SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2000/3057

LOCATION:
22 Blackthorn Close, Earley Reading.

APPLICANT:
Mr Keough & Ms Williamson C/O Robert Rigby Architects

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **26/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 13/02/2001

CASE OFFICER: **Karen Wildsmith**

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Keough & Ms Williamson
C/O Robert Rigby Architects
42 Portman Road
Reading
Berkshire
RG30 1EA

Application Number: F/2000/3057

Parish: **EARLEY**

Location: **22, Blackthorn Close, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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 flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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. The proposed space at the south of the site will be constructed of a bonded material, and the associated crossing extended to accommodate the access to this space.

Condition
6. The proposed car port will not have doors.

Condition
7. 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. In the interest of highway safety and convenience.

Reason
6. In the interest of highway safety and convenience and to ensure a satisfactory form of development.

Reason
7. 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:

Loddon Area Local Plan Policies LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 22/03/2001

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 6430 (Direct Line)
E-mail: Karen.Wildsmith@wokingham.gov.uk
Date. 31 October, 2001
My ref. BC/DC/2000/3057

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

Ms M Williamson & Mr R Keogh
c/o Robert Rigby Architects
42 Portman Road
Reading
RG30 1EA

Dear Sirs

PLANNING PERMISSION 2000/3057
SITE: 22 BLACKTHORN CLOSE, EARLEY

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 2000/3057 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

KAREN WILDSMITH
Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 13 September, 2001

My ref. CD/FP2001/2186(3057)

Robert Rigby Architects
42 Portman Road
READING
Berkshire
RG30 1EA

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
E-mail:

Dear Sirs,

TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS AT 22 BLACKTHORN CLOSE, EARLEY

Thank you for your Building Regulations Application Number FP2001/2186 received on 21 August.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 3 of Planning Permission F/2000/3057 removed Permitted Development rights in respect of windows in the side walls.

If you are intending to pursue this proposal would you please submit a planning application to this department by 4 October. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Alternatively you may wish to apply for a Variation of Condition but the fee for that is £95.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Ms Williamson & Mr Keogh

Spoke to Robert Rigby.
See Plan 3A filed with letter recd 2/2/01.
showing side windows.
OK CD 17/9/01

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3057	KW
BUILDING CONTROL NUMBER	BP 2001/2186	North
~~APPLICANT~~/AGENT	Robert Rigby Architects	
ADDRESS OF SITE	22 Blackthorn Close HARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Site plan 11A.	✓
ELEVATIONS	505 10A	505 03A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? restrictive condition 3M blank windows	BC - 2 additional first floor side windows - additional rear door.	
DATE	11/9/01	

Seen KW + Mike Thorpe.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	11/9/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Neil

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

8 December 2000
505/KBC/7A

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

10 DEC 2000 3157

Dear Sirs

Re: Proposed Extension to 22 Blackthorn Close, Reading

I enclose the documents listed below, which constitute our application for planning approval for the above domestic extension and would be pleased if you would consider this application at your earliest convenience.

I confirm having had a preliminary consultation with the duty planning officer, regarding these proposals to confirm their viability.

Should you require any further information relative to this application, please do not hesitate to contact me.

Yours faithfully

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

Encs: Six copies of application form
Six copies of drawings 505/1 and /3
Six copies of Ordnance Survey/location plans
One cheque in the sum of £95.00 in payment of the proscribed fees.

3057

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

Fax

To:	Robert Rigby Architects	**Tel:**	0118 959 4932
		Fax:	0118 959 4932
From:	Miss Karen Wildsmith	**Tel:**	0118 974 6430
	Planning Enforcement Officer	**Fax:**	0118 974 6484

Re: PROPOSED EXTENSION TO 22 BLACKTHORN CLOSE READING F/2000/3057

CC:

Number of pages including cover sheet: 3

Date: 5/03/01

Please find attached a copy of my most recent letter to you with the comments on your plans from our Highways Officer. I am concerned that I have not received a reply from you. Please let me have the further information requested, as it is delaying the decision on this planning application.

.....

Received by Wokingham District Council

Application No: F/2000/3057

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
22, Blackthorn Close, 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 Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2001. 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

02 January 2001

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

Tel: 0118 974 6502

Date: **02 January 2001**

My ref: F/2000/3057

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2000/3057
22, Blackthorn Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/3057**
22, Blackthorn Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Lissaman

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

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

Tel: 0118 974 6502

Date: **02 January 2001**

My ref: F/2000/3057

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/3057
22, Blackthorn Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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If you have any questions please do not hesitate to contact **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/3057**
22, Blackthorn Close, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2000/3057

Applicant : Mr Keough & Ms Williamson C/O Robert Rigby Architects.

Location : 22, Blackthorn Close, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : 5/1/01

Date Registered : 19/12/2000

Earliest Date for Decision : 26/01/2001

Latest Consultation Date/Site Notice Expiry Date : 26/01/2001

This application <u>will have expired on</u>: <u>13/02/2001.</u> 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 :

Highways : Comments and conditions on car parking

Earley Town Council : No objection.

Planning Issues :

Parking

Application Number: F/2000/3057

Appraisal :

The proposed development is within the identified settlement of Earby

The proposal is for a carport in front of the garage with the construction of bedrooms and a bathroom above. The proposal is also for a single storey rear extension.

The only consultation response was from Highways who have negotiated a new parking arrangement at the property.

New windows are to be added to the front and rear elevations, and patio doors to the rear single storey extension. No side windows are proposed.

The proposal is in keeping with other properties in the street scene and should not have an adverse impact upon neighbouring properties.

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

Application Number F/2000/3057
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	"flank walls of the extension"
4	C049	R049	
5			Proposed space at the South of the
			Site will be constructed of a
			bonded material, and the associated
			crossing ~~to~~ extended to
			accommodate the access to
			this space.
			Reason: In the interest of highway
			safety and convenience.
6			Proposed car port will not have
			doors
			Reason: In the interests of highway
			safety and convenience and to
			ensure a satisfactory form of
			development.
7	C122	R122	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1 LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

John Mitchell
22/03/07

RECORD OF SITE VISIT

SITE ADDRESS: 22 Blackthorn Close Earley Reading.

APPLICATION NUMBER: F/2000/3057

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 5/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
next to A329M in dead end rd. Allotments + access to them to side - rear of property.

3. DESCRIPTION OF SITE/BUILDING Modern terraces this one with garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
End of terrace

5. SITE CONSTRAINTS

TREES NO

ACCESS/PARKING there is parking, but quite congested. room for garage plus 1 2 cars. *

LEVELS

BOUNDARY TREATMENT

OTHERS Established trees outside property border + fence

* Proposed dept is above a car port - but no incr in plug area.

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 02 January 2001

Application Number: F/2000/3057

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

Site Address:
22, Blackthorn Close, Earley, Reading.

Applicant:
Mr Keough & Ms Williamson C/O Robert Rigby Architects.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

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

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

The plan should be at 1:500 scale and include the extent of the driveway.

Signed: _____ **Print name:** Adam Coggins 9/1/01

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 07/03/01
Re: Extension to 22 Blackthorn Close, Reading

F/2000/3057

Hi Adam,

I have finally received a 1:100 plan showing the parking arrangements at the above address. I have attached your previous comments. Can I have all the plans and letters back for the file when you have made your additional comments.

Thanks

Karen

CONDITIONAL APPROVAL.

Comment.

The space proposed at the north of the site will not be provided. In this instance and without prejudice to our standards the Highway Authority will accept 3 parking spaces.

Conditions

1. C049, R049.
2. Proposed space at the south of the site will be constructed of a bonded material, and the associated crossing extended to accommodate the access to this space.
   R: 1HS&C. In the interest highway safety & convenience
3. Proposed car port will not have doors.
4. C122, R122.

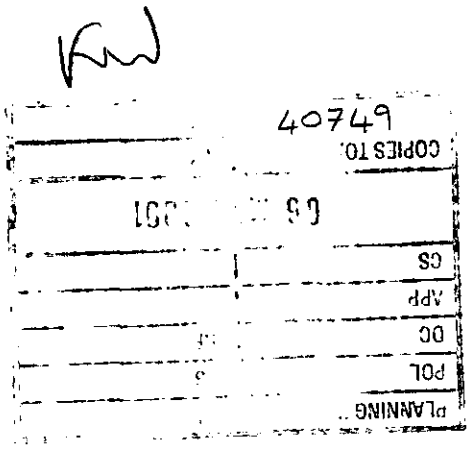
NOT

Adam Coggins 7/3/01

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

2 March 2001
505/KBC/7F

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



For Attn: Ms Karen Wildsmith

Dear Ms Wildsmith

Re: Proposed Extension to 22 Blackthorn Close, Reading
Planning Application number F/2000/3057

Further to our telephone conversation today, we enclose, as agreed, six copies of our drawing 505, which is, as requested, a 1:100 scale site plan.

You will note that, on the basis of information recently forwarded to us, indicating that the highway pavement continues down the side of the property of number twenty-two and then just 'dies', we have re-sited the third parking space from half on the pavement and half on the site, to a new position totally located in the front garden. This makes, as required for the planning application, four parking spaces.

I trust that this now clarifies all details for the application, and look forward to receiving your approval in due course.

Yours sincerely

Brian D Gibbs

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 07/03/01
Re: Extension to 22 Blackthorn Close, Reading

F/2000/3057

Hi Adam,

I have finally received a 1:100 plan showing the parking arrangements at the above address. I have attached your previous comments. Can I have all the plans and letters back for the file when you have made your additional comments.

Thanks

Karen

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

Fax

To:	Robert Rigby Architects	**Tel:**	0118 959 4932
		Fax:	0118 959 4932
From:	Miss Karen Wildsmith	**Tel:**	0118 974 6430
	Planning Enforcement Officer	**Fax:**	0118 974 6484

Re: PROPOSED EXTENSION TO 22 BLACKTHORN CLOSE READING F/2000/3057

CC:

Number of pages including cover sheet: 3

Date: 5/03/01

Please find attached a copy of my most recent letter to you with the comments on your plans from our Highways Officer. I am concerned that I have not received a reply from you. Please let me have the further information requested, as it is delaying the decision on this planning application.

Tel: (0118) 974 6430 (Direct Line)
Fax: (0118) 974 6484
Email: Karen.Wildsmith@wokingham.gov.uk
Date: 13 February 2001
My ref: F/200/3057
Your ref: 505/KBC/7D

Robert Rigby Architects
42 Portman Road
Reading
RG30 1EA

Dear Mr Rigby,

PROPOSED EXTENSION
PLANNING APPLICATION NUMBER F/2001/3057

Thank you for your amendments to the planning application with your letter dated 2nd February 2001 regarding the above property.

Please find enclosed a copy of the further comments from our Highways officer. Could you please let me have another plan, at 1:100 scale, to show the parking arrangements. I would appreciate it if you could send a copy of the additional plan to myself, as I shall then consult internally in the Department.

Yours sincerely,

Miss Karen Wildsmith
Planning Enforcement

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2000/3057

YOUR REF: F/2000/3057

TO: Karen Wildsmith, Planning

CC:

DATE: 7th February 2001

PLANNING APPLICATION F/2000/3057
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION
22 BLACKTHORN CLOSE EARLEY READING

COMMENT

The proposed parking layout is not acceptable to the Highway Authority. The area for turning into and out of space no.1 does not meet highway standards and space no.4 encroaches onto the public highway. The applicant must submit a revised plan, at 1:100 scale, which clearly shows where these spaces will go.

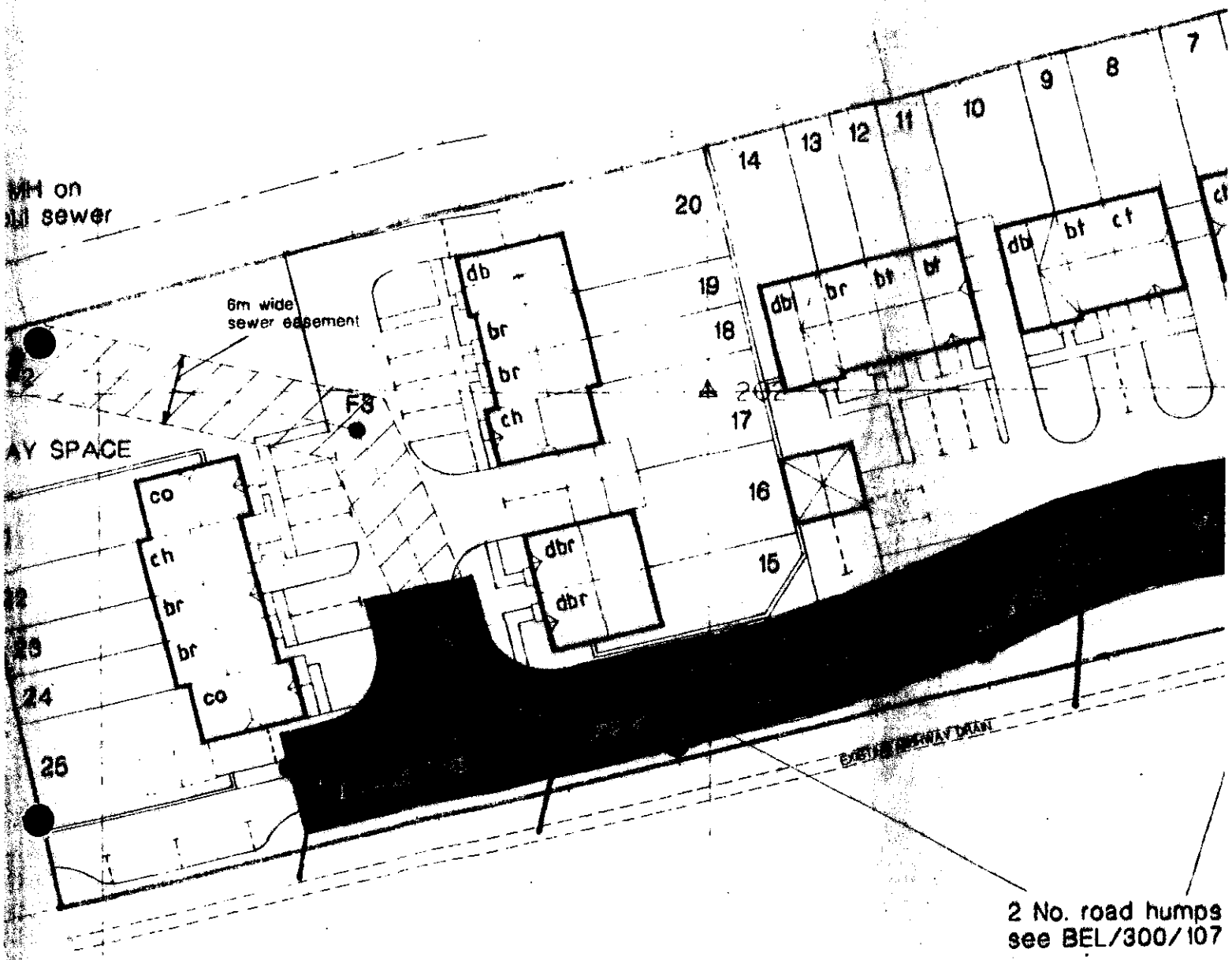
I attach a copy of Drawing No. 2100/1035A/1, from Agreement No. 883, which shows the shaded area as public highway of which no one has a right to park on.

If these spaces cannot be accommodated satisfactorily the Highway Authority would not look favourably on the application.

Adam Coggins



Highways Officer



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2 No. road humps
see BEL/300/107

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 09/02/01
Re: Extension to 22 Blackthorn Close, Reading

F/2000/3057

Thank you for your comments dated 9/01/01. Please find attached a 1:500 scale plan illustrating the parking. Does this satisfy your qyery?

Please could I have your comments on the amended plans.

Karen

39576

KW

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

COPIES TO: ACK: FILE:

2 February 2001
505/KBC/7D

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

For Attn: Ms Karen Wildsmith

Dear Ms Wildsmith

Re: Proposed Extension to 22 Blackthorn Close, Reading
Planning Applications number F/2000/3057

Further to our telephone conversation earlier today I enclose as agreed, 6 copies of our drawing 505/3A and would be pleased if these could be substituted for those previously issued.

As confirmed to you, we inadvertently amended an obsolete drawing to incorporate the additional side elevation previously requested. As a result, the previous drawing did not show the proposed side elevation first floor bathroom windows.

This latest drawing therefore includes these, together with the side elevation. All other design matters being in accordance with the previous enclosures.

I trust that this clarifies the full details of the application and apologise for any inconvenience our oversight might cause.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

PLANNING SERVICES | HPT 39634
POL | TLS
DC | ENF KW
APP | robert RIGBY Architects
CS |
07 FEB 2001
COPIES TO: | ACK:
FILE:

42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

6 February 2001
505/KBC/7E

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

For Attn: Ms Karen Wildsmith

Dear Ms Wildsmith

Re: Proposed Extension to 22 Blackthorn Close, Reading
Planning Applications number F/2000/3057

Further to our recent letter dated 5 January 2001, which included amended drawings to accompany the above planning application, we have realised that those drawings are incorrect. Please would you substitute the enclosed six copies of the correct drawing, which is 1:100 scale, (drawing number 505/03/Revision A). We believe that a 1:50scale drawing was sent to you in error.

This substitution is as agreed during our telephone conversation last Friday 3 February.

Yours sincerely

Brian D Gibbs

PLAN 59242
POL
DC
APP
CS
29 JAN 2001
COPIES TO:
ACK:
FILE:

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

26 January 2001
505/KBC/7C

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

For Attn: Ms Karen Wildsmith

Dear Ms Wildsmith

Re: Proposed Extension to 22 Blackthorn Close, Reading
Planning Applications number F/2000/3057

I am replying to your letter dated 18 January, requesting a further 500 scale site plan of the above premises, on which we are required to mark four vehicle parking spaces.

Please find enclosed, five copies of the amended plan. Two have been marked with the perimeter of the site in pink and two have been marked with the four parking spaces, in yellow.

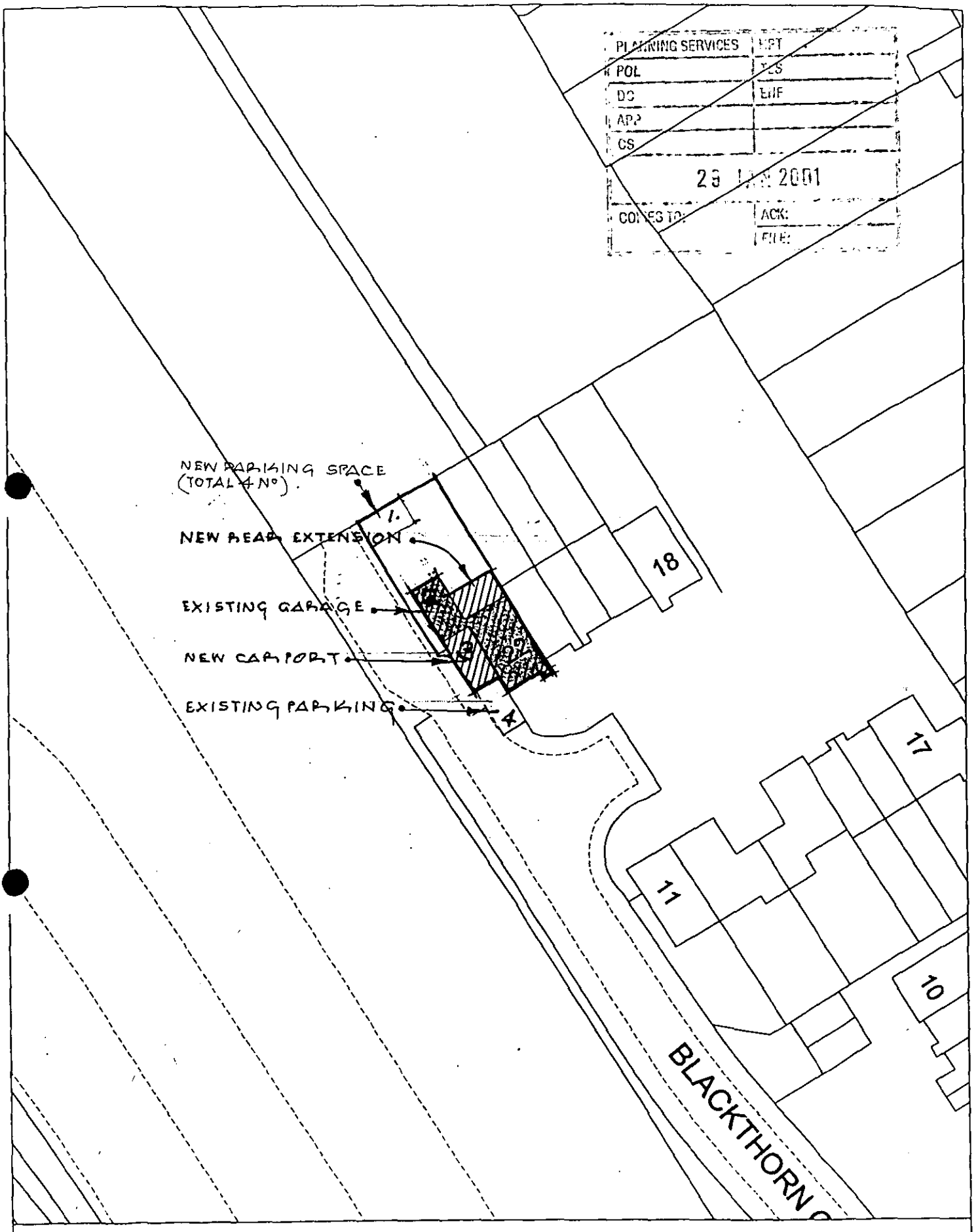
Three of these parking spaces exist; the fourth space has been created at the rear of the site, gaining entry from the section of road on the west of the property.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

CC Client



Site Plan, Scale: 1 to 500

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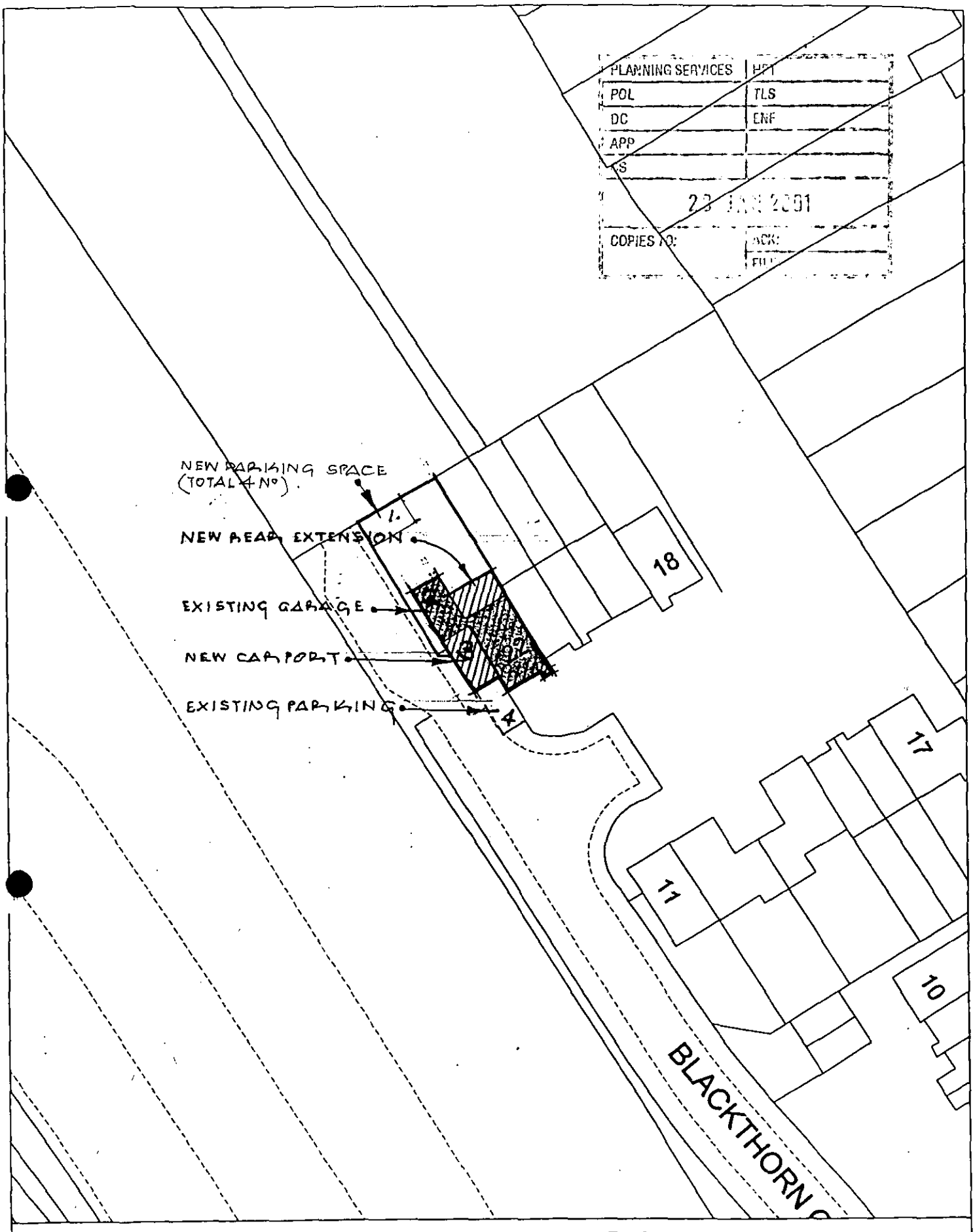
Date: 14 December 2000



Site Plan, Scale: 1 to 500

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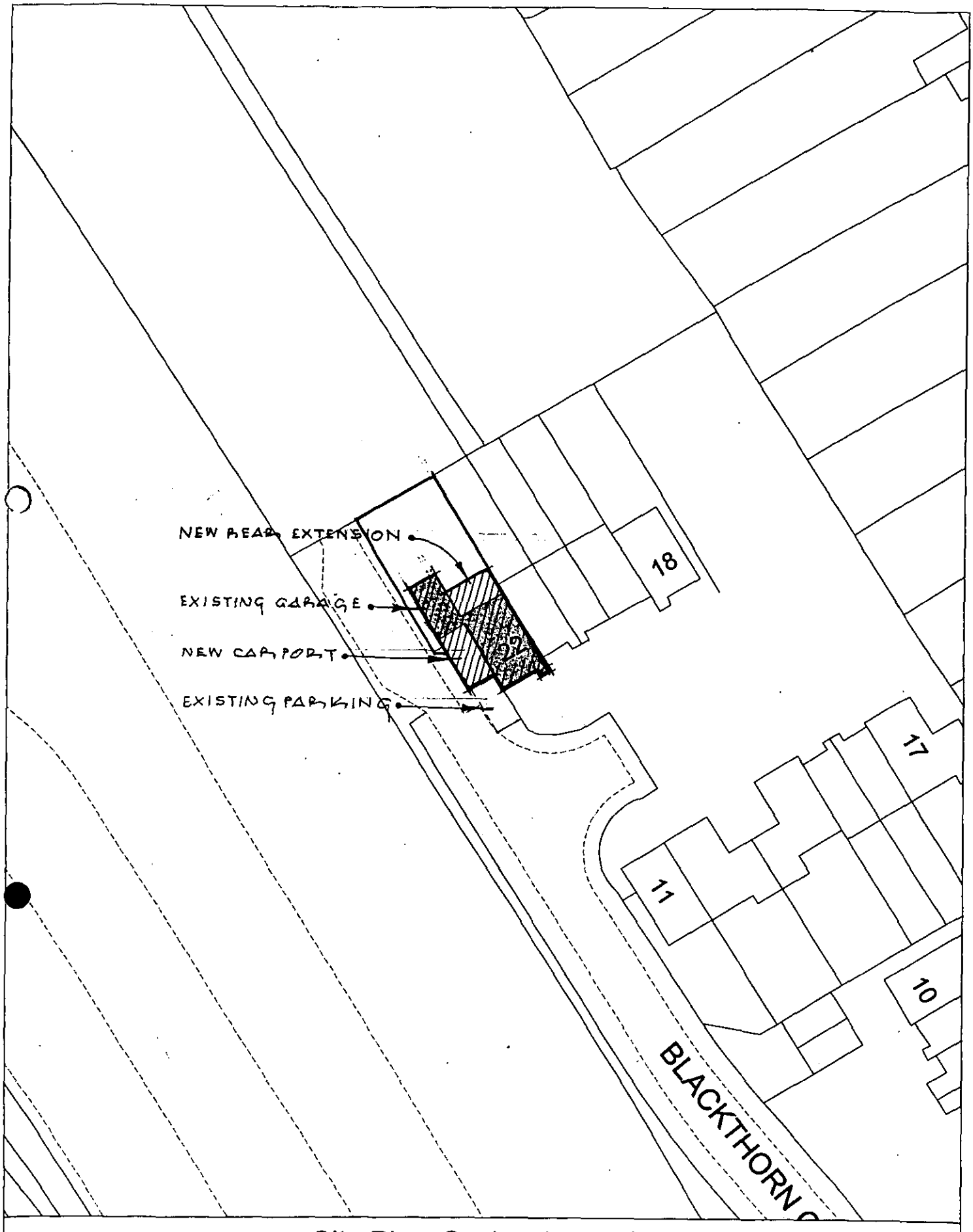

Site Plan, Scale: 1 to 500

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Date: 14 December 2000

N
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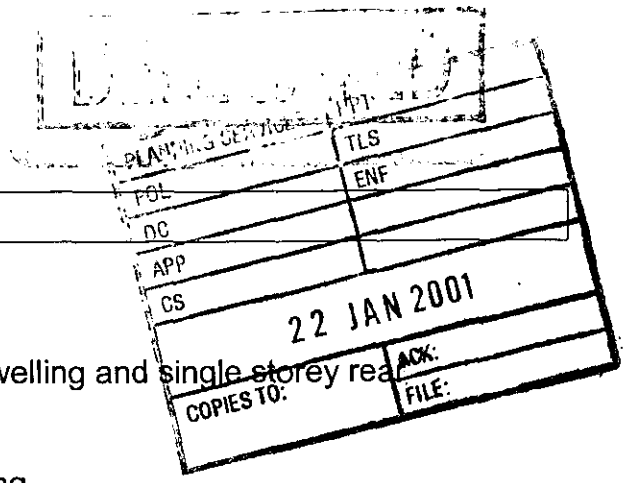
FROM: Karen Wildsmith

DATE: 02 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3057

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 22, Blackthorn Close, Earley, Reading.

Applicant: Mr Keough & Ms Williamson C/O Robert Rigby Architects.

Your observations are required in respect of this application **by 26/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: _____

Clerk To Earley Parish/Town Council.

Tel: (0118) 974 6430 (Direct Line)
Fax: (0118) 974 6484
Email: Karen.Wildsmith@wokingham.gov.uk
Date: 18 January 2001
My ref: F/2000/3057
Your ref: 505/KBC/7B

Robert Rigby Architects
42 Portman Road
Reading
RG30 1EA

Dear Mr Rigby,

PROPOSED EXTENSION TO 22 BLACKTHORN CLOSE, READING
PLANNING APPLICATION NUMBER F/2000/3057

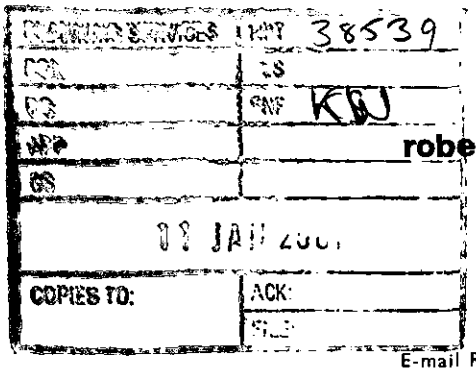
Thank you for your letter dated 5th January 2001 regarding the above property.

I and confirm that it is not necessary for you to serve notice on the owner of any adjacent premises, under Part 2 of Schedule 2 of the Town and Country Planning (General Development Procedure) Order 1995.

Please find enclosed a copy of the comments from our Highways officer. I would appreciate it if you could send a copy of the additional plan to myself, as I shall then consult internally in the Department.

Yours sincerely,

Miss Karen Wildsmith
Senior Minerals and Waste Officer
Enforcement / Minerals & Waste



robert RIGBY **Architects**
42 Portman Road
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E-mail RIGBY_ARCH@compuserve.com

5 January 2001
505/KBC/7B

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

For Attn: Ms Karen Wildsmith

Dear Ms Wildsmith

Re: Proposed Extension to 22 Blackthorn Close, Reading
Planning Applications number F/2000/3057

I acknowledge receipt of your letter dated 2 January 2001, the contents of which we note. Having discussed matters with you earlier today I note that you will be visiting site later today and will clarify any outstanding issues following this.

In the meantime I duly enclose six copies of our drawing 505/3A, amended to incorporate the details of the remaining side elevation, together with six additional copies of the block plan showing parking arrangements.

With regard to the outstanding queries, I also confirm the following:

i) The roof of the existing dwelling and that of the adjacent neighbours is as indicted on our drawing 505/3A.
The proposed new extension roof ridge height equates to the half hip eaves level on the existing end elevation of the dwelling and is therefore some 1200mm below the existing ridge line.

ii) The two storey extension has minimum impact to the adjacent environment, as it flanks the adjacent allotment society access road and the 329M embankment.

iii) The extension design has been co-ordinated to incorporate a cat slide roof to the rear elevation which follows the line of the rear pitch of the existing garage roof (see side elevation drawing 505/3A)

iv) We confirm that no part of the proposed development will encroach onto, over or under any neighbouring property.
It will however, be necessary to provide a weathered flashing to the rear single storey mono-pitch roof at its junction to the adjacent premises, which will involve contact of materials. It will not be necessary to involve any builder's work to any fabric, other than that of our clients.
In view of this we assume that it will not be necessary to serve notice upon the owner of any adjacent premises and now await your confirmation of this as agreed.

I trust that the above clarifies the current queries and we now await your further communication regarding the progress of the application.

Finally we enclose also, the confirmation of site display, duly completed.

Yours sincerely

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

CC Client

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 DEC
Officer: KW	Application No. F/2000/3057

Map No. 41. **Site** 0.02
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 22 BLACKTHORN CLOSE

Parish: EARLEY Ward: WHITEGATES 02.01.01

Applicant: MR KEAGH & MS WILLIAMSON

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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	~~Need dimensions~~ Parking layout not shown	02.01.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other Side elevation? roof higher than next door?		
6	Floor plans		02.01.01	
7	Metric scale disclaimer			
8	Encroachment letter	encroachment?	02.01.01	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.01.21 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing } adj. to stadium
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:

.....
.....
.....

NEIGHBOURS:

Site notice and see map ✓
Adj. to Palmer Park
" " Stadium
Opposite allotments

Environmental Services

For office use only.
Application number: 19 DEC [illegible] 3057

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	Ms M WILLIAMSON & MR R KEOUGH
	Address and postcode	22 BLACKTHORN CLOSE EARLEY READING RG6 1DH
	Phone number	
2	Agent's Name	ROBERT RIGBY ARCHITECTS
	Address and postcode	42 PORTMAN ROAD READING RG30 1EA
	Phone number	0118 9594932
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.	22 BLACKTHORN CLOSE EARLEY READING RG6 1DH
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR & 2 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.	ALL MATERIALS 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4+Study /BED
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 M Williamson & Mrs R Keough.

Date 10-12-00

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

robert RIGBY Architects
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

PLANNING SERVICES
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Planning Services
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Yours sincerely

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

CC Client



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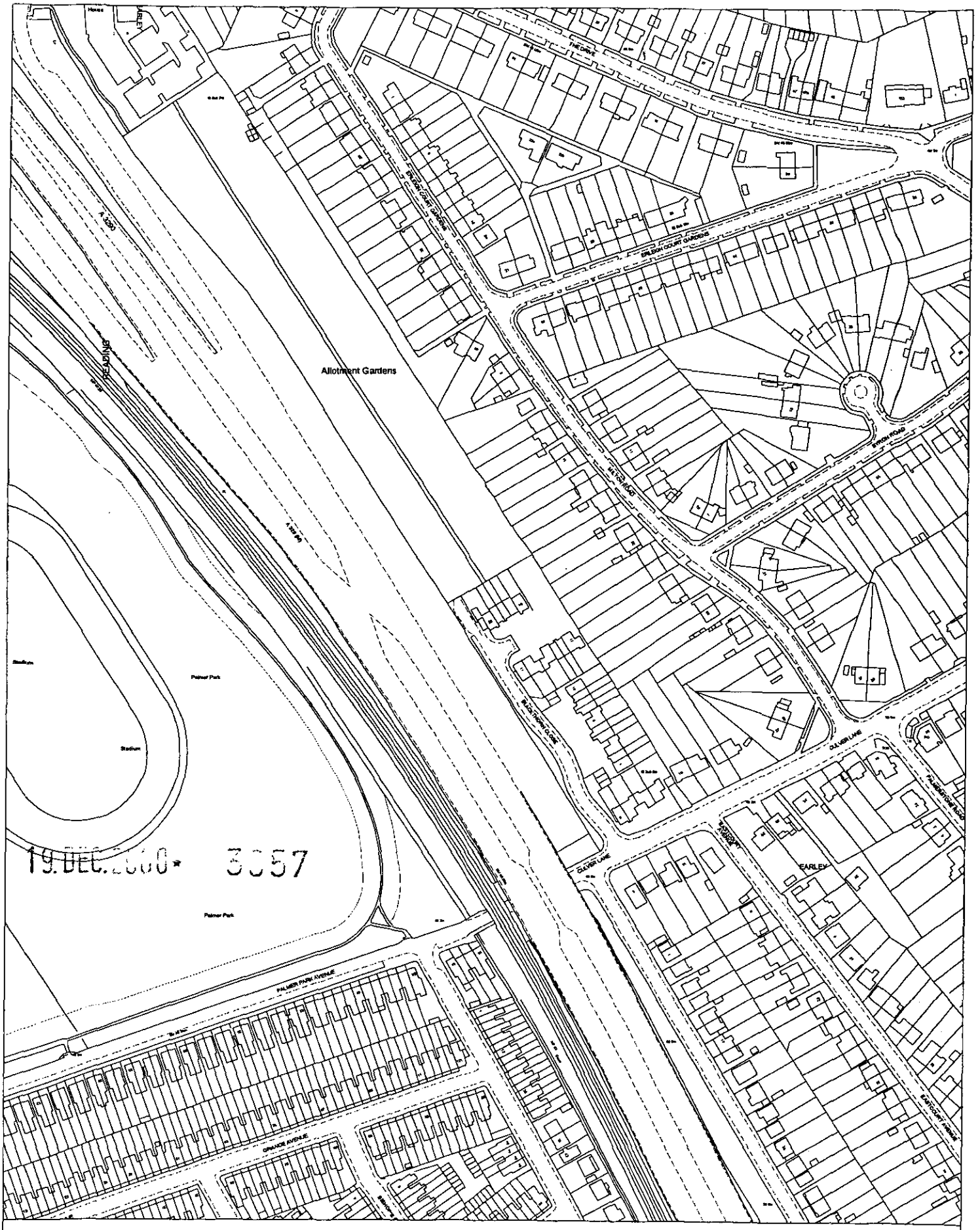
Development Control Section, Environmental Services, Wokingham District Council.

21 December 2000 Scale: 1 : 1250

N W E S



19.DEC.2000* 3057

Site Plan, Scale: 1 to 2500

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Date: 14 December 2000

N
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Site Plan, Scale: 1 to 500

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Date: 14 December 2000

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