X SYSTEMS LTD

APPLICATION NO:
**F/2000/1169**

LOCATION:
**3 Kingsdown Close, Earley Reading.**

APPLICANT:
**Mr S Matharu C/O Mr R E Hodgman**

PROPOSAL:
**Proposed single storey rear extension to dweling.**

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **31/05/2000**

CASE OFFICER: **Joss Miller**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr S Matharu**
**C/O Mr R E Hodgman**
**54 Loxwood**
**Earley**
**Berkshire**

**Application Number: F/2000/1169**

**Parish:** **EARLEY**

**Location:** **3, Kingsdown Close, Earley, Reading.**

**Proposal:** **Proposed single storey rear extension to dweling.**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

**Reason**
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 29/06/2000

**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.**

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1169 | JM |
| BUILDING CONTROL NUMBER. | FP 2000/0066 | |
| APPLICANT/AGENT | Mr R.E Hodgman | |
| ADDRESS OF SITE | 3, Kingsdowne Close Lower Earley. | |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext + internal alterations | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | Rev A | Rev A |
| ELEVATIONS | — | — |
| FLOOR PLANS | — | — |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 29/6/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 5/7/00. | |

| 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 | |

**Application Number F/2000/1169**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | SC01 | SR02 | |
| 2 | SC53 | SR12 | brickwork. |

John Mulcahy
29/6/00

# RECORD OF SITE VISIT

**SITE ADDRESS:** 3 Kingsdown Close Earley Reading.

**APPLICATION NUMBER:** F/2000/1169

**OFFICER:** Joss Miller

**DATE OF SITE VISIT:** 21/5/00

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

**2. DESCRIPTION OF SURROUNDINGS**
Modern estate of semi-d houses.

**3. DESCRIPTION OF SITE/BUILDING**
Semi-d house of brick and tile.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
4 joined — boundary fence.
2. garage to rear and applicants garage halfway down.
1.5m fence to rear.

**5. SITE CONSTRAINTS**

**TREES** \

**ACCESS/PARKING** \

**LEVELS** \

**BOUNDARY TREATMENT** garages completely obscure. any views from 2.

**OTHERS**

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/1169

**Applicant :** Mr S Matharu C/O Mr R E Hodgman.

**Location :** 3, Kingsdown Close, Earley, Reading.
**Proposal :** Proposed single storey rear extension to dweling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 7/5/00 |

**Date of Neighbour Notifications :** 19/4

**Date of Site Visit :** 7/5/00

**Date Registered : 05/04/2000**

**Earliest Date for Decision : 12/05/2000**

**Latest Consultation Date/Site Notice Expiry Date : 12/05/2000**

**Application Expiry Date: 31/05/2000**

**Consultation Responses :**
Earley TC - No objection

**Planning Issues :**
Effect on street scene & neighbouring properties WBEI
Identified settlement.

**Application Number: F/2000/1169**

**Appraisal :**

This application is for a single storey rear extension.

Neighbours

No 4 is joined to the applicant with no extensions. The proposal is 3.3m deep, 5.8m wide and 2.9m high. It is situated to the east of No4.

The majority of the extension will be obscured by the garages (from No2).

The majority of the extension will be obscured from No14 by the boundary fence.

Therefore, any impact on the neighbours regarding overshadowing, overbearing and privacy issues will be minimised.

Street scene.

The majority of the extension will be obscured from the street scene by the main footprint of the house and, therefore, any impact will be minimised.

**Recomendation : Approval:** ☑ **Refusal:** ☐

(tick appropriate box)

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | JKM, |
| 11 MAY 2000 | |
| COPIES TO: | ACK: |
| | FILE |

M. J. Morris
14, Northcourne Close
Earley
Reading
RG6 5YJ

3 Kingstown Cl
Earley

Ref. Application F/2000/1169

Dear Sir,

Following notification of the above application, I took the opportunity to view the relevant plan on 5th May 2000 and would ask that you notify me of any ammendments subsequently made to that plan.

Yours faithfully

M Morris

FROM: Joss Miller

DATE: 18 April 2000

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
23 MAY 2000
COPIES TO: | ACK:
FILE:

# EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1169

**Proposal:** Proposed single storey rear extension to dweling..

**Site Address:** 3, Kingsdown Close, Earley, Reading.

**Applicant:** Mr S Matharu C/O Mr R E Hodgman.

Your observations are required in respect of this application **by 12/05/2000** .

---

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1169

**CONFIDENTIAL**

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA


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


Dear Councillor

**Application Number: F/2000/1169**
**3, Kingsdown Close, Earley, Reading.**
**Proposed single storey rear extension to dweling.**

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/1169**
**3, Kingsdown Close, Earley, Reading.**
**Proposed single storey rear extension to dweling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1169

**CONFIDENTIAL**

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Head of Planning and Transportation

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**3, Kingsdown Close, Earley, Reading.**
**Proposed single storey rear extension to dweling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1169

**CONFIDENTIAL**

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS


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


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Head of Planning and Transportation

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**3, Kingsdown Close, Earley, Reading.**
**Proposed single storey rear extension to dweling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

**Received by Wokingham District Council**

# Application No: F/2000/1169

**PROPOSAL:**
Proposed single storey rear extension to dweling.

**LOCATION:**
3, Kingsdown 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2000. 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**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

| | |
|---|---|
| Start date: ~~26 MAR 2000~~ 5 APR | Map No. 58 Site 0.03 |
| Officer: JM | Application No. F/2000/1169 |

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 3 KINGS DOWNE CLOSE

Parish: EARLEY Ward: Redhatch ✓ 19/4

Applicant: MR MATHARU

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 | red line to road | 29/3 ✓ | 5/4 |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | 29/3 ✓ | 5/4 |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | other side elevation | 29/3 ✓ | 5/4 |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | Possible Encroachment | 29/3 ✓ | 5/4 |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 19/4..... Parish Council Informed - YES / ~~NO~~

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

### OTHERS:

NO PRE-APPS.

### NEIGHBOURS:

S/N + 2, 4, 6, 10 + 11 Kingsdown Close
14 + 16 Northbourne Close

ADDRESS 3 KINGSDOWN CLOSE

PARISH CRAWLEY 1169

PLOT No. 207 Pt AREA U

ORD. SHEET No. SU7470 (5/8

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 07550 | Gough Copper | Semi det hse & garage | 18 1. 79 | NA CA |
| BR 10869 | " " | " " | 2 5. 79 | Ref NA |
| BR 11037 | " " | " " | 23 5 79 | ~~Ref~~ NA |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

# Environmental Services

| For office use only. Application number: | 5 APR 2000 |
|---|---|

05.APR.2000 * 4169

WOKINGHAM DISTRICT COUNCIL

## 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 | Mohinder S Mathar. |
| | Address and postcode | 3 Kingsdowne Close<br>Lower Earley<br>Reading |
| | Phone number | 0118-75312 |
| 2 | Agent's Name | Mr. R. E. Hodgman |
| | Address and postcode | 54 Loxwood<br>Lower Earley<br>Reading |
| | Phone number | 0118-9671467 |
| 3 | Site<br>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. | 3 Kingsdowne Close<br>on the plan |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | r. l. room & kitchen ext'<br>single storey trad'con'. |
| 5 | Are there any trees on the site?<br>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. | bricks to match existing<br>conc'interlocktiles " " " |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Proposed: 3 |
| 10 | Does a public right of way touch the site?<br>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).<br>If you do not have to pay a fee, please say why below. £95 | | |
| | 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 |
|---|---|---|
| | | |

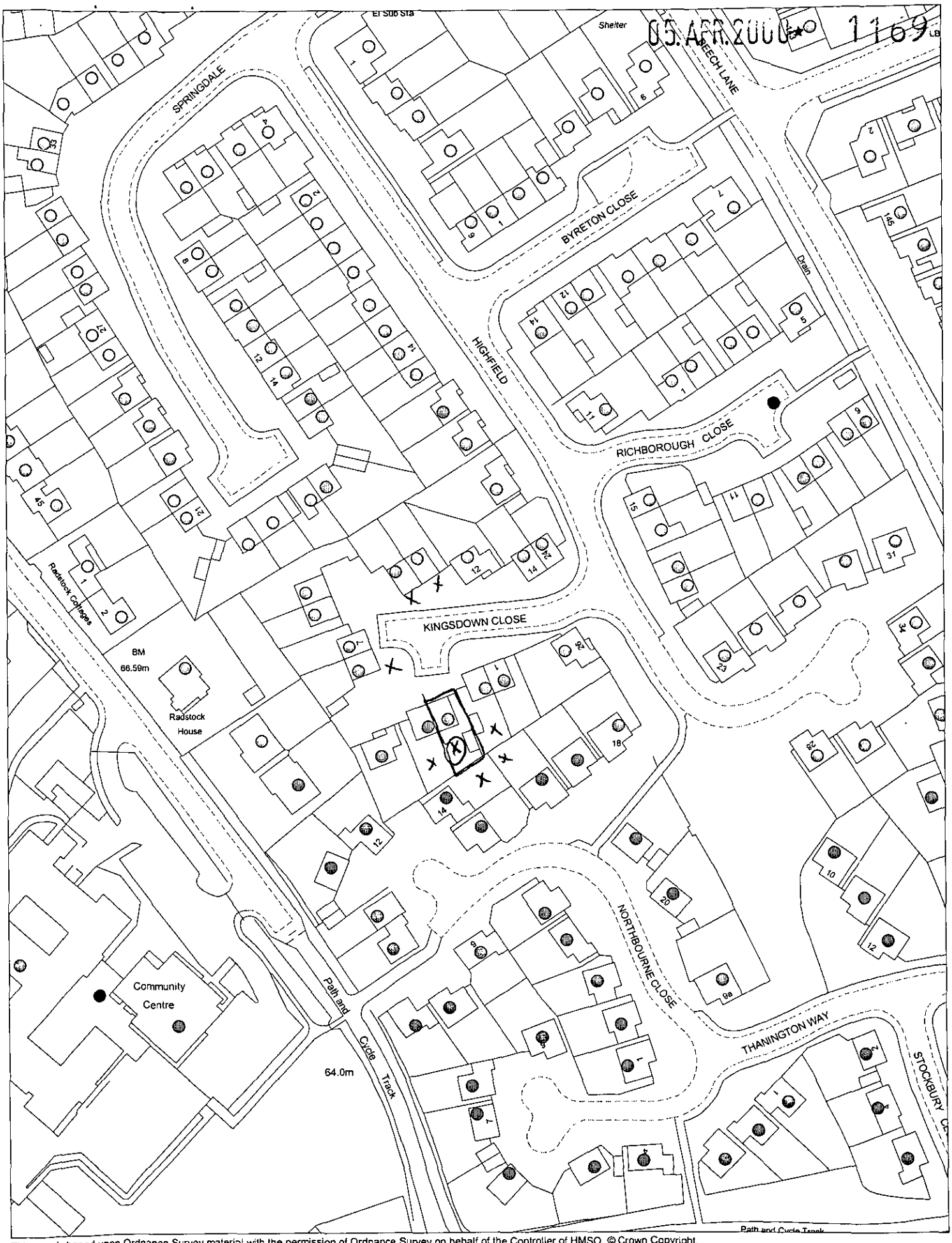
None of the land forms part of an agricultural holding.

Your signature: R. E. Hodgman

on behalf of M. S. Mathan

Date 16/3/2000

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

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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 1250

N
W E
S