APPLICATION NO:
F/2001/3127

LOCATION:
30 Beech Lane, Earley Reading.

APPLICANT:
Mr P Guinamard C/I Mr A H Niven

PROPOSAL:
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Guinamard
C/O Mr A H Niven
144 Andover Road
Washcommon
Newbury
Berkshire
RG14 6NT

Application Number: F/2001/3127

Parish: **EARLEY**

Location: **30, Beech Lane, Earley, Reading.**

Proposal: **Proposed first floor front extension to dwelling and front dormer extension to form attic room.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The shower room window at first floor level in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1/2 and LTV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 16/02/2001

Notice checked by: _____

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

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 20 August, 2001
My ref. AJT/ME/F/2001/3127
Your ref.

A.H.Niven
144, Andover Road,
Wash Common,
Newbury,
Berks,
RG14 6NT.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. Niven,

RE: PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING TO FORM ATTIC ROOM – 30, BEECH LANE, EARLEY.

I refer to your letter and revised plans submitted for the above proposed extension, drawing no. 7BR1 dated 1st August 2001.

The revised plans show a material change and therefore a further planning permission would be required.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

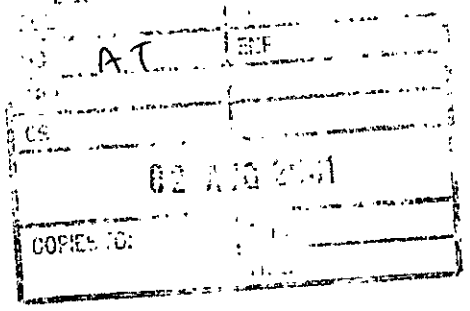
I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

MIKE EVANS
Principal Planning Enforcement Officer

144 Andover Road
Wash Common
Newbury
Berkshire
RG14 6NT

AT reply 46352.



1st August 01

Planning Services
Wokingham District Council
PO Box no. 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

For the attention of Mr Andrew Thorley

Re : Application no F/2001/3127 Approval date 16/2/2001 30 Beech Lane, Earley, Reading RG6 5PT

I enclose a copy of drawing no. 7BR1 recently submitted to Building Control.
I would be grateful if you could confirm that the following constitute a minor amendment and that that there is no need for a new application:

1) the dormer window has been moved from the front to the rear of the property
2) a "Velux" window has been added to the front elevation
3) the porch roof has been modified.

I look forward to hearing from you in due course.

Yours sincerely,

A.H.Niven

Tel 07703 290 635 E-mail: niven@ukonline.co.uk

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 24 October, 2001
My ref. BC/DC/2001/3127

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) 977 8909
DX: 33506 – Wokingham

Mr P Guinamard
c/o Mr A H Niven
144 Andover Road
Newbury
Berks.
RG14 6NT

Dear Sirs

PLANNING PERMISSION 2001/3127
SITE: 30 BEECH LANE, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3127 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
M E M O R A N D U M

From: Mike Thorp - Principal Development Control Officer

To: **ALL DEVELOPMENT CONTROL STAFF**

Date: 17 July 2000

Re: REVISIONS TO PLANNING APPLICATIONS AND PERMISSIONS

As we are now consulting neighbours by letter, we are able to take a more flexible attitude to revisions to **current undetermined applications**, and this practice note is being re-issued accordingly, to take effect immediately.

Please note that there is no change to what constitutes a minor amendment to a determined application (i.e. existing planning permissions).

Please also note that different rules apply to undetermined applications than to existing planning permissions. This is in order to provide scope for amending undetermined applications, and reflects the fact that a revised undetermined application can be subjected to public consultation, whereas revisions to an existing planning permission cannot.

1) CHANGES TO EXISTING PLANNING PERMISSIONS

Only the relatively minor changes described below will be accepted as **a 'Minor Amendment'** to existing planning permissions. Anything more extensive will require a further planning permission. A **'Minor Amendment'** is a change of such insignificance, that no neighbouring property is adversely effected, nor the appearance of the proposal significantly changed. Examples include:

- moving the position of doors and windows, provided that no overlooking would occur, nor the design of development be adversely effected
- insertion of additional doors and windows, provided that no overlooking would occur, **and** they would constitute 'permitted development' if carried out after the approved development had been completed
- minor reductions in the height, width or depth of the proposal **(but with no corresponding increase in any other dimension)**
- changing from a gable roof to hipped roof **(but not the contrary)** if hipped roofs are appropriate to the property and location

PLANNING PERMISSION WOULD BE REQUIRED IF ANY BUILDING IS BEING RE-SITED, OR INCREASED IN SIZE IN ANY WAY.

If the proposed changes would fall within the above definition of a **'Minor Amendment'**, then no further public consultations should be carried out

2) CHANGES TO UNDETERMINED APPLICATIONS

a) A completely **NEW APPLICATION**, with new application forms, fee (subject to exemptions) and application number is always required if one or more of the following should apply:

- **additional land** (other than blue land) is included within the application site
- if **any buildings would be placed on any former blue land** which has become red land
- any **new uses are introduced**
- the **number of residential units** or **total floorspace is increased**
- the **floor area allocated to any particular use is significantly increased**

Re-consultation would be carried out on the new application as normal.

b) If the proposed changes would fall within the definition of a **'Minor Amendment'** (as set out in paragraph 1 above) if permission had already been granted, then **no** further public consultations should be carried out.

c) Where there is any **increase** in the **height, width or depth** of any building or it is **re-located** within the site - reconsult as per the original application including new site notice allowing 21 days for response. The re-consultations must make clear the nature of the changes (e.g. "bringing the building closer to the boundary with No.7 and further away from No.11").

d) In all other cases, re-consultation **must be carried out** as follows:

I) **Minor Applications** (i.e. all those which do not automatically need to go to committee for decision because of their size).

- send letter allowing 10 days for response to all who have already written in, all properties adjoining where the changes are occurring and to Parish/Town Councils

II) **Major Applications** (i.e. all those which automatically need to go to committee for decision because of their size).

- **if minor change** - send letter allowing 10 days for response to all who have already written in, all properties adjoining where the changes are occurring and to Parish/Town Councils
- **if major change** - send letter allowing 21 days for response to all who have already written in, all properties adjoining where the changes are occurring and to Parish/Town, **and display new 21 day site notice.**

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3127

Applicant : Mr P Guinamard C/I Mr A H Niven.

Location : 30, Beech Lane, Earley, Reading.
Proposal : Proposed first floor front extension to dwelling and front dormer extension to form attic room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. 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 :

EarleyTC : No Objection
Highways: Approved with conditions
Neighbours: 1 Letter of ~~objection~~ comments. (see file)
DCouncillor : No objections.

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) Highways

Application Number: F/2000/3127
Appraisal:

1) Impact on neighbouring properties

The proposal is for a first floor front /side extension and front dormer extension to form an attic room to a detached two storey previously extended house. The proposed accommodation includes one extra bedroom with en-suite shower room and an attic room.

The proposed first floor extension will be located directly above part of the existing study and garage. It will not project any further forward than the front elevation of the existing garage. At first floor level it will be between 3.1 metres wide at the front and 2.8 metres wide at the rear and will be 6.9 metres in length. The first floor extension will overhang at the side leaving a 0.4 metres gap between the south east boundary.

It is proposed that the ridge height of the main roof will be raised by 0.5 metres to 8 metres, in order to create an attic room. This will increase the overall volume and span of the main roof. The angle of roof pitch will remain the same, (39 degrees). The eaves height of the pitched roofs will match that of the existing main roof. The ridge height of the projected front gable over the garage will be 6.3 metres, 0.2 metres higher than the existing projected gable of the existing sitting room /bedroom.

Windows to be inserted include, on the north east elevation a bedroom window at first floor level and a pitched roof dormer window above, on the south east elevation the obscured glazed shower room window will replace an existing landing window, and there will be an additional roof light in the roof slope above. It is considered that these windows will not overlook neighbouring properties. The pitched roof configuration over the front porch is to be altered and extended forward by 0.8 metres to form an open vestibule.

No. 32, to the south east, 2 storey detached neighbour. This neighbour (see letter on file) is concerned that the first floor extension would project beyond the front building line of her house and would deter a visual outlook from the side of her house.

Positioned a metre away from the 1.8 metre high boundary fence, footprint set back of No. 30, by 1.1 metres. The room on the ground floor nearest to the proposal is illuminated at the front and to the rear. At the front with a 2.6 metre wide by 1.2 metre high bay window, this projects 0.7 m forward and is located 1.7 metres away from the boundary fence. At the rear there is a 2 metre wide by 2.3 metre high patio window and is located 1.9 metres away from the boundary fence. There are no windows on the flank elevation facing No. 30. Therefore after applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that there will be minimal loss of light to the ground floor windows (see site notes).

No.28, to the north west, 2 storey extended detached house, a metre away from neighbouring boundary. Due to its position and distance away from the proposal it is considered that the occupants of this property will not be affected.

It is considered that due to the orientation and distance away the proposal will not affect the neighbouring properties to the rear.

2) Impact on street scene /visual impact.

The overall design of the proposals is considered acceptable. The materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/3127
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission — 5yrs
[redacted]		R016	[redacted]
2.	C012	R012	External Materials to be agreed
3.	C045	R045	Obscure Glazing
			The "shower room" window at first floor level in the "south east elevation" *delete: It shall be fixed shut and be permanently so retained thereafter.
4.	C049	R049	Garage to be retained for vehicle parking
5.	C122	R122	Parking + Turning area before occupation
			Informatives
	W06		Within Curtilage
	W04		Planning Permission only (NOT BR Approval)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1/2 LTV1/6
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES~~:

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

Date: 16/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 30 Beech Lane Earley Reading.

APPLICATION NUMBER: F/2001/3127

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence panel.

2. DESCRIPTION OF SURROUNDINGS
Residential — No 32, 2 storey detached house footprint set slightly back of proposal. No 28, 2 storey extended to side with 2 storey extension. Mixed designs, opposite single storey bungalows

3. DESCRIPTION OF SITE/BUILDING
Detached house, 2 storey, extended to side & rear, with single storey extensions. Red brick with mock tudor panelling at sides extending from ground floor to first floor (black + white) also white render on side elevations, aluminium window frames + stained brown front door red clay tiled roof, black/brown fascia boards + blk guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan) Footprint in line with adjoining properties fronting Beech Rd.

5. SITE CONSTRAINTS

TREES — None affected, small specimen trees at front Silver Birch.

ACCESS/PARKING — Asexisting turning circle at front + garage

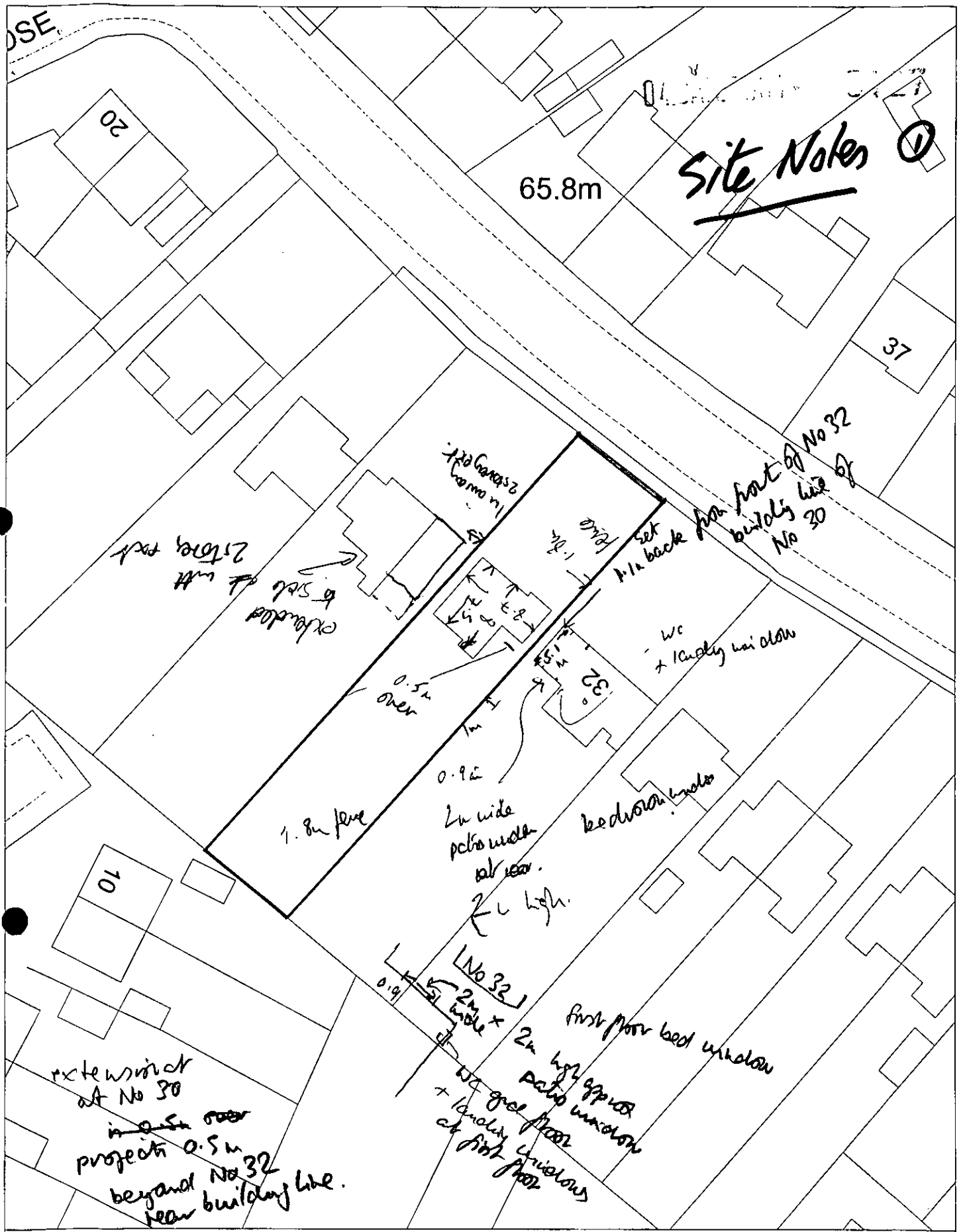
LEVELS — N/C

BOUNDARY TREATMENT

OTHERS — No. 32 1.8m fence and shrubs
— No. 28. fencing 1.8m + 1.5m on boundary.

Nb. No windows in flank elevation of No. 32.

No. 30 enclosed rear garden partly open at front, with fencing + shrubs + specimen trees



Site Plan, Scale: 1 to 500

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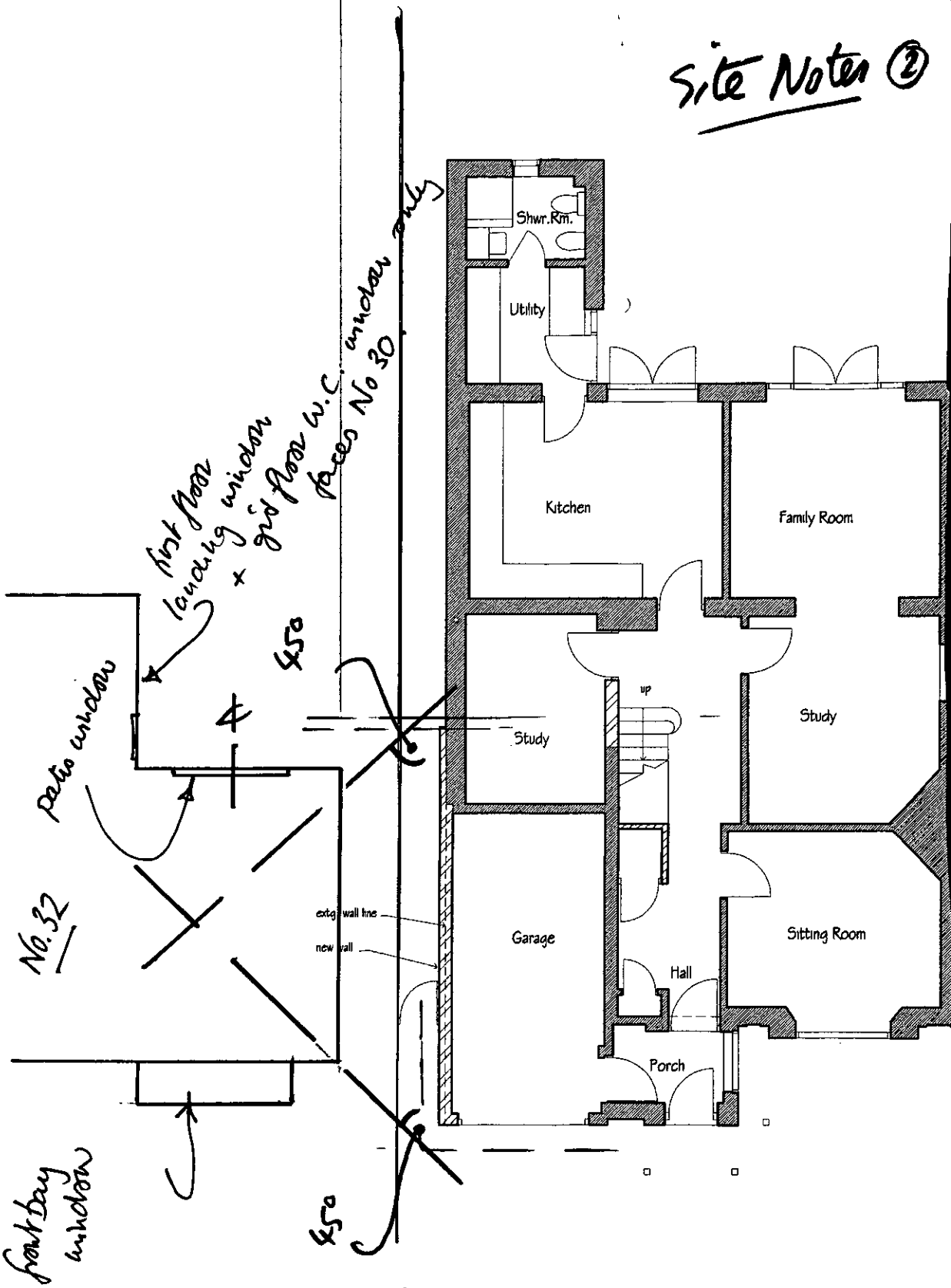
Date: 6 December 2000

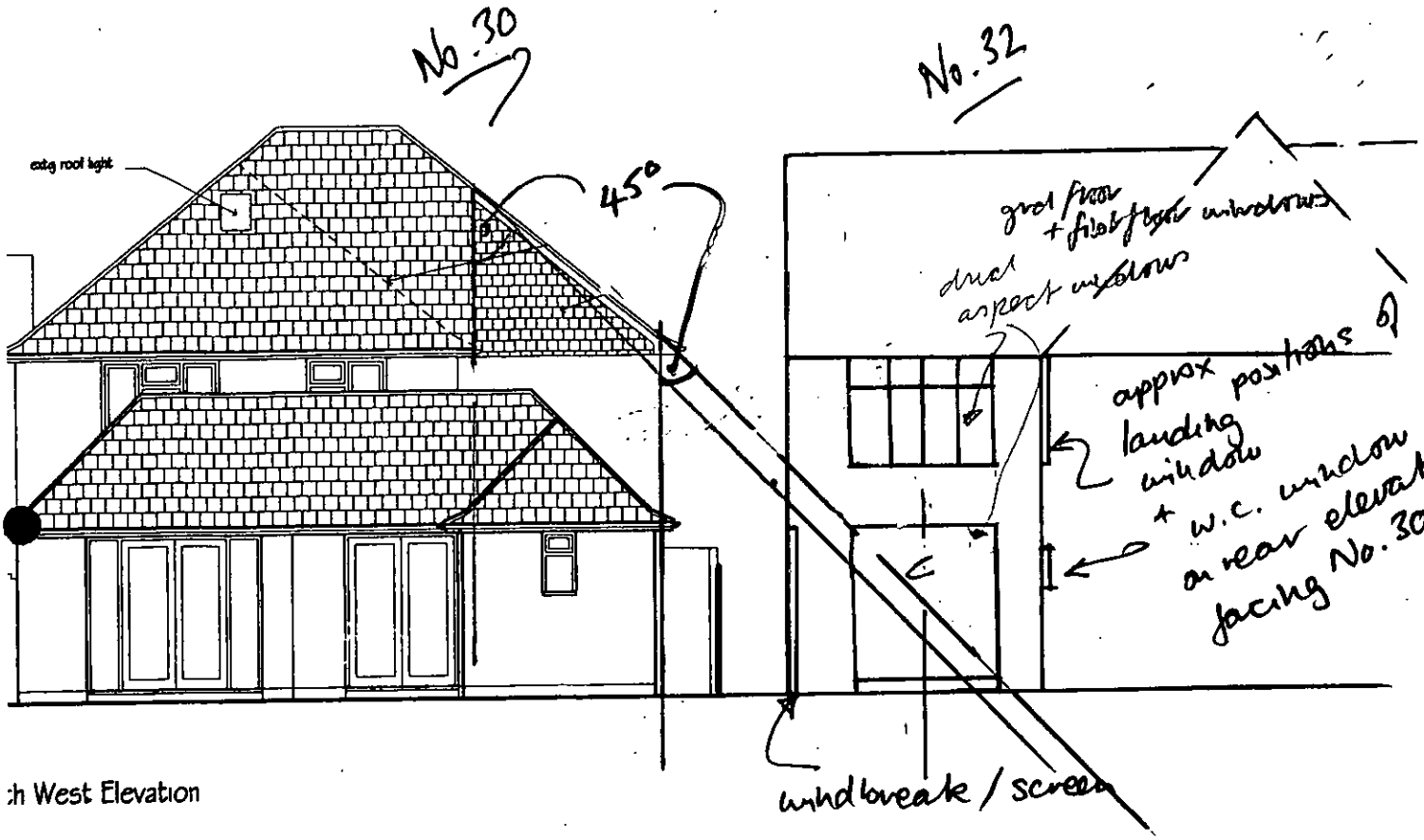
N W E S

Site Notes ②

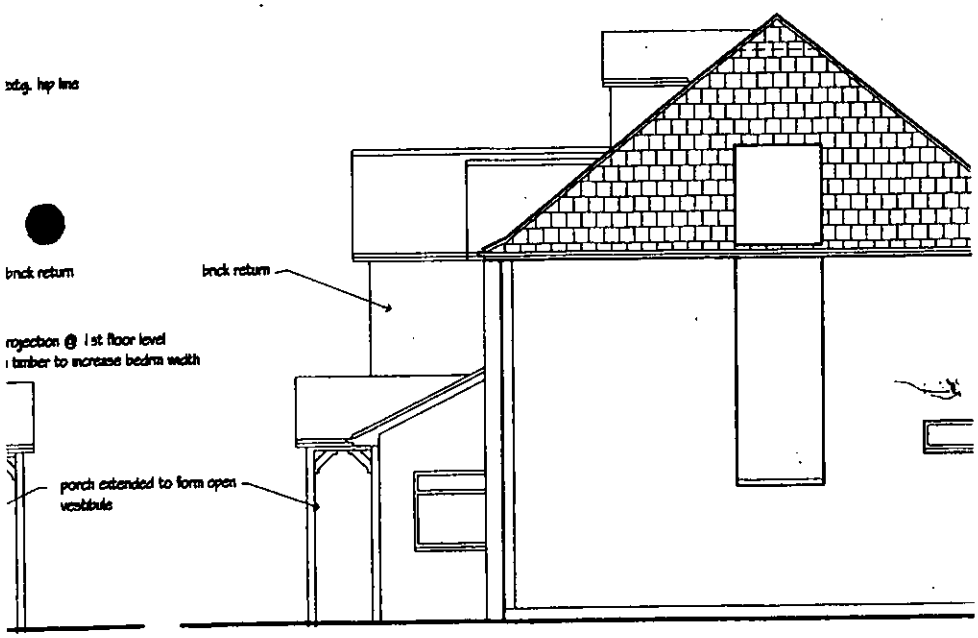


Ground Floor Plan

Site Notes (3)



:h West Elevation



North West Elevation

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3127

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

Dear Councillor

Application Number: F/2001/3127
30, Beech Lane, Earley, Reading.
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3127**
30, Beech Lane, Earley, Reading.
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

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 6441

Date: **11 January 2001**

My ref: F/2001/3127

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/2001/3127
30, Beech Lane, Earley, Reading.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3127**
30, Beech Lane, Earley, Reading.
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3127

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/2001/3127
30, Beech Lane, Earley, Reading.
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3127**
30, Beech Lane, Earley, Reading.
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2001/3127

PROPOSAL:
Proposed first floor front extension to dwelling and front dormer extension to form attic room.

LOCATION:
30, Beech Lane, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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.

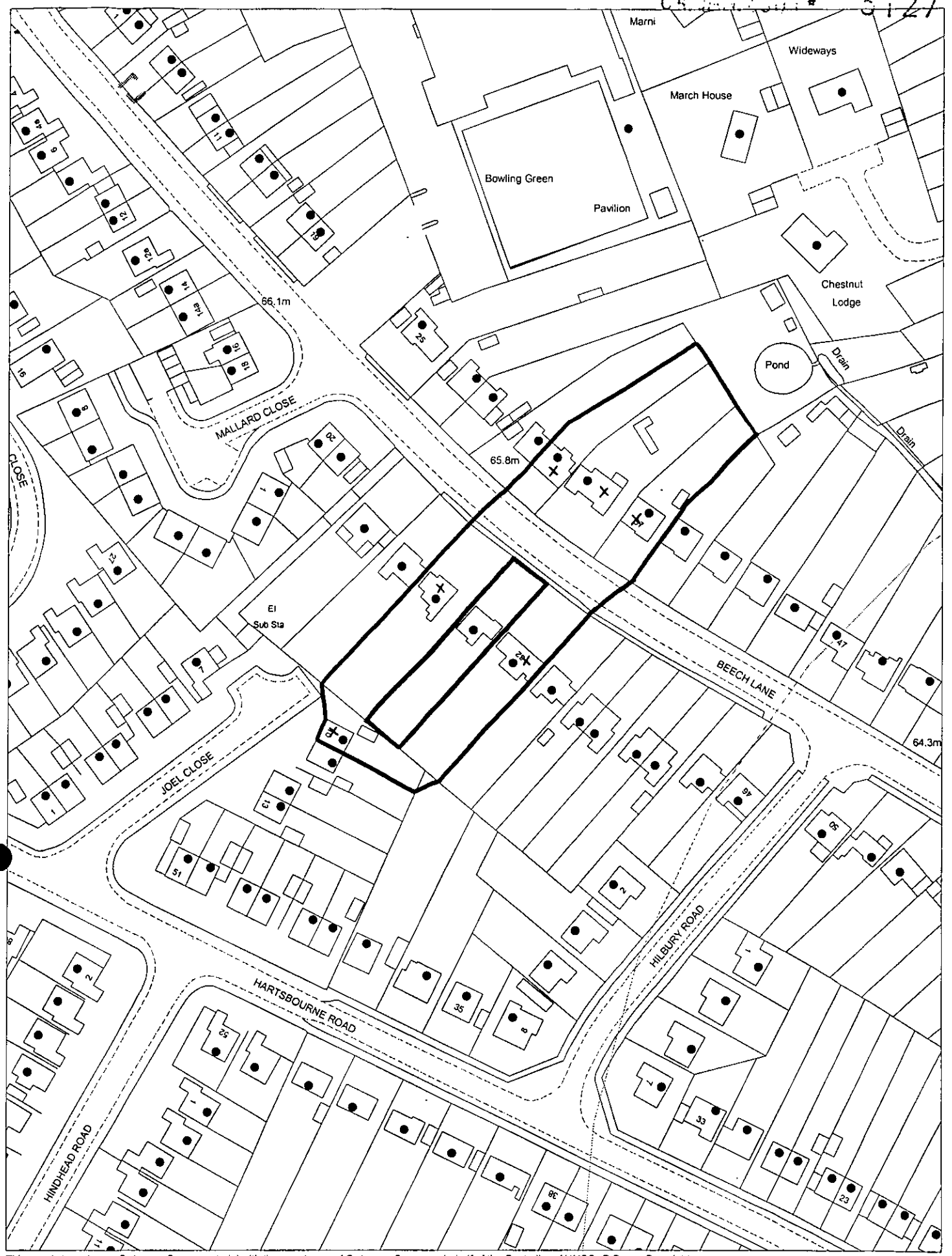
Head of Planning and Transportation

11 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3127
CASE OFFICER: Andrew Thorley

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



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001 Scale: 1 : 1250

N
W E
S

Applicationo	Name & Address
F/2001/3127	N Taylor 32 Beech Lane Earley RG6 5PT

App. approved
Letter sent 27/02/01

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3127**

30, Beech Lane, Earley, Reading.

Proposed first floor front extension to dwelling and front dormer extension to form attic room.

~~I wish this application to be listed~~ should the officers recommendation be for Refusal

~~and my reason(s)~~ are please contact me

Signed: [signature]

Councillor Rolls

Date: 18/1/01

Recd 2.00pm 18.1.01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 JAN 2001

Officer: AT | Application No. F/2001/3127.

Map No. 52. Site 0.06.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING AND FRONT DORMER EXTENSION TO FORM ATTIC ROOM

Location: 30 BEECH LANE

Parish: EARLEY Ward: Redhatch. 11.1.01. B.

Applicant: MR P GUINAHARD

Fee Received 95-00 (1) 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	Proposed plans & parking layout for 3 cars needed.	11.1.	✓ 12/02/01
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.1.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....No. pre. apps.....

NEIGHBOURS:

.....Site notice and see map.....

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF 39807
APP	
CS	
12 FEB 2001	
COPIES TO:	ACK:
	FILE:

144 ANDOVER ROAD
WASHCOMMON
NEWBURY
BERKS.
RG14 6NT
tel 07703 290 635

8/2/01

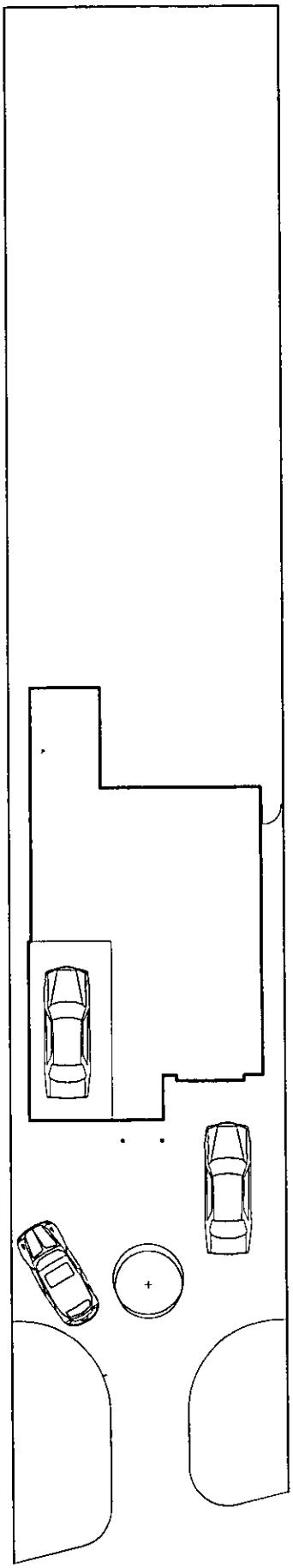
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mr. Andrew Thorley
Dear Sir,
Re: Application ref: F/2001/3127, 30 Beech Lane, Earley.

Please find enclosed 6 copies of Dwg. no. 1007/4, showing the car parking arrangements at the above, as requested.

Yours sincerely,

A.H.Niven.



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 FEB 2001	
COPIES TO:	ACK:
	FILE:

Contract Title

30 Beech Lane, Earley, Reading

Drawing Description

Car Parking

MARTIN WELLS & Co.

Chartered Building Surveyors
Architectural Planning and
Design Consultants

E-mail: martinwellsco@btinternet.com

4 Tavistock Place,
London WC1H 9RA
Tel +44 (020- 7713-0713
Fax: +44 (0)20- 7278-4344

Date 7/2/01	Drawn
Scale 1:200	Rev.
Dwg No. 1007/4	

Telephone No: Reading ([redacted]) [redacted]

32 Beech Lane
Earley
Reading Berkshire
RG6 5PT

PLANNING SERVICES	HPT
POL	TLS
DC	LNF
APP	
CS OBS	
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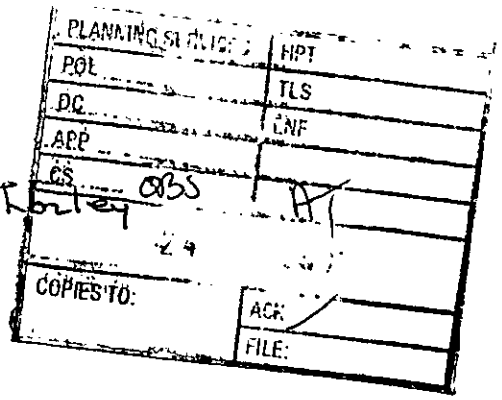
COPIES TO:	ACK
	FILE:



Your Ref: Andrew Thorley

22 January 2001

Dear Sir

Planning Application No F/2001/3127

I wish to submit the following comment relating to the proposed first floor front building extension over garage.

As discussed with my neighbour my concern is that the building would project beyond my front buiding line and deter a visual outlook from the side of my house.

Yours faithfully

N. Taylor

Copy to Earley Town Council

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 11 January 2001

Application Number: F/2001/3127

Proposal: Proposed first floor front extension to dwelling and front dormer extension to form attic room.

Parish: EARLEY TOWN

Site Address:
30, Beech Lane, Earley, Reading.

Applicant:
Mr P Guinamard C/I Mr A H Niven.

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 (INSERT: ... vehicle parking and turning space for 3 vehicles herein approved ...) R122.
delete

Signed: _____ **Print name:** Adam Coggins.
17/01/01

DELEGATED

FROM: Andrew Thorley

DATE: 11 January 2001

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HOT
POL | TS
DC
APP
CS
22 JAN 2001
COPIES TO:

Application Number: F/2001/3127

Proposal: Proposed first floor front extension to dwelling and front dormer extension to form attic room..

Site Address: 30, Beech Lane, Earley, Reading.

Applicant: Mr P Guinamard C/I Mr A H Niven.

Your observations are required in respect of this application **by 04/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

Pc 03 090 030

ADDRESS 30 BEECH LANE

PARISH EARLEY

PLOT No. Old Property

ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19468	MR R STINOACH	S/St Ext. & ALTERATIONS	2.6.83	N/A OA
BR21081	"	KITCHEN, LOUNGE, DINING ROOM	11.7.83	APP N/A
BR25449	"	Ext. to GARAGE & PORCH	8.10.85	APP N/A
24251	"	2 x S/St EXTENSIONS	9.10.85	N/A OA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only
Application number 64 JAN. 2001 * 3127

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 PATRICK GUINAMARD
	Address and postcode	30 BEECH LANE EARLEY READING RG6 5PT.
	Phone number	0118 9611864
2	Agent's Name	MR A. H. NIVEN
	Address and postcode	144 ANDOVER ROAD WASHCOMMON NEWBURY. BERKS RG14 6NT.
	Phone number	07703 290 635
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.	30 BEECH LANE EARLEY READING RG 6 5PT
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO FIRST FLOOR AND ATTIC ROOM.
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.	BRICK / RENDER / TIMBER (STAINED) AND ROOF TILES ALL TO MATCH EXTG.
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: 3	Proposed: 4 (ATTIC Rm)
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 PATRICK GUINAMARD

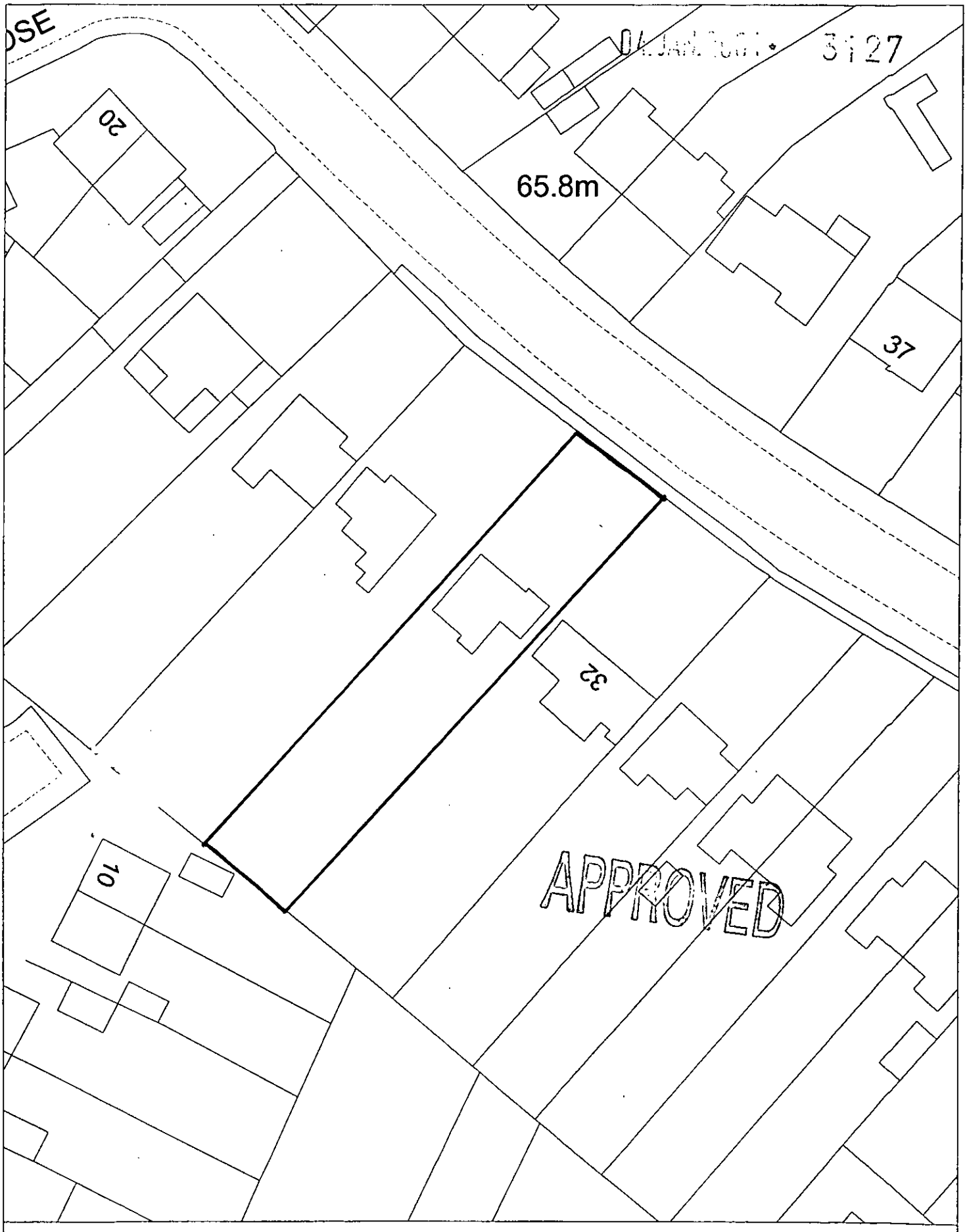
Date 3/1/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3127**
CASE OFFICER: **Andrew Thorley**
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				



Site Plan, Scale: 1 to 500

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Date: 6 December 2000

N
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Site Plan, Scale: 1 to 2500

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Date: 6 December 2000

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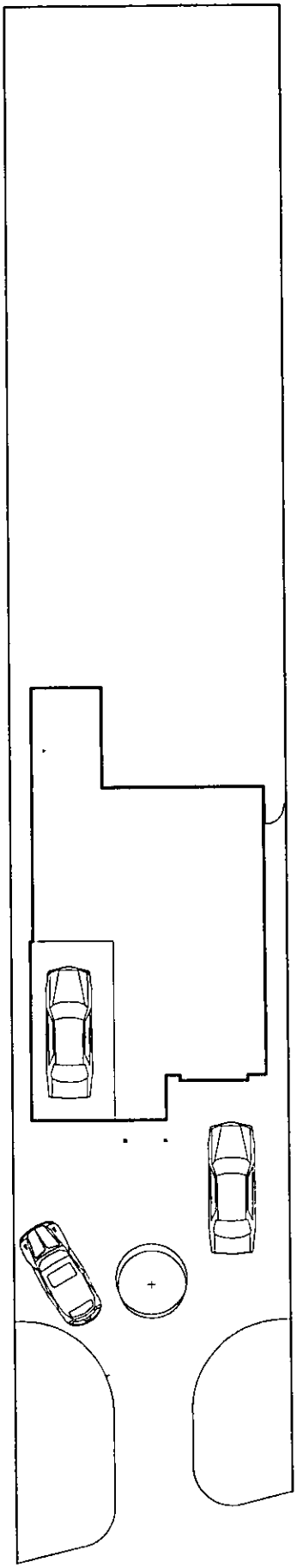

PLANNING SERVICES | HPT
POL
DC
05 FEB
CORRESPONDENCE

APPROVED

Contract Title

30 Beech Lane, Earley, Reading

Drawing Description

Car Parking

MARTIN WELLS & Co.

Chartered Building Surveyors
Architectural Planning and
Design Consultants

E-mail: martinwellsco@btinternet.com

4 Tavistock Place,
London WC1H 9RA
Tel +44 (020- 7713-0713
Fax: +44 (0)20- 7278-4344

Date	Drawn
7/2/01	
Scale	Rev.
1:200	
Dwg No.	
1007/4	