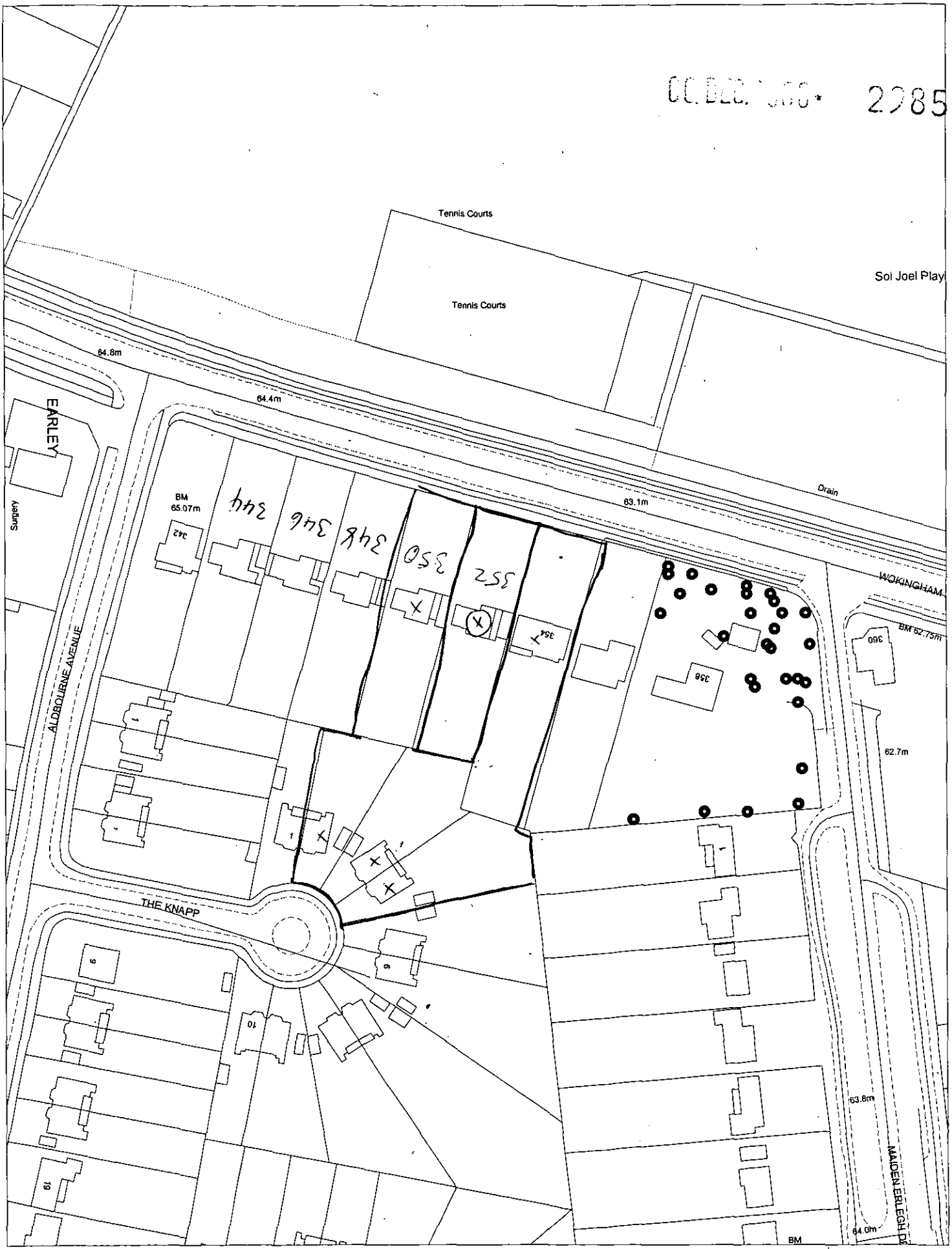
Development Control Section, Environmental Services, Wokingham District Council.

8 January 2001

Scale: 1 : 500

N
W E
S



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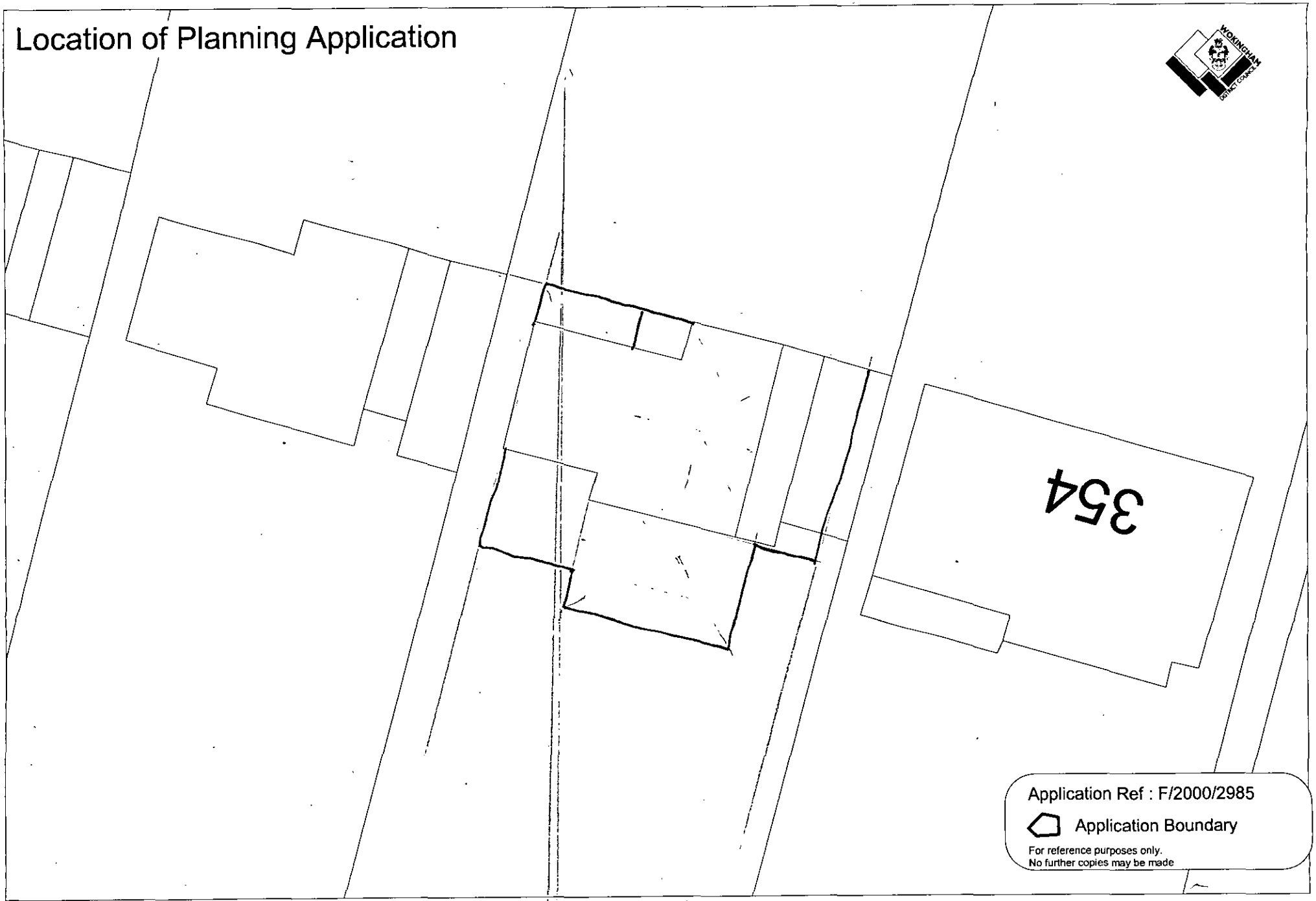
Development Control Section, Environmental Services, Wokingham District Council.

13 December 2000 Scale: 1 : 1250

N
W E
S

Location of Planning Application



Application Ref : F/2000/2985

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

8 January 2001

Scale: 1 : 200

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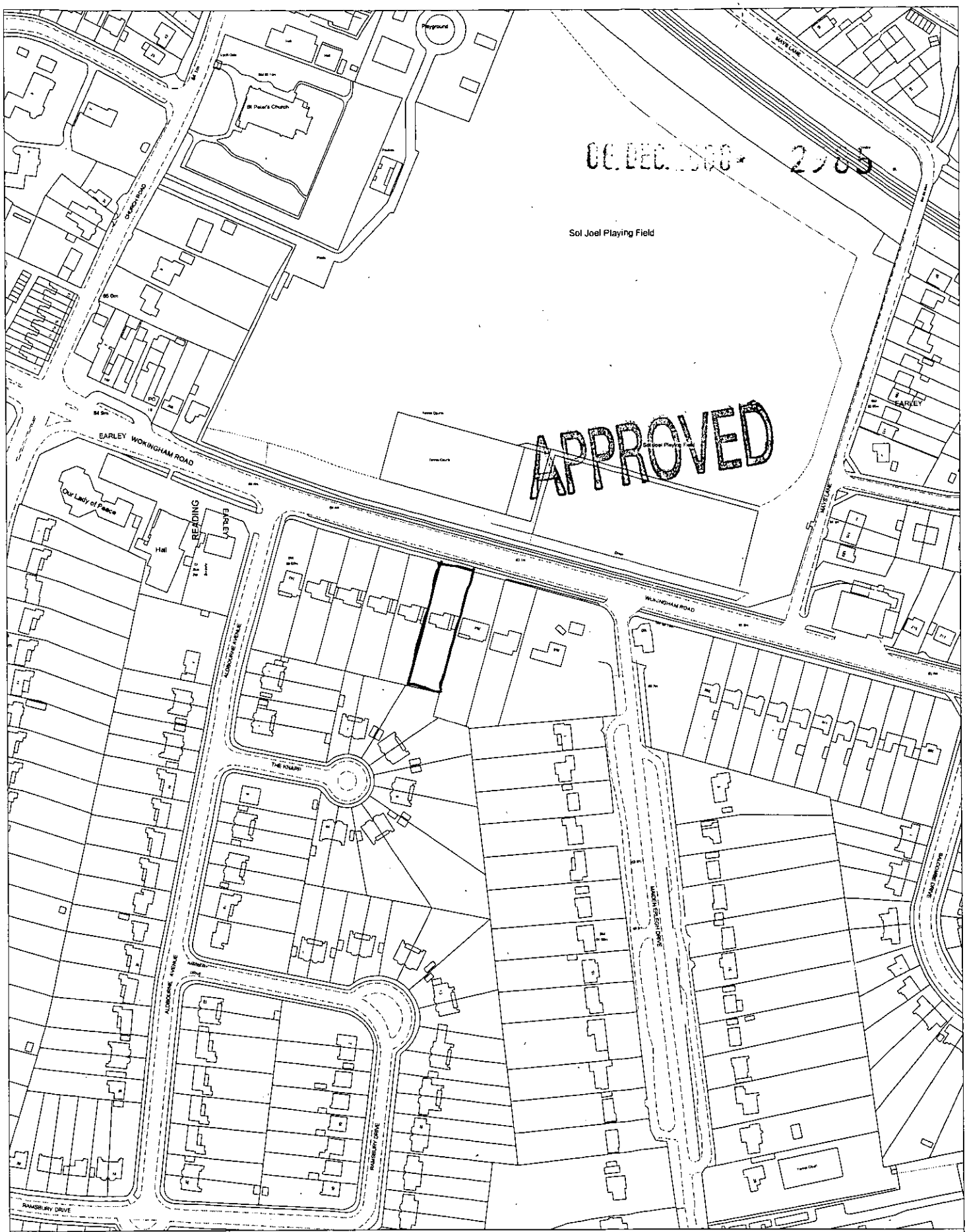
GOLDEN JOY HOLIDAYS
01245608291



Site Plan, Scale: 1 to 2500

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Date: 6 December 2000

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