APPLICATION NO:
F/2002/6444

LOCATION:
4 Doddington Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs A W Paulus C/O Andesign

PROPOSAL:
Proposed erection of two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **26/05/2002**
28 day expiry 31/5/02
APPLICATION WILL HAVE EXPIRED ON: 18/06/2002

CASE OFFICER: **Francis Leo**

REFUSED

D1 390

R/A/1/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A W Paulus
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2002/6444

Parish: **EARLEY**

Location: **4, Doddington Close, Lower Earley, Reading.**

Proposal: **Proposed erection of two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extension by virtue of its bulk, size and massing would result in an unneighbourly form of development having an overbearing impact and leading to a loss of light to the rear of 3 Doddington Close, detrimental to the amenities of those occupiers. As such the proposal is considered contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

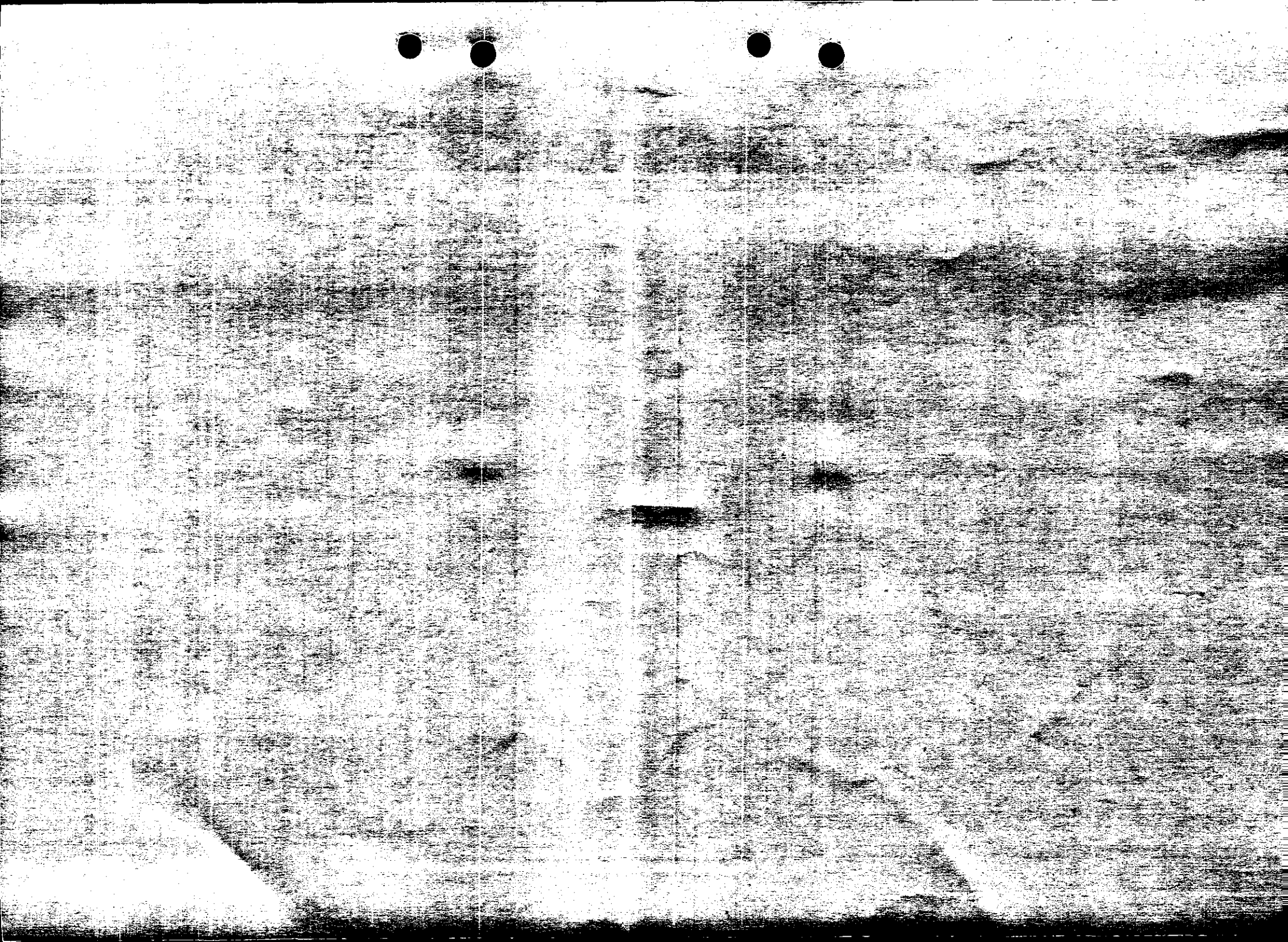
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6444	PL
BUILDING CONTROL NUMBER	BX 2002/3066	Sordl
~~APPLICANT~~/AGENT	Ardesign	
ADDRESS OF SITE	4 Doddington Close. Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	19/6/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	19/6/02	

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	



WORK SHEET FOR : Francis Leo

Application Number : F/2002/6444

Applicant : Mr & Mrs A W Paulus C/O Andesign.

Location : 4, Doddington Close, Lower Earley, Reading.
Proposal : Proposed erection of two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5/02

Date Registered : 23/04/2002

Earliest Date for Decision : 26/05/2002

Latest Consultation Date/Site Notice Expiry Date : 26/05/2002

This application will have expired on: 18/06/2002. 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 :

ENV Health : No response but ENV Agency response considered for both)
ENV Agency : No objections (landfill site 250 m consultation)

Highways : recommend approval with conditions.

Earley Parish : no objection to extension, but request landscaping proposal for approval ~~to~~ at front of property to lessen impact of the parked vehicles on the street.

adjoining owner : would like the 45° angle to be drawn from the glass panelled door and to check there will be no impact on light into existing playroom no 3.

Planning Issues :

I'd Sett.

LBE1, LBE2
WOS3, WBE1
ENV

Application Number: F/2002/~~1526~~ 6444

Appraisal:
Site located within settlement boundary of Earley.

Impact on visual amenity/streetscene
Policies LBE1/2 of LALP; WBE1 of WDLP

First floor level extension would be set back by 1m from the front face of house and as such would appear to be subordinate to main dwelling. As such there would be no adverse impact on the streetscene.

Impact on amenity of neighbouring occupiers
Policies LBE1/2 of LALP; WBE1 of WDLP

Due to position and relationship with the adjoining property to the south west, 5 Doddington Close it is not considered that the amenities of neighbouring occupiers would be adversely affected.

The property to the north east, 3 Doddington Close is set back from the rear most wall of the application site by 1.8m. The proposal would infill the area behind the existing garage at no.4 extending 1m beyond the existing rear wall. As the extension would be 2 storey with a total projection of 2.8m beyond the rear of no.3 the proposal is considered to be overbearing and resulting in loss of light to the garden of the adjoining property to an unacceptable degree. As such it would be detrimental to the residential amenity of these occupiers, contrary to policies LBE1/2 of LALP and WBE1 of WDLP.

Highway Issues

No highway objection raised subject to conditions including widening of the drive. Adequate on-site parking has been shown. Earley Town Council has raised concern re: parking on the frontage. Similar situations exist in all such estates in Earley.

Recommendation: ~~**Approval:** ☐~~ **Refusal:** ☑

Reason for Refusal:

The proposed extension by virtue of its bulk, size and massing would result in an unneighbourly form of development having an overbearing impact and leading to a loss of light to the rear of 3 Doddington Close, detrimental to the amenities of those occupiers. As such the proposal is considered contrary to policies LBE1 and LBE2 of LALP and WBE1 of WDLP.

Application Number F/2002/6444
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: AP. [signature]
(Development Control Manager)

Date: 12.6.02

RECORD OF SITE VISIT

SITE ADDRESS: 4 Doddington Close Lower Earley Reading. APPLICATION NUMBER: F/2002/6444	OFFICER: Francis Leo DATE OF SITE VISIT: 30/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ?	Yes
2. DESCRIPTION OF SURROUNDINGS	2 Storey · garage to side
3. DESCRIPTION OF SITE/BUILDING	Same
4. RELATIONSHIP TO ADJOINING PROPERTIES	No 3. has 2 Stone ends on the side [illegible] 1 at rear 1st Floor windows and ground floor patio door

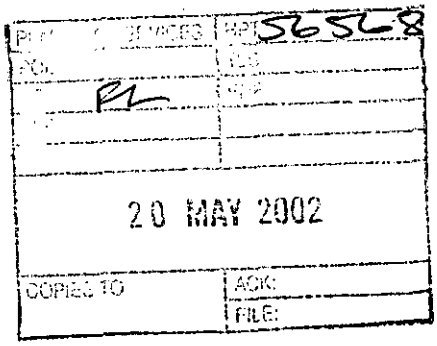
5. SITE CONSTRAINTS

TREES	at rear of garden
ACCESS/PARKING	- at front
LEVELS	
BOUNDARY TREATMENT	1.8m high timber fence
OTHERS	

ENVIRONMENT AGENCY

Our Ref : SP/2002/005729-1/1
Your Ref : F/2002/6444

Date : 17 May 2002



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

FAO: Francis Leo

Dear Sir

2 STOREY SIDE EXTENSION TO DWELLING

4 DODDINGTON CLOSE LOWER EARLEY READING

Thank you for your letter dated 3 May 2002, received on 7 May 2002. Please quote the following reference in any correspondence: SU77SE/1/24. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

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
SU755702	208m	Reading University	Industrial and Commercial

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

Water Conservation

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

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

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.

Wildlife Conservation

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

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.

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 faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Andesign

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 May 2002 15:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

REQUIRES A REPLY.

OB

F/2002/6444

PLANNING SERVICES	HPT
PSL	TLS
DC	ENF
APP	
CS	
20 MAY 2002	
COPIES TO	ACK: 21/5/02
	FILE:

****

NatureofEmail: Comment
ApplicationNumber: F/2002/6444
Correspondent_FullName: Mr & Mrs Ryan
Correspondent_StreetAddress: 3 Doddington Close
Correspondent_Address2: Lower Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 4BJ
Correspondent_Telephone: 0118 9753356
Correspondent_Email:

Comments:

Hello,

Please can you check that the light into the dining room of 3 Doddington Close will not be impacted by the extension. As on the plans a 45 Degree angle has been drawn from the dining room window and not from the glass panelled door. Also can you please check that there will be no impact on the light into the existing playroom of number 3 as the glass panelled doors of this room will be immediately opposite the new extension.

We look forward to your response on the above.

Many Thanks,

Mr & Mrs Ryan

FROM: Francis Leo

DELEGATED

DATE: 03 May 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6444

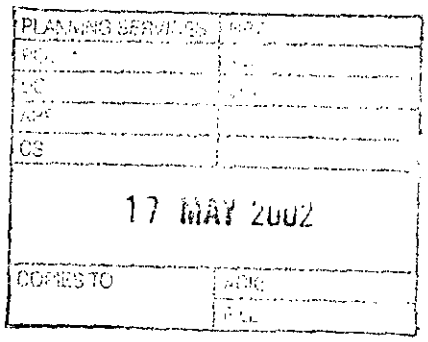
Proposal: Proposed erection of two storey side extension to dwelling..

Site Address: 4, Doddington Close, Lower Earley, Reading.

Applicant: Mr & Mrs A W Paulus C/O Andesign.

Your observations are required in respect of this application **by 26/05/2002** .

Whilst Councillors had no objection to the extension proposed, there was concern about the amount of front garden which would be taken up by parked vehicles. It is requested, therefore, that should the Planning Officer be mindful to approve this application, a condition should be imposed requiring the applicants to submit landscaping proposals for approval, to lessen the impact of the parked vehicles on the street scene.



SIGNED: _____ DATE: 16 MAY 2002

Clerk To Earley Parish/Town Council.

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 24/6 Time 3.40

WHILE YOU WERE OUT

Name Mr Paulus

Of

Phone No. 9210832 Ext.

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

MESSAGE Refusal F/2002/6444

4 Donnington Close, Lower Earley

Wants to see the files of any

comments made. Francis Leo said

none had been made but his neighbour

says she did make a comment relating

Signed to her light. Mr Paulus says they

followed this structurally and can't see why it was refused.
His architect says there was opposition to it.

Please can you ring & clarify.

Sandra

Spoke to applicant 24/6.
Suggested 1m set back at first floor level at rear ie. in line with existing rear elevation and set back at front reduced 0.5m. Revised ggds to be sent in.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 03 May 2002

Application Number: F/2002/6444

Proposal: Proposed erection of two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
4, Doddington Close, Lower Earley, Reading.

Applicant:
Mr & Mrs A W Paulus C/O Andesign.

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).

C4A9, R4A9

C122, R122

NOT. – Crossing extended to accommodate the widened driveway.

Signed: _____ **Print name:** Adam 9/5/02

Application Number : F/2002/6444	Map No : 58
Case Officer : FL	Site Area : 0 03
Valid Date : 23.4.02	Received Date: 23/04/2002

Level : Delegated Application

Description : Proposed erection of two storey side extension to dwelling.

Location : 4, Doddington Close, Lower Earley, Reading.

Parish : EA Ward : RED 3.5.02 TB

Applicant : Mr & Mrs A W Paulus C/O Andesign.

Fee Required: £110 Fee Received: £110 (8)

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 3.5.02 -13.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health - Landfill Site 250m Consultation

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 site 250m Consultation

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

No pre-apps

NEIGHBOURS

S/N. + see map

Organisation_Name	Building_Name	address1	Postcode
		10DODDINGTON CLOSEREADING	RG6 4BJ
		11DODDINGTON CLOSEREADING	RG6 4BJ
		12DODDINGTON CLOSEREADING	RG6 4BJ
		3DODDINGTON CLOSEREADING	RG6 4BJ
		4DODDINGTON CLOSEREADING	RG6 4BJ
		5DODDINGTON CLOSEREADING	RG6 4BJ
		34DODDINGTON CLOSEREADING	RG6 4BJ
		35DODDINGTON CLOSEREADING	RG6 4BJ
		36DODDINGTON CLOSEREADING	RG6 4BJ
		37DODDINGTON CLOSEREADING	RG6 4BJ
		38DODDINGTON CLOSEREADING	RG6 4BJ
		39DODDINGTON CLOSEREADING	RG6 4BJ

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

Tel: 0118 974 6502

Date: 03 May 2002

My ref: F/2002/6444

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6444
4, Doddington Close, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6444**
4, Doddington Close, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

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

Tel: 0118 974 6502

Date: 03 May 2002

My ref: F/2002/6444

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F 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/2002/6444
4, Doddington Close, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6444**
4, Doddington Close, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: 0118 974 6502

Date: 03 May 2002

My ref: F/2002/6444

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6444
4, Doddington Close, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6444**
4, Doddington Close, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

Received by Wokingham District Council

Application No: F/2002/6444

PROPOSAL:
Proposed erection of two storey side extension to dwelling.

LOCATION:
4, Doddington 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/2002/6444 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2002. 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
03 May 2002

Environmental Services

For office use only.
Application number: 6444

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. A. W. PAULUS
	Address and postcode	4 DODDINGTON CHOSE
		LOWER EARLEY
		READING, BERKS
		RG6 4BJ
	Phone number	9210832
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	978416S
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.	AS ABOVE
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.	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: 3	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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. A. W. PAULUS

Date 22/4/2002

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

MASTER CARD FOR

ADDRESS DODDINGTON CLOSE PARISH EARLEY

PLOT No. AREA PE LOWER EARLEY ORD. SHEET No. SU.75-70 S

BUILDER " " " "

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1766/73	NEW GUARANTEE TRUST OF JERSEY	O/L. RES. DEV.	3.8.76	N/A F
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235/95	BOVIS	ROADS ETC.	24.11.77 15.12.77	N/A CIA
13956 ALL	T.A. FISHER	O/L. RES. DEV.	23.10.80	N/A CIA
17689 PLOTS 10	BRYANT	DISTR. ROADS & UNDERGROUND	1.7.82	N/A CIA
18484 PE ONLY	"	SUB COMPOUND	16.12.82	N/A CIA
18804	"	ROAD NO. 7 - ACCESSWAYS &	10.2.83	N/A CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 232/83

DRAINAGE

074

ADDRESS 4 DODDINGTON CLOSE PARISH EARLEY

PLOT No. 127 AREA PE LOWER EARLEY ORD. SHEET No. SU.75-70 S2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18052	BRYANT	S/DET. HOUSE & GARAGE	23.9.82	N/A CIA
6R19463	"	"	17.11.82	APP N/A
F/2002/6444	Mr. & Mrs. Paulus	2 SH/S flat		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

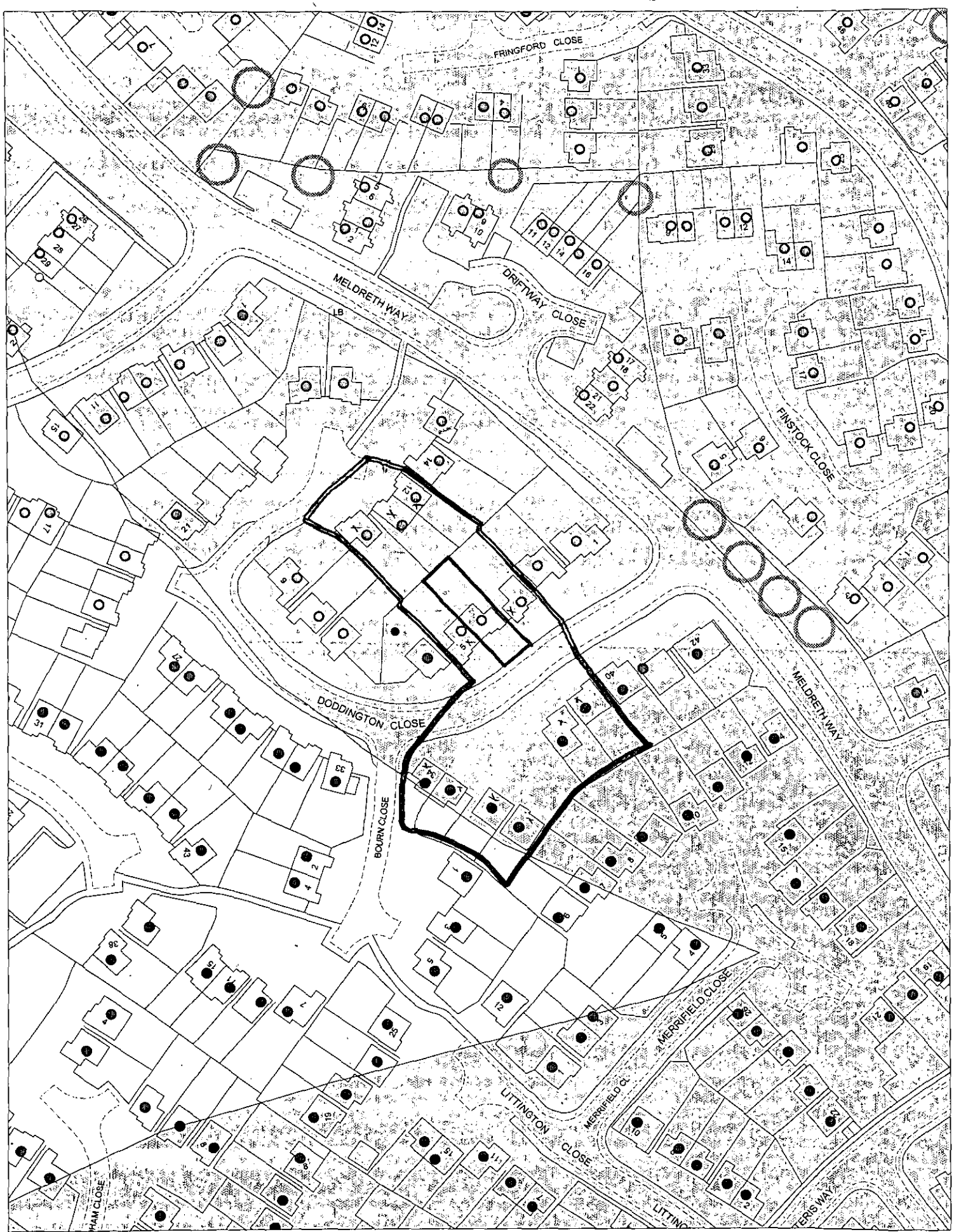
091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6444**
CASE OFFICER: **Francis Leo**
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				

23.APR.2002* 6444



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Development Control Section, Environmental Services, Wokingham District Council.
30 April 2002 Scale: 1 : 1250

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