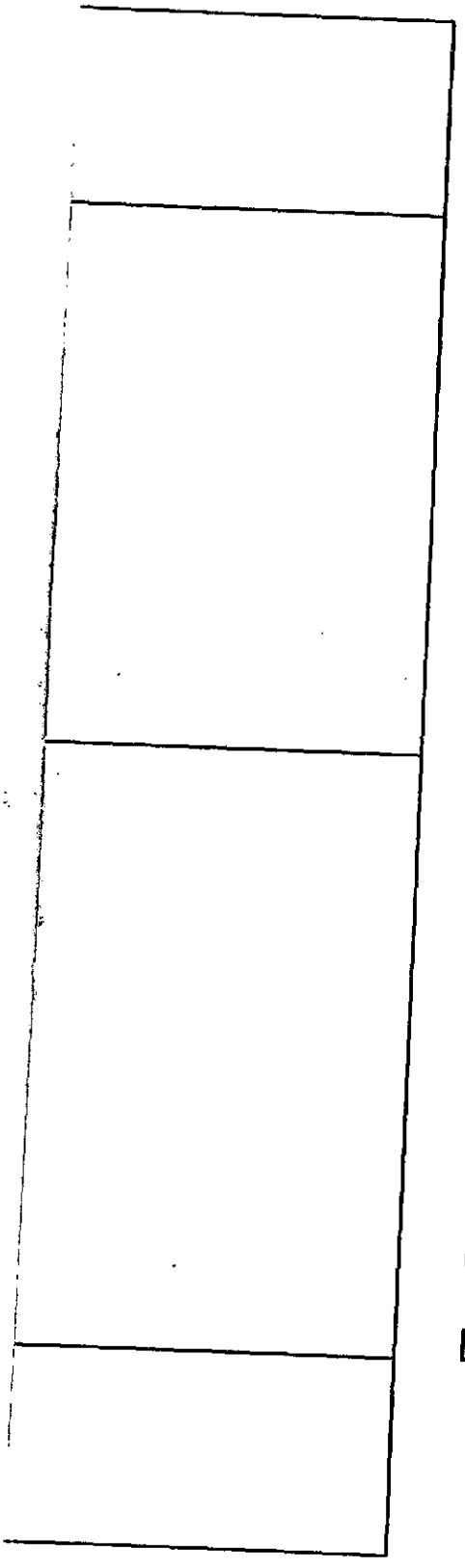


APPLICATION NO:
F/2001/5356

LOCATION:
17 Hambledon Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Hobbs C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

Lisly exp 7/01/02

EARLIEST DATE FOR DECISION: **03/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

466

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hobbs
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Reading
Berks
RG5 4PE

Application Number: F/2001/5356

Parish: **EARLEY**

Location: **17, Hambledon Close, Lower Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.**

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

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

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

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

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

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

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

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

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

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

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 25/01/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

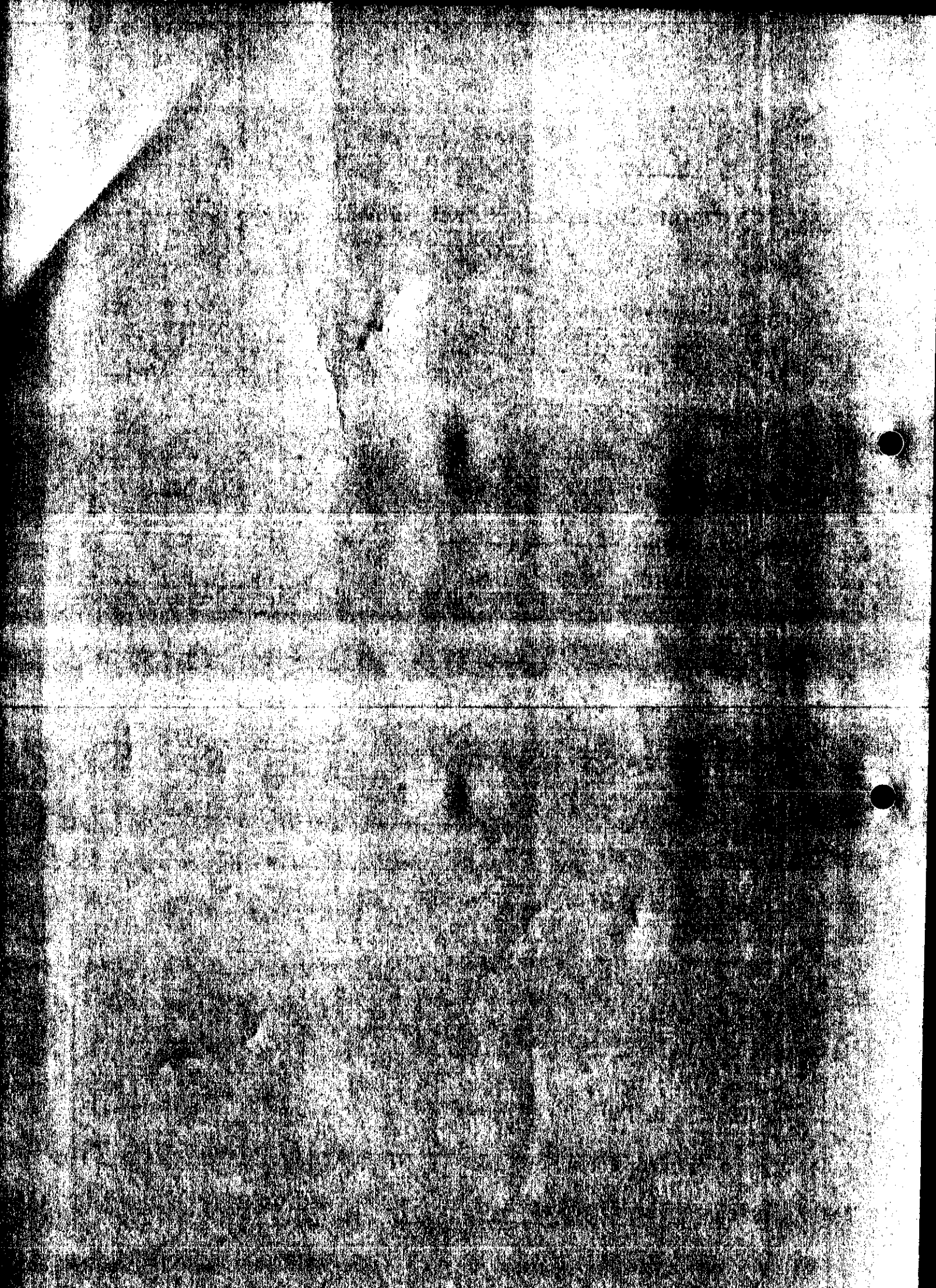
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5356	Phillip Taylor
BUILDING CONTROL NUMBER	FP 2002/2721 South	
~~APPLICANT~~/AGENT	Richard Penn Designs	
ADDRESS OF SITE	17 Hambledon Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext + loft conversion with rear velux	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SH 10A	SH 10A minor amendment
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/2/02	

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	



HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 10 December 2001

Application Number: F/2001/5356

Proposal: Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

Parish: EARLEY TOWN

Site Address:
17, Hambledon Close, Lower Earley, Reading.

Applicant:
Mr & Mrs Hobbs C/O Richard Fenn Designs Ltd.

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).

1/ The entire area to the front of the dwelling shall be converted to hardstanding to ensure that the required parking spaces can be accommodated without encroaching onto the adopted public highway.

2/ Notwithstanding the plans submitted; C12z, R12z.

3/ C049, R049.

Signed: _____ **Print name:** AE 13/12/01

FROM: Phillip Taylor

DATE: 10 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5356

Proposal: *Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window..*

Site Address: 17, Hambledon Close, Lower Earley, Reading.

Applicant: Mr & Mrs Hobbs C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application ~~by 03/01/2002~~.

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

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6444

Date: **10 December 2001**

My ref: F/2001/5356

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/5356
17, Hambledon Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

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/2001/5356**
17, Hambledon Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6444

Date: **10 December 2001**

My ref: F/2001/5356

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5356
17, Hambledon Close, Lower Earley, Reading.
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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/2001/5356**
17, Hambledon Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6444

Date: **10 December 2001**

My ref: F/2001/5356

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2001/5356
17, Hambledon Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

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/2001/5356**
17, Hambledon Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

Received by Wokingham District Council

Application No: F/2001/5356

PROPOSAL:
Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

LOCATION:
17, Hambledon Close, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5356 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 03/01/2002. 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

10 December 2001

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6482
Email: phillip.taylor@wokingham.gov.uk
Date: 19 February 2002
My ref: pt/ earley/ammend
Your ref:

Richard Fenn Designs Ltd
11 Harrier Close,
Reading, Berks
RG5 4PE

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 Mr Fenn,

AMENDMENTS TO APPLICATION F/2001/5356

PROPOSED INSTALLATION OF FLANK EN-SUITE WINDOW AT 17 HAMBELDON CLOSE, LOWER EARLEY

I refer to your letter received on the 4th February 2002 with reference to the above, and the revised drawing SH.10 revision A.

Having reviewed your proposal, I can confirm that it will be accepted as a minor amendment, provided that all other aspects of the initial application are constructed as originally approved.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Phillip Taylor on the above direct line number.

Yours sincerely

M L THORP
Principal Development Control Officer

Environmental Services

For office use only.
Application number: 03.DEC.2001* 5356

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 & MRS S HOBBS
	Address and postcode	17 HAMBLEDON CLOSE LOWER EARLEY READING BERKSHIRE RG6 3TD
	Phone number	0118-9617208
2	Agent's Name	RICHARD TENNYSON DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING RG5 4PE
	Phone number	0118-9691684
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.	17 HAMBLEDON CLOSE LOWER EARLEY READING RG6 3TD
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION AT FIRST FLOOR LEVEL WITH NEW PLAYROOM IN LOFT AREA
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.	ALL AS EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

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 & MRS S HOBBS

Date 30/11/200[illegible]

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

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5356

Applicant : Mr & Mrs Hobbs C/O Richard Fenn Designs Ltd.

Location : 17, Hambledon Close, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/10/02

Date Registered : 03/12/2001

Earliest Date for Decision : 03/01/2002

Latest Consultation Date/Site Notice Expiry Date : 03/01/2002

This application will have expired on: 28/01/2002. 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 objection

Highways - C049, C122 - Whole front area to be converted to hardstanding.

Planning Issues :

Impact upon Neighbouring Properties

Impact upon Character of the area

Highways

Policy

- WBE1, WOS3 WT7/6
- LBE1, LBE2 LTS, 6
- LD3

Application Number: F/2001/ 5356 – 17, Hambledon Close, Lower Earley

Appraisal

Development

The proposal is for a two-storey side extension above the existing garage. New rooms in the form of a ground-floor study and utility, first floor bedroom and bathroom. Also a playroom is proposed in the loft-space. The extension has a pitched roof and gable end with a small extension to the porch roof bringing it above the garage.

The dwelling is a detached house in the identified settlement of Earley.

1. Impact upon neighbouring properties

The neighbouring property No 18 is the only neighbour likely to be affected. The houses are separated by a passage 2.0m wide with a boundary fence (1.7m) in the middle. No 18 has a single window located on the first floor for a bathroom. There are no side windows proposed on the extension above the ground floor. The extension follows the building lines front and rear. The roof runs a ridge height to a gable end. The location of the extension ensures no overshadowing or overbearing can result.

To the rear, the windows only overlook the garden. The proposed velux does not threaten to overlook any other properties.

2. Impact upon the character of the area

The design of the extension fits in well with the existing house. At the front the porch extension covers the front of the garage neatly. Although there are no similar extensions in the cul-de-sac it is considered the proposal will not have adverse impact on the street scene.

Extensions over the garage have been refused on two occasions in Hambledon Avenue. However these extensions have had greater impact on their neighbours and on the street scene.

3. Highways

The highways department has no objection to the proposal provided the entire area to the front of the dwelling is converted to hardstanding to ensure that the required parking spaces can be accommodated without encroaching on the highway.

Approval ☑

Application Number F/2001/5356
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
~~2~~	~~C044~~	~~R044~~	
2	C014	R014	
3	C044	R044	Gauge to be retained
4	C122	R122	~~No [illegible]~~
			Parking and Turning before occupation

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBG1,2 LT5,6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBG1, WOS3 WT6,7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

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

Date: 25.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 17 Hambledon Close Lower Earley Reading. APPLICATION NUMBER: F/2001/5356	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS high dwt detached house
cul-de-sac

3. DESCRIPTION OF SITE/BUILDING detached 3 bed
pale brown brick hung tiles
single gage. Whole windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 18 - 1.7m fence
Flank wall has only one window on
1st floor bathroom window on side

Rear - 2 windows added no overlooking already below window
side - no extra windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS Building lines unchanged
No obvious simply extensions.

No obje from
No 18.

F

Application Number : ~~NEW~~/2001/5356

Case Officer : PT

Valid Date : 3/12/2001

Map No : 059

Site Area : 0.03

Received Date: 03/12/2001

Level : Delegated Application

Description : Proposed first floor side extension to dwelling plus additional room in loft space with rear velux window.

Location : 17, Hambledon Close, Lower Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr & Mrs Hobbs C/O Richard Fenn Designs Ltd.

Fee Required: £95 Fee Received: £95 (1)

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 ✓

NEIGHBOURS

S/N.t. see map

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ~~HANDFUL SITE FROM CONSULTATION~~ — no alterations at ground floor level

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

No pre-apps

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 www.richardfenndesign.co.uk

03 DEC 2001 5356

30th November 2001.

Dear Sir/Madam,

REF : Proposed side extension at first floor level with new playroom in loft area at 17 Hambledon Close, Lower Earley, Reading for Mr and Mrs S. Hobbs.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Hobbs which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing no. SH.10.
3. Six copies of a 1:2500 location plan.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs S.Hobbs.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Environmental Services

For office use only.
Application number 03.DEC.2001 5356

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 & MRS S HOBBS
	Address and postcode	17 HAMBLEDON CLOSE LOWER EARLEY READING RG6 3TD
	Phone number	0118-9617208
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING RG5 4PE
	Phone number	0118-9691684
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.	17 HAMBLEDON CLOSE LOWER EARLEY READING RG6 3TD
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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.	ALL AS 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.~~ ✓ STET

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 & MRS S. HOBBS

Date 30/11/01

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

1.4.86

ADDRESS 17 HAMBLEDON CLOSE PARISH ~~WOODLEY~~ EARLEY

PLOT No. 54 ORD. SHEET No. SU 7670(59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15854	MARTIN GRANT HOMES	~~DET.~~ HOUSE & GARAGE	30.7.81	N/A CLA
AR 17470	"	"	22.9.81	APP. N/A

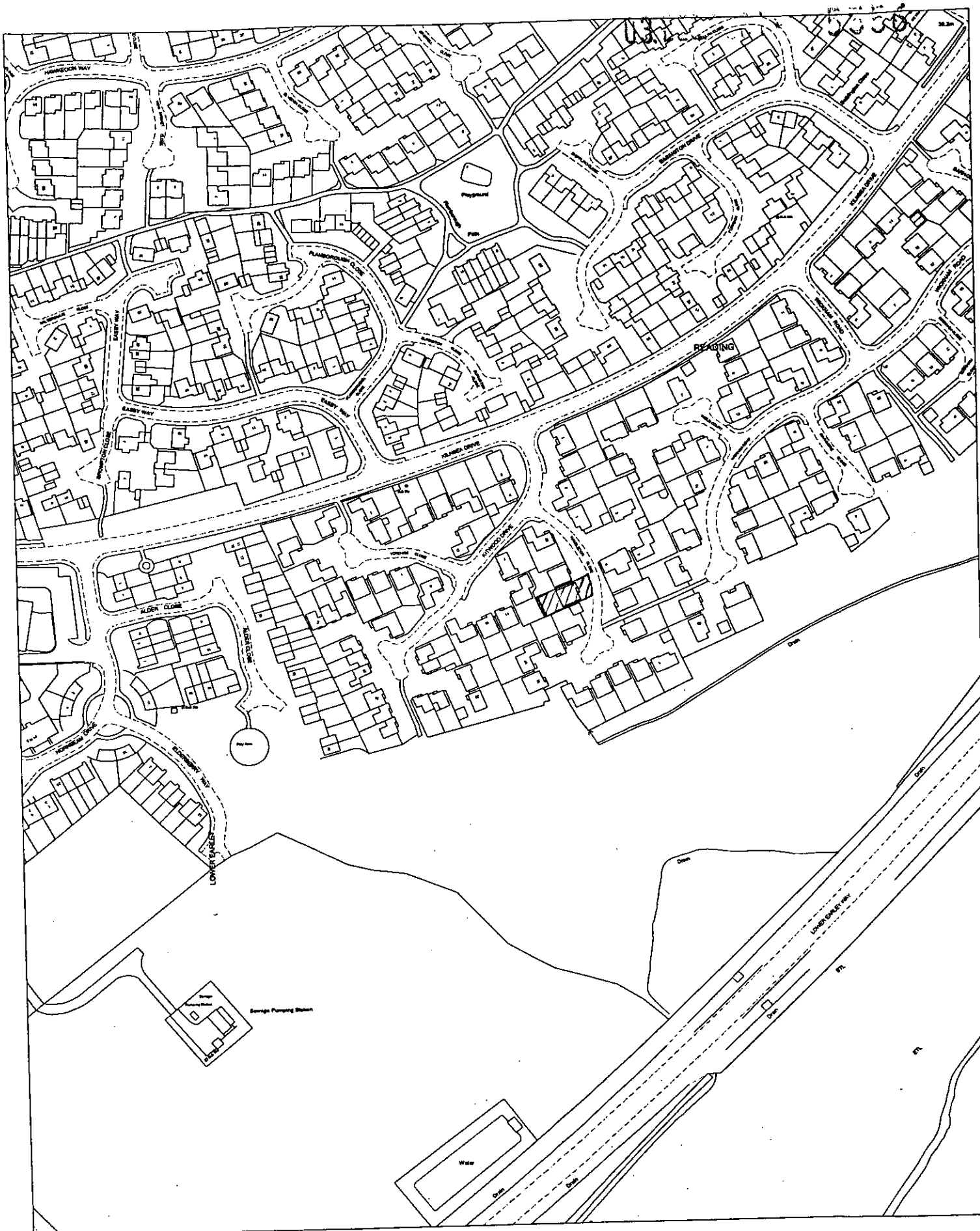
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 2500

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Date: 26 October 2000

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Development Control Section, Environmental Services, Wokingham District Council.

5 December 2001 Scale: 1 : 1250

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