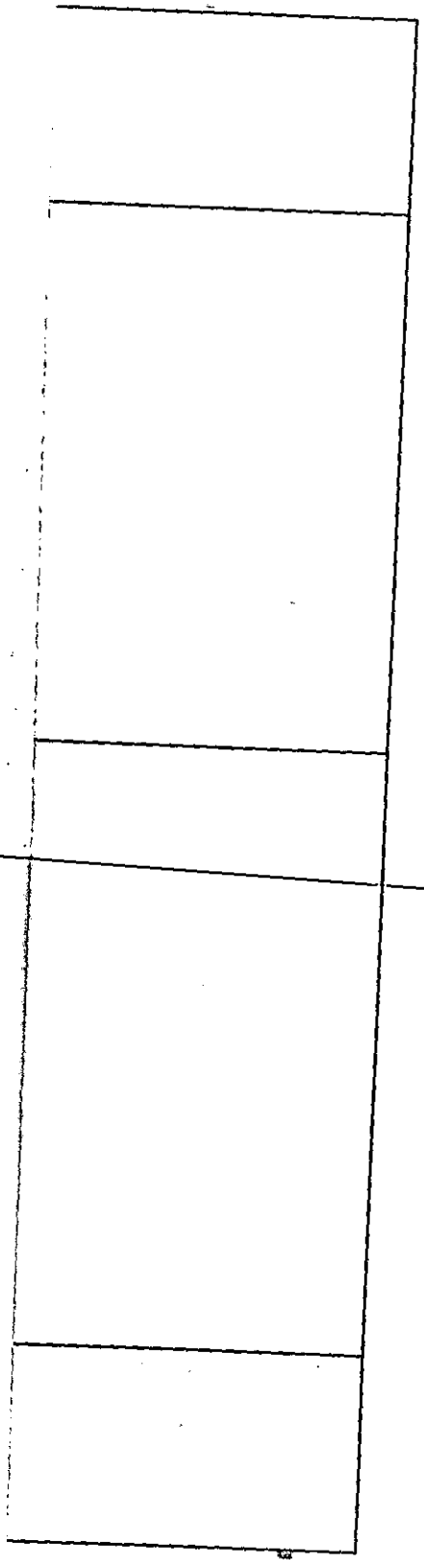


APPLICATION NO:
F/2001/5375

LOCATION:
30 Redhatch Drive, Earley Reading.

APPLICANT:
Mr C Ashby

PROPOSAL:
Proposed first floor side extension to dwelling.

Using exp: 9/01/02

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

484

D1

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Ashby
30 Redhatch Drive
Earley
Berks
RG6 5QP

Application Number: F/2001/5375

Parish: **EARLEY**

Location: **30, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level of the side elevation of the extension 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 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 LD3 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

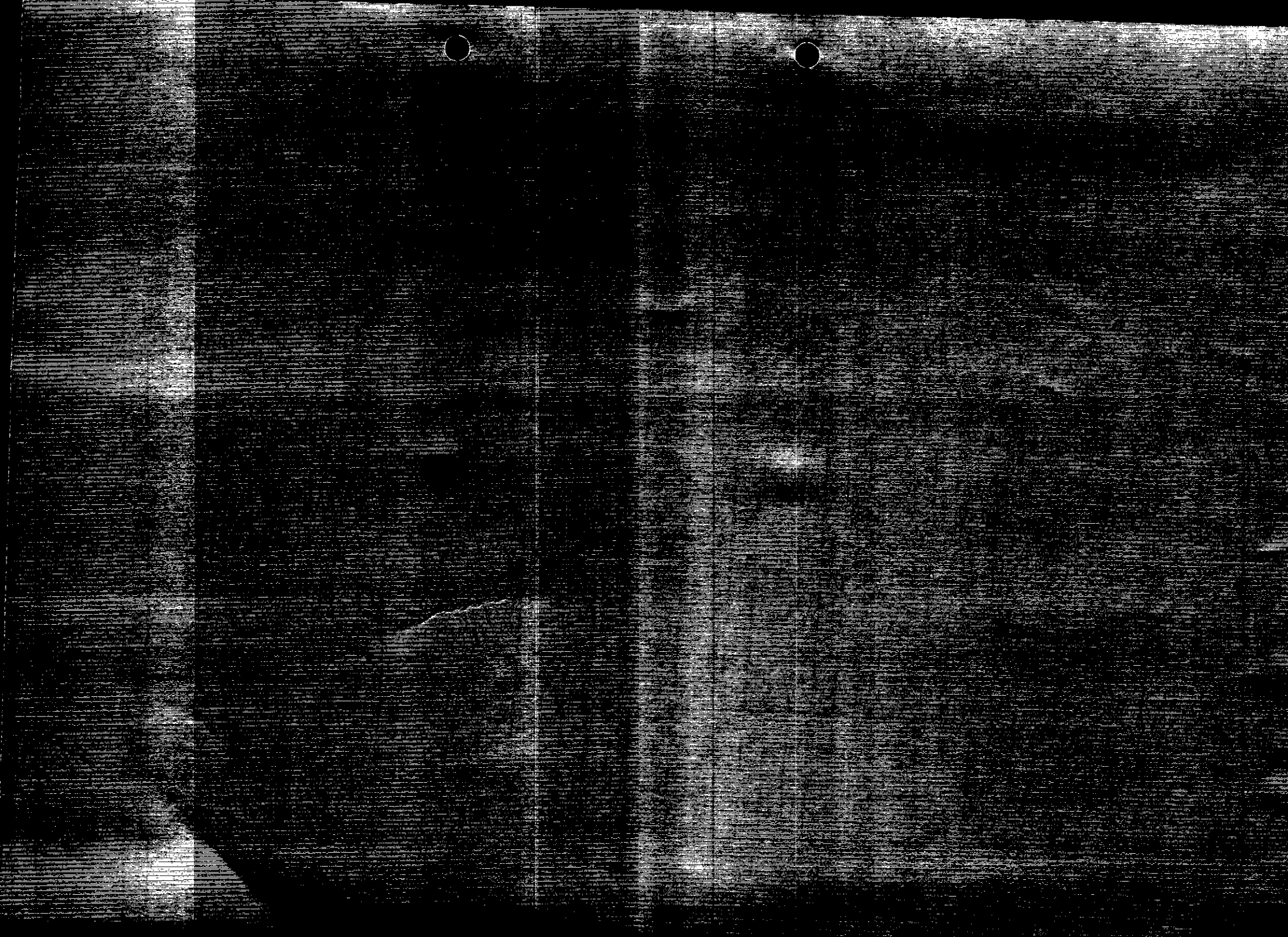
CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER		
BUILDING CONTROL NUMBER		
APPLICANT/AGENT		
ADDRESS OF SITE		
DESCRIPTION OF PROPOSED WORK		
DRAWING NUMBERS		
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/01/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/2/02	

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	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5375

Applicant : Mr C Ashby .

Location : 30, Redhatch Drive, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	7/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/02

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. 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 :

EARLEY TOWN COUNCIL - NO OBS

No objections

Planning Issues :

Impact on Character of the Area

Impact upon Neighbouring Properties

Policy Used

LBE1, LBE2

LD3, ENI

~~SDC1~~ WOS3, WBE1

Application Number: F/2001/ 5375 – 30, Redhatch Drive, Earley

Appraisal

Development

The application property is a detached house located on the south side of Redhatch Drive within the identified settlement of Earley. The neighbouring properties are No 34 to the east and No 28 to the west. No 30 had a single storey extension to the garage approved in 1964 to accommodate the utility room. No. 34 has had a rear single storey dining room extension. The application proposes a side extension above the garage, 7.0m in depth and 4.4m in width. The extension roof would match both the pitch and ridge height of the main roof.

Impact upon Neighbouring Properties

The extension would not project beyond existing building lines. No 34 is separated by a 1.7m fence between the buildings and small shrubs between the driveways. There is a drop in levels towards No 34 and to the rear of the buildings to a maximum of 65 to 70cms.

The proposal does not include any windows on the side elevation and because the buildings lie in line, the front and rear windows also would not overlook No. 34. There is an issue of loss of light on a side landing window at first floor level on No.34 and to a lesser extent, the dining room in the rear extension. However it is considered this issue does not warrant refusal of the extension.

Because the extension is separated by the drive way it is not considered to be overbearing on No 34.

No objections have been received and the residents of No 34 are not concerned about the development.

Impact upon the character of the area

In terms of visual amenity, the proposal is designed to be in keeping with the existing building. The extension is set back from the front wall and garage frontage. It will make No 30 a larger house than its immediate neighbours but it is not considered to be so large to be of harm to the street scene.

√ APPROVAL

Application Number F/2001/5375
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	No windows to be inserted side elevation at first floor level.

RECORD OF SITE VISIT

SITE ADDRESS: 30 Redhatch Drive Earley Reading.

APPLICATION NUMBER: F/2001/5375

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 7/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential modern density Semis 30/40s buildings. Red brick. Quiet Rd

3. DESCRIPTION OF SITE/BUILDING pale orange brick large detached house large driveway. White UPVC windows. d/brown tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES No 28

No 34 - 2ft drop in levels down

with face Hawk wall of solid brick

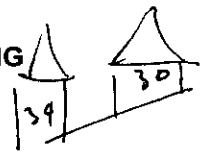
Have window on side — bedroom? fence 1.7m

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

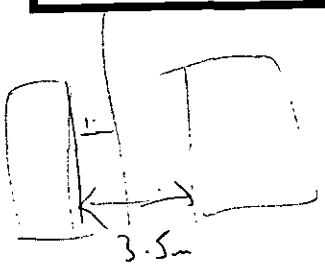


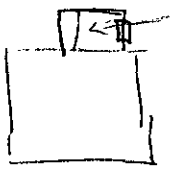
↕ 2ft ~~76cm~~ 65-75 cms

BOUNDARY TREATMENT

OTHERS

window on the side - ~~dining room~~ landing





Dining Room has GF window

level drop to side + rear 2ft 2.5.

FROM: Phillip Taylor

DATE: 11 December 2001

DELEGATED

PLANNING SERVICES	HNT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5375

Proposal: Proposed first floor side extension to dwelling..

Site Address: 30, Redhatch Drive, Earley, Reading.

Applicant: Mr C Ashby .

Your observations are required in respect of this application **by 04/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

LISTING FORM

Case officer: **Philip Taylor** Application Number: **F/2001/537**

30, Redhatch Drive, Earley, Reading.

Proposed first floor side extension to dwelling.

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

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

Signed: [signature] Date: 12/12/01

Councillor Rolls

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/55**

65, Redhatch Drive, Earley, Reading.

Proposed formation of 2 bay windows to front of dwelling and front dormer extension.

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

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

Signed: C Rolls

Councillor Rolls

Date: 8/1/02

Received by Wokingham District Council

Application No: F/2001/5375

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
30, 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/2001/5375 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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.

Head of Planning and Transportation

11 December 2001

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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5375

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/2001/5375
30, Redhatch Drive, Earley, Reading.
Proposed first floor side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

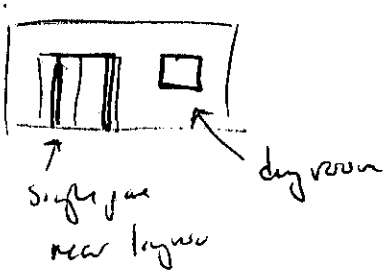
LISTING FORM

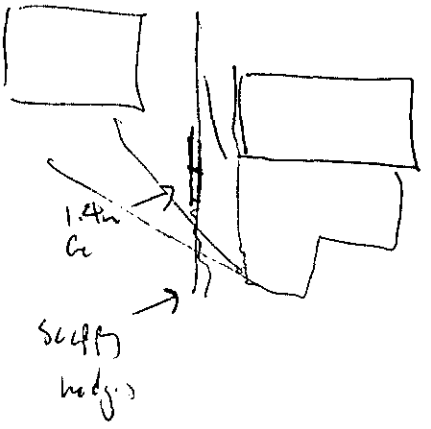
Case officer: **Phillip Taylor** Application Number: **F/2001/5375**
30, Redhatch Drive, Earley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

No 4 The village





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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5375

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Application Number: F/2001/5375
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If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5375**
30, Redhatch Drive, Earley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6444

Date: **11 December 2001**

My ref: F/2001/5375

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/2001/5375
30, Redhatch Drive, Earley, Reading.
Proposed first floor side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5375**
30, Redhatch Drive, Earley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

F

Application Number : NEW/2001/5375

Case Officer : PT

Valid Date : 4/12/01

Map No : 58

Site Area : 0.18

Received Date: 04/12/2001

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 30, Redhatch Drive, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr C Ashby .

Fee Required: £95 Fee Received: £95 (5)

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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

FORESTRY COMMISSION + DINTON PASTURES ENGLISH NATURE WOODLAND TRUST - ANCIENT WOODLAND

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/W + see map

+ A.R. & D.B. BONNETT, 34 REDHATCH DRIVE EARLEY, READING, RG6 5QR.

OTHERS

No one else

not necessary, as 1st floor ext.

Environmental Services

For office use only.
Application number: 04.DEC.2001 * 5375

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	C. ASHBY 30, REDHATCH DRIVE, EARLEY, READING, RG6 5QP.
2	Agent's Name Address and postcode Phone number	
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, REDHATCH DRIVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE.
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 EXSTG. RED ROOF TILES " " "
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: 3
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

Date 3 12 01

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

ADDRESS 30 REDHATCH DRIVE PARISH EARLEY

PLOT No. 92 & 93, Part Plot 91 ORD. SHEET No. SU. 7470 58

BUILDER Messrs. J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs. J.T. Cook & Son Ltd	Semi/Det. House	11.1.49	App. App
94/51	"	Outline	13.3.51	N/A- Clk
825/53	"	Detached House	8.12.53	App. App
60/54	Mr. D H. Russell	Detached House	9.2.54	App. App
R/1229/64	Mr B. Szigeti	Extension to Garage	3.9.64	App. Cl
97/665584/F	Mr. C. Ashby	S/Sc. F. flat + D. Sc/R.	16.1.98	C/A
FP97/6885	Mr. C. ASHBY	S/St. & 2/St. Flats.	30.10.97	App

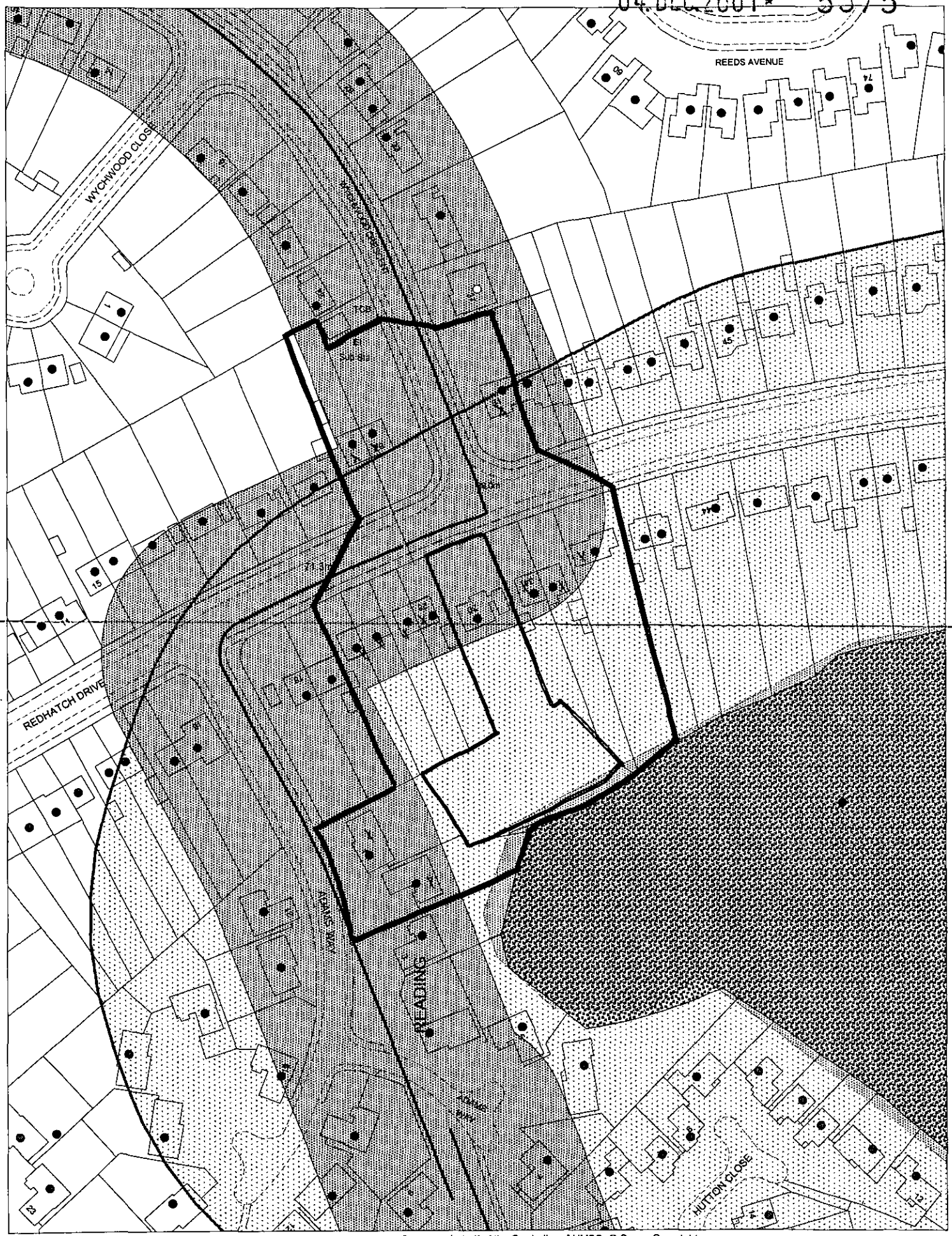
DATE OF COMPLETION September 1954

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

04 DEC 2001 * 5375



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Development Control Section, Environmental Services, Wokingham District Council.
6 December 2001 Scale: 1 : 1250

N
W E
S