WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Polnik
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berks
RG10 9PY

Application Number: F/2002/6213

Parish: **EARLEY**

Location: **107, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and new pitched roofs on existing flat roofed extensions.**

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. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

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 herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

Condition
6. 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 east elevation 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 safeguard the amenities of the occupiers of residential 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.

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

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 Policies EN1, BP3 and EN3.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WT7 and WIC16.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

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.

Applicationo	Name & Address
F/2002/6213	Dr J Medcraft 16 Radstock Lane EARLEY RG6 5QL
F/2002/6213	Mr M H & Mrs A J Dixon 108 Redhatch Drive EARLEY RG6 5QR
Committee letters	Sent 15.05.02 sv
APPLICATION APPROVED	LETTERS SENT 27.05.02 Transferred to MKA

WOKINGHAM UNITARY
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finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6213	RK
BUILDING CONTROL NUMBER	BX 2002/2921 Central	
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	107 Redhatch Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. + new pitched roofs on existing flat roofed exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D650-02	D650-02
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/6/02	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

to 298 with the deletion of condition number five.

18. APPLICATION NO: 2002/6213, TWO STOREY SIDE EXTENSION TO DWELLING AND NEW PITCHED ROOFS ON EXISTING FLAT ROOFED EXTENSIONS, 107 REDHATCH DRIVE EARLEY, FOR: MR & MRS J POLNIK

The Committee considered a report about this application set out on Agenda pages 295 to 301.

In explaining the report, Officers informed Members that if they were minded to approve the application is was no longer necessary to include condition number five following corrections to the proposed parking layout drawing.

RESOLVED: That Application No: 2002/6213 be approved subject to the conditions set out on Agenda pages 297

Development Control Ref No:	Received	Parish
F/2002/6213	25/3/02	Earley

Applicant: Mr and Mrs J. Polnik
Location: 107 Redhatch Drive, Earley
Proposal: Two storey side extension to dwelling and new pitched roofs on existing flat roofed extensions.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Richard Kelly

SUMMARY:

1. **Planning History** – The property is located within the Identified Settlement of Earley. The house has had a previous two storey flat roofed side extension and a flat roofed single storey rear extension.

2. **Proposal** – The proposal is for the erection of a two storey side extension with new pitched roofs on the existing extensions.

   The application has been placed before the Development Control Committee because the applicant is an employee of Wokingham District Council.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –

- ***Earley Parish Council*** – no comment.
- ***Neighbour consultations*** – One letter: concerned about maintenance of wall and gutters but no objection in principle. Second letter: proposal will lead to more on street parking. Third letter: concerned about skylight to side.
- ***Environmental Health*** – no objection in principle but recommends condition restricting hours of construction.
- ***Highways*** – traffic management not aware of on-street parking problem in the area. Three off street spaces adequate for this property.

4. **Appraisal** – The main issues are:

A. Impact upon the neighbouring properties (BSP Policy EN1, LALP Policy LBE1 and WDLP Policy WBE1).
B. Impact upon streetscene (BSP Policy BP3, LALP Policies LBE1 and LBE2, WDLP Policies WBE1 and WOS3).
C. Impact on highway safety (LALP Policies LT5 and LT6, WDLP Policies WT6 and WT7).
D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 &3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. Impact upon the neighbouring properties

The property is a semi detached house with No 105 Redhatch Drive. The proposed pitched roof on the existing flat roofed extension close to this boundary will not have an undue impact on this property owing to the existence of a single storey rear extension here of equal depth to that at the application site. The nearest part of the two storey rear element is some 5.4m from the boundary and projects 3.3m from the existing rear of the house. The proposal will therefore not cause undue harm to No 105 Redhatch Lane.

To the opposite side the proposal would be along the boundary with Nos 16 and 18 Redhatch Lane and an electricity sub station. The property already has a two storey flat roofed side extension along this boundary of 5.8m depth. This proposal would lead to a deeper extension with a pitched roof side elevation of 11.3m. In the existing part of this elevation there are two windows at ground floor level facing directly into the electricity sub station. In the proposal, one additional window would be created at first floor and one skylight in the roof. In the light of the fact that the distance to the rear elevations of the properties in Radstock Lane is some 27m it is not considered that this would cause undue harm. The proposed first floor window is to a bathroom so a condition requiring obscured glazing is appropriate. The proposed skylight in the roof is not to any proposed habitable accommodation.

B. Impact upon streetscene

The proposal would have the effect of making the front elevation more uniform, eliminating a large area of flat roofed two storey side extension and making the window above the garage more in line with the original windows of the house. It is considered that this will improve the visual amenities of the streetscene.

C. Impact upon highway safety

The proposal does result in the creation of a bedroom, but the applicant has indicated that the current fourth bedroom is to be used as a study. Given that this bedroom is only 6 square metres it is not considered that it would be appropriate to insist on treating the property as a five bedroomed house. A total of three off street parking spaces are proposed. Objections have been raised with regard to the level of off street parking generated by the applicants, but Redhatch Drive is not a location of parking stress, such that rigid application of Council maximum parking standards is inappropriate.

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion** – The proposed extension would not have a significant impact on the neighbouring properties, streetscene, highway safety or flooding and is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

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

3. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted and be permanently retained so thereafter.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (of 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.

5. Notwithstanding the plans submitted, the driveway shall be widened to a minimum of 4.8 metres, surfaced with a bonded material and the associated crossing extended to accommodate this.

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

7. 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 east elevation of the building hereby permitted except for any which may be shown on the approved drawings.

Reasons

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

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

3. To safeguard the amenities of the occupiers of residential neighbouring properties.

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

5. In the interests of highway safety and convenience.

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

7. To safeguard the amenities of the occupiers of residential neighbouring properties.

Informative

1. You are advised, in compliance with *The Town & 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:

   Policies EN1 and EN3 of the Berkshire Structure Plan
   WBE1 and WOS3 of the Wokingham District Local Plan
   LBE1 of the Loddon Area Local Plan

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham, should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6213

Applicant : Mr/Mrs J Polnik C/O Colin Dawson & Associates.

Location : 107, Redhatch Drive, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and new pitchedroofs on existing flat roofed extensions.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 20/05/2002. 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 :

16 Radstock Lane: agrees in principle but some reservations (Reply from applicant received 25/4)
Environmental Health: attach condition ~~[illegible]~~
Highways: request revised plan (done 17/4/02) — new comments: 3 spaces adequate. (Conditional approval)
Early PC: no objection
108 Redhatch Drive: Too much on street parking
18 Radstock Lane: Skylight causes too much overlooking
Environment Agency: attach informatives

Planning Issues :

Application Number: F/2002/6213

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6213
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C047	R047	
4	C049	R049	
5	C122	R122	(delete 'and turning space')
6	C044	R044	(Insert: 'east elevation of the building')

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6 LPS2 LPS3

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: URE1 WOS3 WT6 WT7 WIC16

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1 BP3 EN3

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Com Decision
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 107 Redhatch Drive Earley Reading.

APPLICATION NUMBER: F/2002/6213

OFFICER: Richard Kelly

DATE OF SITE VISIT: 11/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~1 No~~ Y

2. DESCRIPTION OF SURROUNDINGS

1950s predominantly semis.

3. DESCRIPTION OF SITE/BUILDING Semi with 105. Adjoins properties in Radstock Lane to E.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Small electricity sub-station to E. 105 has existing single storey rear extension with pitched roof + skylights + substantial two storey side extension. 112 opposite also has extension to side

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING Unchanged if upstairs 'study' not treated as bedroom.

LEVELS Flat.

BOUNDARY TREATMENT 2m fence to E. 1.8m wall type to W.

OTHERS

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2002/6213 PLANNING OFFICER: R. Kelly

PARISH: Earley

PROPOSAL: Addional Plans showing revised parking layout

ADDRESS: 107 Redhatch Drive

PLANNING SERVICES | HPT | TLS | 25 JUN 2002 | COPIES TO | ADM | FILE

No Objection

SIGNED: _____ DATE: 20 JUN 2002

CLERK TO EARLEY TOWN COUNCIL

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/6213

YOUR REF:

TO: Richard Kelly - Planning **DATE**: 21/05/02

PLANNING APPLICATION NO. F/2002/6213.
PROPOSED EXTENSION AT 107 REDHATCH DRIVE, EARLEY.

Further comments (in response to Revised Plan dated stamped 21 May 2002)

- The driveway is sufficient to accommodate two medium sized cars. This in addition to parking space in the garage.
- Additional space for on-site parking/manoeuvrability is provided by virtue of the extended hardstanding.
- There is no need for the entrance itself to be widened. However, should the owner/occupier decide to carry out such works at a future date under permitted development rights then it will be necessary for the access construction details to be approved by the Council's Head of Engineering Services before any work affecting the public highway is carried out.
- It is recommended that the following conditions be imposed on any planning permission: C049 & C122 (but delete reference to turning area).

Note to Planning Officer

Traffic Management has not been alerted of any existing on-street parking problem in this area. Given the advice contained in PPG3 Housing in respect of parking provision, it would be unreasonable to expect the applicant to provide any additional on-site parking, other than that as proposed.

Keith Rogers
Team Leader (Highway Development Control)

(RING ONE)

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

App No. F/2002/6213(Planaps) / (Ludhouse) Date Rec. 21.5.02

Location: 107 REDHATCH DRIVE

Parish EARLEY

Applicant: MR/MRS. POLNIK

Description of attached plans Revised parking plan showing correct length of driveway

Drawing No's: 0650 - 05

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: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)	Keith Rogers	✓
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 22.5.02

FURTHER ACTION

due to be considered at DC Ctee 22.5.02

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER RK.

Consultations Sent by Admin. on 21.05.02

Yellow - Part One Copy
Green - Officer's Copy

Date: 21 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6213

Location: 107, Redhatch Drive, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and new pitchedroofs on existing flat roofed extensions.

Applicant: Mr/Mrs J Polnik C/O Colin Dawson & Associates.

Case Officer: Richard Kelly

The new plans show the following: Revised parking plan showing correct length of driveway. Drawing no: D650-05.

For information only.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

Date: 15 May 2002

Your Ref:

My Ref: **Richard Kelly - F/2002/6213**

Mr/Mrs J Polnik
C/O Colin Dawson & Associates
1
Malvern Way
Twyford
Berks
RG10 9PY

WOKINGHAM UNITARY
Aiming for Excellence
Environmental Services
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 Sir/Madam

Application Number: F/2002/6213

Site Address: 107, Redhatch Drive, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and new pitchedroofs on existing flat roofed extensions..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Addres
F/2002/6213	Dr J Medcraft 16 Radstock Lane EARLEY RG6 5QL
F/2002/6213	Mr M H & Mrs A J Dixon 108 Redhatch Drive EARLEY RG6 5QR
Committee letters	Sent 15.05.02 sv

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/6213

YOUR REF:

TO: Richard Kelly - Planning **DATE**: 09/05/02

PLANNING APPLICATION NO. F/2002/6213.
PROPOSED EXTENSION AT 107 REDHATCH DRIVE, EARLEY.

Further comments (in response to local concerns about parking)

- This is an existing 4-bedroom house with two car parking spaces (including the garage).
- An additional car parking space is being provided in connection with the proposed development.
- In order to provide access to the addition car parking space it will be necessary to widen the drive to 4.8 metres and extend the vehicular crossover.
- Subject to an amended plan being submitted conditions should be imposed as follows: C049, C122 (but delete reference to turning area) as well as Informative N07).

Note to Planning Officer

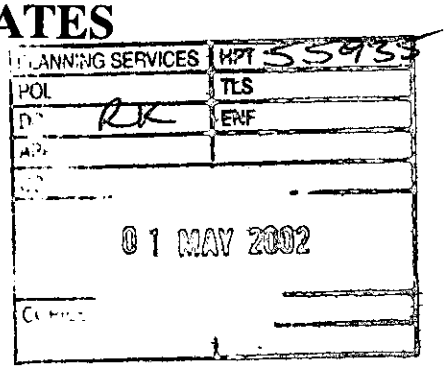
Traffic Management has not been alerted of any existing on-street parking problem in this area. Given the advice contained in PPG3 Housing in respect of parking provision, it would be unreasonable to expect the applicant to provide any additional on-site parking, other than that as proposed.

Keith Rogers
Team Leader (Highway Development Control)

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mr R Kelly

Our Ref; CED/BK/650
30th April 2002

Dear Sir

RE; PLANNING APPLICATION F/2002/6213
107 REDHATCH DRIVE, EARLEY, READING

I write in reference to the above application to express my clients wishes and intentions with regards to the proposals.

As you are aware, the property lies in a quiet residential road and is a semi-detached dwelling being the last in line and with the benefit of the rear boundaries of adjacent properties in Redhatch Drive. The property has an existing flat roof extension which lines through with the front of the building which I consider to be out of character with buildings generally in the street. The proposal is to extend the existing pitched roof over the flat roofed extension to give a more cohesive and appropriate look to the property as a whole.

As the extension is existing, it is not possible to set back at first floor level as would normally be the case, however, the property benefiting from an end of road location, the proposals will not be overbearing or intrusive on neighbouring properties.

The extension is to the rear to gain an additional bedroom for my clients growing family taking the opportunity to remove the existing flat roof to the rear extension and construct a pitched roof similar to that of the adjoining neighbouring property.

The existing house has four bedrooms which was approved under reference R/149/62 in 1962 with two parking spaces. This proposal increases the number of bedrooms by one, and therefore, I feel it is appropriate to provide one additional parking space over and above that originally granted consent.

I feel to provide further parking spaces will be excessive in respect of the street scene and detrimental insofar as it would reduce the front garden area considerably. The property, as previously stated, lies in a quiet residential street where there is no parking stress, and therefore,

Cont/d ... ...

I feel it appropriate that three parking spaces for this proposal is reasonable.

My clients have given the assurances sought by Mr Medcraft at 16 Radstock Lane and my clients have copied the letter dated 23rd April to yourself. In respect of objections raised by Southern Electricity, I am currently in negotiations for a waive leaf to allow the eaves overhand, and I anticipate they will be withdrawing their objections in due course.

I would confirm that all materials will match that of the existing building and this could be to the Local Authority's approval should you deem necessary. I would also draw your attention to flank wall windows which are obscure glazed and, therefore, there is no overlooking and indeed, the roof light giving natural light and ventilation to the roof void is located at high level resulting in no possibility of overlooking the properties in Redhatch Drive.

I enclose an extract from my drawing D650 indicating additional information in respect of parking, bay sizes and extent of existing and proposed driveway alterations. This is submitted in response to Highways Consultation Sheet.

I hope you find the proposals acceptable, however, should you have any concerns I would very much appreciate the opportunity of discussing them with you should a negative recommendation be contemplated.

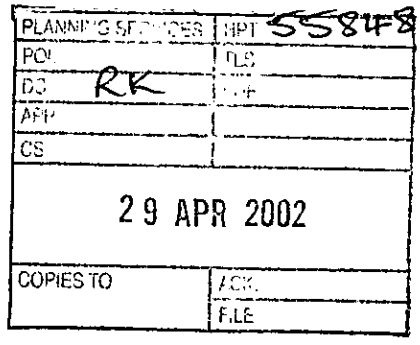
Yours faithfully

Colin Dawson MCIAT, ACIOB, ABEng

ENVIRONMENT AGENCY

Our Ref : SP/2002/005561-1/1
Your Ref : F/2002/6213

Date : 25 April 2002



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

FAO: Richard Kelly

Dear Sir

TWO STOREY SIDE EXTENSION WITH PITCHED ROOF
107 REDHATCH DRIVE, EARLEY, READING

Thank you for your letter dated 8 April 2002, received on 10 April 2002. Please quote the following reference in any correspondence: SU77SW/5/17. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE

Waste Regulation

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU77SW/5/17	120m	Bovis Homes	Inert

In view of distance and nature of the fill it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Watercourses

We are aware of the watercourse at the rear of the site, but should there be any passing through, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Water Conservation

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.
Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source

pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

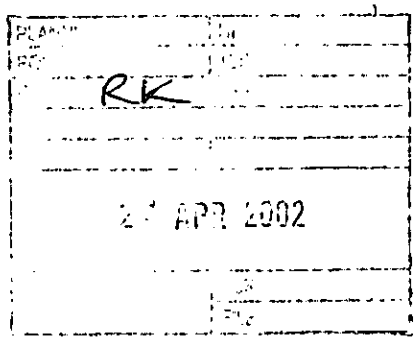
Yours sincerely

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk
CC: COLIN DAWSON AND ASSOCIATES

18 Radstock Lane,
Earley,
Reading
Berks

21/4/02

Council Offices
Shute End,
Wokingham.



02/6213

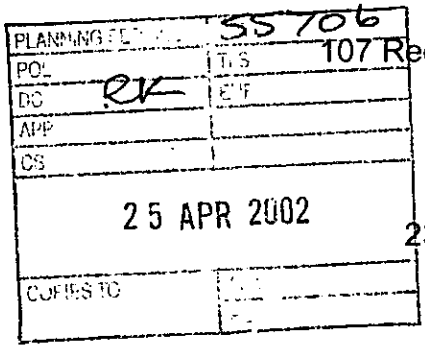
Ref. Planning App. for
107, Red Hatch Drive, Mr + Mrs. POLNIK.
Earley, Reading.

Dear Sir/Madam,

I have reviewed the plans for the extension to the above address and whilst I have no objection to the proposal generally I do request that the skylight in the roof overlooking my property be moved to the front or rear roof elevation. This is because this skylight is additional to toilet/bathroom windows overlooking my property.

I do trust this minor request is addressed, and my agreement then can be confirmed.

Yours sincerely, G D Francis



107 Redhatch Drive
Earley
Reading
RG6 5QN

23 April, 2002

Dr J Medcraft
16 Radstock Lane
Earley
Reading
RG6 5QL

Dear Dr Medcraft

Re: Proposed extension at 107 Redhatch Drive, Earley

Thank-you for your letter dated 30.3.2002 regarding our proposed extension.

In order to address your reservations I confirm the following:

1. The roof guttering system overhanging your property will be kept in good repair and no water will discharge onto your land.

2. Every care will be taken during construction works so as to prevent damage to plants and trees on your land adjoining the boundary. However in the event of any of them dying, as a direct result of these works, reasonable compensation will be offered.

3. A building regulations application has been submitted and approval will be sought prior to the commencement of works. The proposal will also be the subject of the Party Wall Act 1996 and a Line of Junction Notice will be forwarded to the relevant parties in due course.

I hope this clarifies the issues raised.

Yours sincerely

J.Polnik

cc. Colin Dawson & Associates
Richard Kelly (WDC) application no: F/2002/6213

FROM: Richard Kelly

DATE: 08 April 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6213

Proposal: Proposed two storey side extension to dwelling and new pitched roofs on existing flat roofed extensions..

Site Address: 107, Redhatch Drive, Earley, Reading.

Applicant: Mr/Mrs J Polnik C/O Colin Dawson & Associates.

PLA
D
22 APR 2002
CC

Your observations are required in respect of this application **by 02/05/2002**.

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 08 April 2002

Application Number: F/2002/6213

Proposal: Proposed two storey side extension to dwelling and new pitchedroofs on existing flat roofed extensions.

Parish: EARLEY TOWN

Site Address:
107, Redhatch Drive, Earley, Reading.

Applicant:
Mr/Mrs J Polnik C/O Colin Dawson & Associates.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 11/4/02

Requested from agent 17/4/02

108 Redhatch Drive
Earley
READING,
Berkshire
RG6 5QR

Telephone (0118) 931 3853
Fax (0118) 931 0390
Email mhajdixon@aol.com

PLANNING SERVICES	
POL	
APP	
CS	
16 APR 2002	
COPIES TO	

11th. April, 2002

Richard Kelly
Development Control Officer
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr. Kelly,

Re: Application number F/2002/6213

Regarding the Highway Safety and Traffic aspects of this application to extend 107 Redhatch Drive, Earley.

The occupants of the property concerned do not appear use their garage for their vehicles at present and already use the public highway extensively for parking; to the inconvenience of the surrounding residents.

We are concerned that any alteration would encourage continued and additional highway use and/or, in the long run, put the garage of this property permanently out of use for vehicles.

We appreciate that during any alteration there would be additional short term highway parking.

Yours truly,

Martin H Dixon

Mr M H and Mrs A J Dixon

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Richard Kelly, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/6213

My Ref: 000810

Date: 15 April 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND NEW PITCHED ROOFS ON EXISTING FLAT ROOFED EXTENSIONS.

107 REDHATCH DRIVE, EARLEY, READING.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 745 710	110 m	Bovis Homes, Lower Earley	Inert

In view of the distance from this site it is unlikely that landfill gas will present a risk to this proposal.

Therefore I have no environmental health objections to this proposal with the imposition of the following condition:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

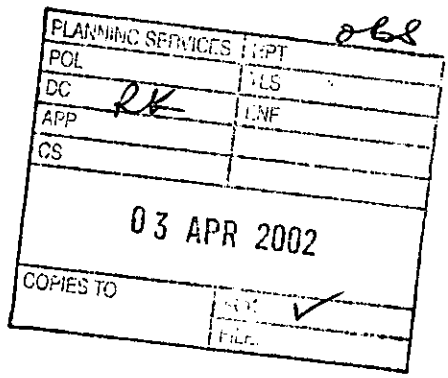
Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Planning Officer
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
RG40 1WR



16 Radstock Lane
Earley
Reading
Berkshire
RG6 5QL

30th March 2002

Ref: CED/BK/650

NEW | F/2002/6213

RE Proposed Development at 107 Redhatch Drive, Earley

Dear Sir,

I have just received notification from Colin Dawson & Associates(Architects) of a proposed 2 storey extension which adjoins the rear of my property.

I have been shown the plans by my neighbour Mr J Polnik and expressed my agreement in principle. However I do have some reservations.

1. The proposed extension will be built immediately adjacent to the boundary. The new building will have a pitched roof and so the guttering will overhang my land by about twelve inches. I understand that this is allowable, with my agreement, but I would like written assurance that this drainage system will be kept in good repair and that no water will be discharged onto my land.
2. I would also like assurance that I will be compensated for any damage that is caused to my existing plants and trees along the affected boundary, during digging of footings and building operations.
3. I would like to know whether these proposals comply with the current Building Regulations and with the Party Wall Act of 1996.

Would you please give these matters due consideration when planning applications are considered.

Yours faithfully,

John Medcraft

Dr. J Medcraft

Copy to Colin Dawson & Associates,
Mr J Polnik.

Organisation_Name	Building_Name	address1	Postcode
		10RADSTOCK LANEREADING	RG6 5QL
		12RADSTOCK LANEREADING	RG6 5QL
		14RADSTOCK LANEREADING	RG6 5QL
		16RADSTOCK LANEREADING	RG6 5QL
		18RADSTOCK LANEREADING	RG6 5QL
		105REDHATCH DRIVEREADING	RG6 5QN
		107REDHATCH DRIVEREADING	RG6 5QN
	F/2002/6213	108REDHATCH DRIVEREADING	RG6 5QR
		110REDHATCH DRIVEREADING	RG6 5QR
		112REDHATCH DRIVEREADING	RG6 5QR
		2HARTSBOURNE ROADREADING	RG6 5PY

Neighbour Consulted 8.4.02.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6213
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/6213

PROPOSAL:
Proposed two storey side extension to dwelling and new pitchedroofs on existing flat roofed extensions.

LOCATION:
107, Redhatch Drive, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6213 to enable the library staff to locate the correct information.
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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
08 April 2002

Application Number : F/2002/6213	**Map No :** 58
Case Officer : RK	**Site Area :** 0 05.
Valid Date : 25.3.02.	**Received Date: 25/03/2002**

Level : D C Sub-Committee Staff.

Description : Proposed two storey side extension to dwelling ~~and single storey rear extension~~. & new pitched roofs on existing flat roofed extensions

Location : 107, Redhatch Drive, Earley, Reading.

Parish : EA **Ward : RED** 8.4.02 B

Applicant : Mr/Mrs J Polnik C/O Colin Dawson & Associates.

Fee Required: £95 **Fee Received: £95** (3)

Additional: ..... or **Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8.4.02 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB ✓

British Gas

Oil pipeline

Transco

Environment Agency ✓ landfill

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps.

25 MAR 2002 6213

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Thursday, 07 March 2002

Dear Sir or Madam

RE; 107 RED HATCH DRIVE, EARLEY, READING, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

6213

Environmental Services

For office use only.
Application number:

25 MAR 2002 6213

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 Address and postcode Phone number	Mr & Mrs J Polnik 107 Red Hatch Drive, Earley, Reading, Berks 0118 9873516
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
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.	107 Red Hatch Drive, Earley, Reading Berks
4	Give brief details of the proposal for example, 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. 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 facing bricks to match existing Brown plain roof tiles to match existing roof. White windows 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
Dr & Mrs J Medcraft	16 Radstock Lane Earley Reading RG6 5QL	22/03/02
Mr & Mrs G Francis	18 Radstock Lane Earley Reading RG6 5QL	22/03/02
Southern Electric	Southern Electric Ho, Westacott Way Littlewick Green, Maidenhead Berks SL6 3QB	22/03/02

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs J Polnik

Date 22/3/02

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

ADDRESS 107 REDHATCH DRIVE PARISH EARLEY

PLOT No. Part Plot 203 ORD. SHEET No. 58 SU.7470

BUILDER Messrs. J.T. Cook & Son Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
202/51	Messrs. J.T. Cook & Son Ltd	Outline	8.5.51	N/A. C/A.
473/52	"	Sewage Disposal Works	9.9.52	N/A. C/A.
665/54	"	/Extension of Sewage Disposal Wks.	14.9.54	N/A. C/A.
115/57	"	Semi/Det. House	12.3.57	APP. APP.
PD/31/58	Mr. W. Lewis	Garage	11.2.58	APP. N/A.
R/149/62	"	Garage with bedroom over	12.7.62	APP. APP.
BR19048	MR. FOLEY	KITCHEN + DINING ROOM	19.7.82	REF. N/A
BR19218	"	"	23.8.82	REF. N/A
17942	"	"	23.9.82	N/A C/A
BR19503	"	"	18.10.82	APP. N/A

F/2002/6213

DATE OF COMPLETION April 1958

MINISTRY DECISION

SPECIAL ORDERS TPO 654/94

DRAINAGE