APPLICATION NO:
F/2001/3916

LOCATION:
131 Hilmanton, Lower Earley Reading.

APPLICANT:
Mr & Mrs Muir

PROPOSAL:
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)

EARLIEST DATE FOR DECISION: **03/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/06/2001

CASE OFFICER: **George Allpress**

RAILEX
Marbleboard

EASIFILE EP7

D2 330

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Muir
131, Hilmanton
Lower Earley
Reading
RG6 4HJ

Application Number: F/2001/3916

Parish: **EARLEY**

Location: **131, Hilmanton, Lower Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)**

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 proposal would result in an overbearing impact and sense of enclosure to the detriment of the amenity of occupants and future occupants of the adjoining property, No. 132 Hilmanton. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2, and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 07/06/2001

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.

Applicationo	Name & Address
F/2001/3916	Mr & Mrs C J Bassett 132 Hilmanton Lower Earley Reading RG6 4HJ

APP REFUSED - NOTIFICATION SENT 21.6.2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3916
CASE OFFICER: George Allpress

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3916

PROPOSAL:
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)

LOCATION:
131, Hilmanton, 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. (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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/06/2001. 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

10 May 2001

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

Tel: 0118 974 6442

Date: **10 May 2001**

My ref: F/2001/3916

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2001/3916
131, Hilmanton, Lower Earley, Reading.
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3916**
131, Hilmanton, Lower Earley, Reading.
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)
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 6442

Date: **10 May 2001**

My ref: F/2001/3916

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3916**
131, Hilmanton, Lower Earley, Reading.
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **10 May 2001**

My ref: F/2001/3916

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/3916
131, Hilmanton, Lower Earley, Reading.
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3916**
131, Hilmanton, Lower Earley, Reading.
Proposed two storey rear extension to dwelling (amendment to consent 2000/2579)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3916

Applicant: Mr & Mrs Muir.

Location: 131 Hilmanton, Lower Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling (amendment to consent 2000/2579).

Site Notice Displayed? :	YES	NO	DATE
	Yes✓		16/05/01

Date of Neighbour Notifications: 10/05/01

Date of Site Visit: 24/05/01

Date Registered: 30/04/2001

Earliest Date for Decision: 03/06/2001

Latest Consultation Date/Site Notice Expiry Date: 03/06/01
07/06/01 (GA)

This application will have expired on: 25/06/2001. 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 - The Town Council was concerned about the original proposal on this site, as it was deemed to be unneighbourly and would cause a loss of light, particularly to no.132. In view of the fact that the latest proposal was higher than that originally proposed, it was felt that it would increase the over-bearing effect on near neighbours and would also increase the level of light loss to no.132. It is therefore, requested that this application is refused.

The occupant of no.132 Hilmanton writes to object: (their comments in summery are) we were dismayed that despite our objections, consent was given to the original proposal. This amended proposal is an even bigger extension than the first and we would like to reiterate our objections, we regard the proposal as over-development of the site and unneighbourly. Further more we object to the higher roof in particular, as this will reduce the light source for our garden and house, the proposed windows overlooking our property would take away our privacy and we would like to object to the way the planning department appears to ignore local views.

At the time of writing no further comments have been received.

Planning Issues: The issues raised by this application are impact to the street scene, neighbour amenity, parking and highway safety.
The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3916

Appraisal:

The current application seeks permission to vary a scheme which receive planning permission last year.

On balance, it is considered that the previously approved rear extension is the maximum acceptable in terms of its relationship with the neighbouring dwellings in particular no.132.

The building envelope of nos.130, 131 and 132 is such that each dwelling has been built forward of the neighbour to the west. The approved scheme is for a substantial enlargement of the dwelling with the two storey extension taking the application property's rear building line to the point where it is flush with that of no.131. The outlook from the rear garden of no.131 has therefore changed, however the impact is not such that is considered materially harmful.

However, the relationship with no.132 to the east is that the occupants of this property will now be presented with a two storey flank elevation extending 3.0 metres out further beyond the application property's existing rear elevation with a consequential degree of enclosure and loss of outlook.

In considering the previous scheme account was taken of the distance between the shared boundary and the nearest point of the proposal's flank elevation. The separation was considered sufficient to ensure against a material loss of light or overbearing impact. However, the previous scheme had a subservient roof line which succeeded in keeping the extension as low as possible and thus minimising its impact on the neighbouring dwellings. Whereas the current application proposes an extension the roof line of which would be continuous with the principle dwelling and thereby increases the presence of the extension.

On balance the material difference is considered to be unacceptable, taking the extension to the point where it would have an unacceptable overbearing impact to the occupants and future occupants of the adjacent no.132. Planning permission is therefore recommended to be refused.

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

Application Number: F/2001/3916

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1			The proposal would result in an overbearing impact and sense of enclosure to the detriment of the amenity of occupants and future occupants of the adjoining property, no.132 Hilmanton. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

7.6.01 A Cronin

RECORD OF SITE VISIT

SITE ADDRESS: 131 Hilmanton, Lower Earley, Reading.

APPLICATION NUMBER: F/2001/3916

OFFICER: George Allpress

DATE OF SITE VISIT: 24/05/01

1. SITE/STATUTORY NOTICE DISPLAYED? yes

2. DESCRIPTION OF SURROUNDINGS Defined settlement, modern residential estate of relatively large single family housing with large gardens in cul-de-sac setting.

3. DESCRIPTION OF SITE/BUILDING Detached two storey brick built single family dwelling which is situated on the north side of Hilmanton.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.132 lies to the east with detached garage belonging to the application property between. No.130 lies to the west.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	Detached double garage at side with parking in front for 2-4 cars.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing to rear.
OTHERS	None

PLANNING SERVICES	HPT
POL	TLS
DC GR	ENF
APP	
CS OBS	
22 MAY 2001	
COPIES TO:	ACK: ✓
	FILE:

132 Hilmanton
Lower Earley
Reading
RG6 4HJ

19.5. 01

The Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sir,

Re - Planning Application No F/ 2001/ 3916
Proposed two storey extension to 132 Hilmanton (amendment to consent 2000/ 2579)

We were dismayed that despite our objections, consent was given to the original proposal. This amended proposal is an even bigger extension than the first and we would like to reiterate that we firmly stand by our original objections which we made in November of last year and if this latest amendment is approved it will have an increased detrimental effect on our property for the following reasons:-

1. We regard this proposal as over-development of the site and unneighbourly. As explained in our earlier letter, our property is already overshadowed by next door's side elevation and clearly such a huge development which increases the length and height of the side elevation will have an overbearing effect on our property. This new proposal is clearly worse than the original in that it clearly has a much higher roof line, so the effect will be much worse.

2. Furthermore, we object to the higher roof in particular, as this will reduce the light source for our garden and house. As explained in our earlier letter our house faces north and is dependent on light from the west. Upon a site visit in November, I was assured by you that you felt the sun would be high enough not to reduce our light and that therefore you were mindful to approve the application. Clearly, however this new proposal is considerably higher than the first and loss of light we feel would be inevitable.

3. In November, we also objected to the proposed windows overlooking our property, which would take away our privacy. We would like to restate our objection to any window overlooking our garden.

4. We would also like to object to the way the planning department appears to ignore local views when approving applications. We understand that Earley town council recommended that this application should be refused back in November which is in keeping with its policy not to allow development which it considers to be an over-development of a plot. Despite this however planning consent was given. In our view Earley town is quite right to oppose overly large two storey extensions in the Lower Earley section of the town. Lower Earley has some of the highest density housing in the country. None of the houses in this development could be described as having large gardens and to allow large developments in these gardens is to destroy the planned appearance of the estates and is unneighbourly to the affected surrounding properties.

Yours sincerely,

Mr. Mrs C. J. Bassett
copied to Earley Town Council

Tel. 0118 974 6442

Date: 10 May 2001

Your Ref:

My Ref: George Allpress / F/2001/3916

43862

PLANNING SERVICES	HPT
POL	TLS
DC GA	ENF
APP	
CS	
30 MAY 2001	
COPIES TO:	ACK:
	FILE:

Shinfield Parish Council
Mrs J Barnes
36 Ryhill Way
Lower Earley
Reading
RG6 4AZ

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

ADJOINING PARISH CONSULTATION

Application Number: F/2001/3916

Parish: EARLEY

Site Address: 131, Hilmanton, Lower Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling (amendment to consent 2000/2579).

I enclose details of the above application which is **not** within your parish area but is close to the boundary and would be grateful to receive your observations within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3916** in all communications and any response should be addressed to **George Allpress** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

No comments
Dale Britton
for Shinfield Parish Council
28 May 2001

FROM: George Allpress

DELEGATED

DATE: 10 May 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3916

Proposal: Proposed two storey rear extension to dwelling (amendment to consent 2000/2579).

Site Address: 131, Hilmanton, Lower Earley, Reading.

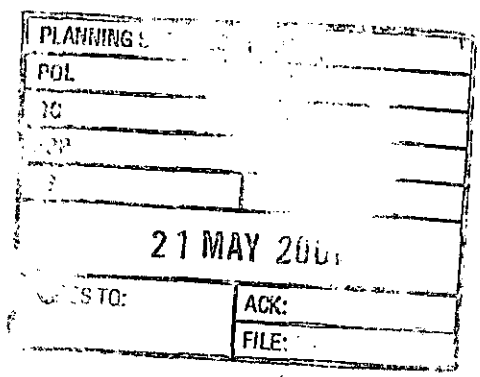
Applicant: Mr & Mrs Muir .

Your observations are required in respect of this application **by 03/06/2001** .

The Town Council was concerned about the original proposal on this site, as it was deemed to be unneighbourly and would cause a loss of light, and particularly to No. 132.

In view of the fact that the latest proposal was higher than that originally proposed, it was felt that it would increase the over-bearing effect on near neighbours and would also increase the level of light loss to No. 132.

It is, therefore, requested that this application is refused.



SIGNED: _____ DATE: 17 MAY 2001

Clerk To Earley Parish/Town Council.

G.A.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number .F/2001/3916.. relates.

Address of site 131 HILMANTON, LOWER EARLEY, READING, BERKS RG6 4HJ

Signed [signature]

Date 16/5/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Recd 16.4.01

30.MAY2001* 3916

Ref: Application No F/2000/2579

131 Hilmanton
Lower Earley
Reading
Berks RG6 4HJ
Tel: 0118-901 8858

10th April 2001

George Allpress
Wokingham District Council
PO Box 155
Shute End
WOKINGHAM
Berks RG40 1WW

Dear Mr Allpress

Re: Amendment to Proposed Two Storey Rear Extension at above address

As recently mentioned in a telephone conversation with yourself, the plans have been re-drawn on the advice of our builder, Bill Gower, and his Architect. They believe a single gable would be preferable to reduce maintenance problems with leaves and potential flooding etc. in addition to being more aesthetically pleasing. We were unable to answer his question as to why it had been designed as a double gable in the first place.

When the extension is built our house will only be in line with the house at No. 130 next door. As our houses are predominently south facing, the sun rises over No. 132's garden and then tracks across the front of the houses and sets at the back of No. 130 so that the only sun our extension will ever partially obscure from No. 132 will be for a period of approximately 15 minutes late in the day.

Most importantly, as by the time the sun appears around No. 130 it is already setting and therefore low in the sky, we do not believe that any additional height of the gable will have any impact on our neighbours at No. 132.

Looking at the substitution of the proposed rectangular window for a round window on the eastern side of the extension, this would in fact be only 2 feet in diameter and will, of course, be non-opening and obscured.

Accordingly, we trust you will give these amendmentsyour approval and look forward to hearing from you shortly.

Yours sincerely

B G & M J MUIR

1764

MASTER CARD FOR

ADDRESS HILMANTON PARISH EARLEY E

PLOT No. AREA II LOWER EARLEY ORD. SHEET No. SU-7369 65

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73				
01945 -				
04557 -		O/L		/E
07235/95				
25044	BOVIS MOTS 28H57	SHOWHOUSE / OFFICE	24.2.86	C/
	130H40	DISPLAY UNIT		
	3x4	COMPOUND		
42561				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 253/84

DRAINAGE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~12 APR 2001~~ 30 APR 2001	Map No. 57. Site 0.05
Officer: GA | Application No. F/2001/3916	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING ~~TO FORM~~ (AMENDMENT TO CONSENT 2000/2579)

Location: 131 HILMANTON

Parish: EARLEY Ward: REDHATCH 10.05.01

Applicant: MR/MRS MUIR

Resubmission 2000/2579

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

Enforcement Section 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	Scale?	23/4	30 APR 2001 ✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale? Should show adj properties + still shows double gable.	23/4	✓
3	Forms unsigned			
4	Correct S 66 certificate			30 APR 2001
5	Elevation plans	Front elev. to show extn	23/4	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10:05:01.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
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) Shinfield,
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:

.....
.....
No new pre-app.

NEIGHBOURS:

S/N + see map
Pls include Mr & Mrs C. J. Bassett, 132 Hilmanton, Lower Earley
Mr & Mrs C. Dubell, 130 Hilmanton "

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.		
	Re-submission of Application No: F/2000/2579		
	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 fu certificate which you can get from Environmental Services.

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

Certificate A

I certify that

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

~~**Certificate B**~~

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

~~Owner's name~~ ~~Address at which the notice was served~~ ~~Date on which the notice was served~~

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of

Date 11/4/01

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

Environmental Services

For office use only.
Application number: 30 MAY 2001 3216

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	BRUCE + MARGARET MUIR 131 HILMANTON LOWER EARLEY READING BERKS 0118 901 8858
2	Agent's Name Address and postcode Phone number	N/A
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.	~~TWO STOREY REAR EXTENSION~~ PLEASE SEE MAIN DRAWINGS AS 1 above
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR 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.	RED BRICK TO MATCH EXISTING DWELLING
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

1764

ADDRESS 131 HILMANTON PARISH EARLEY

PLOT No. 30 AREA II LOWER EARLEY ORD. SHEET No. SU7 369 (6S

BUILDER

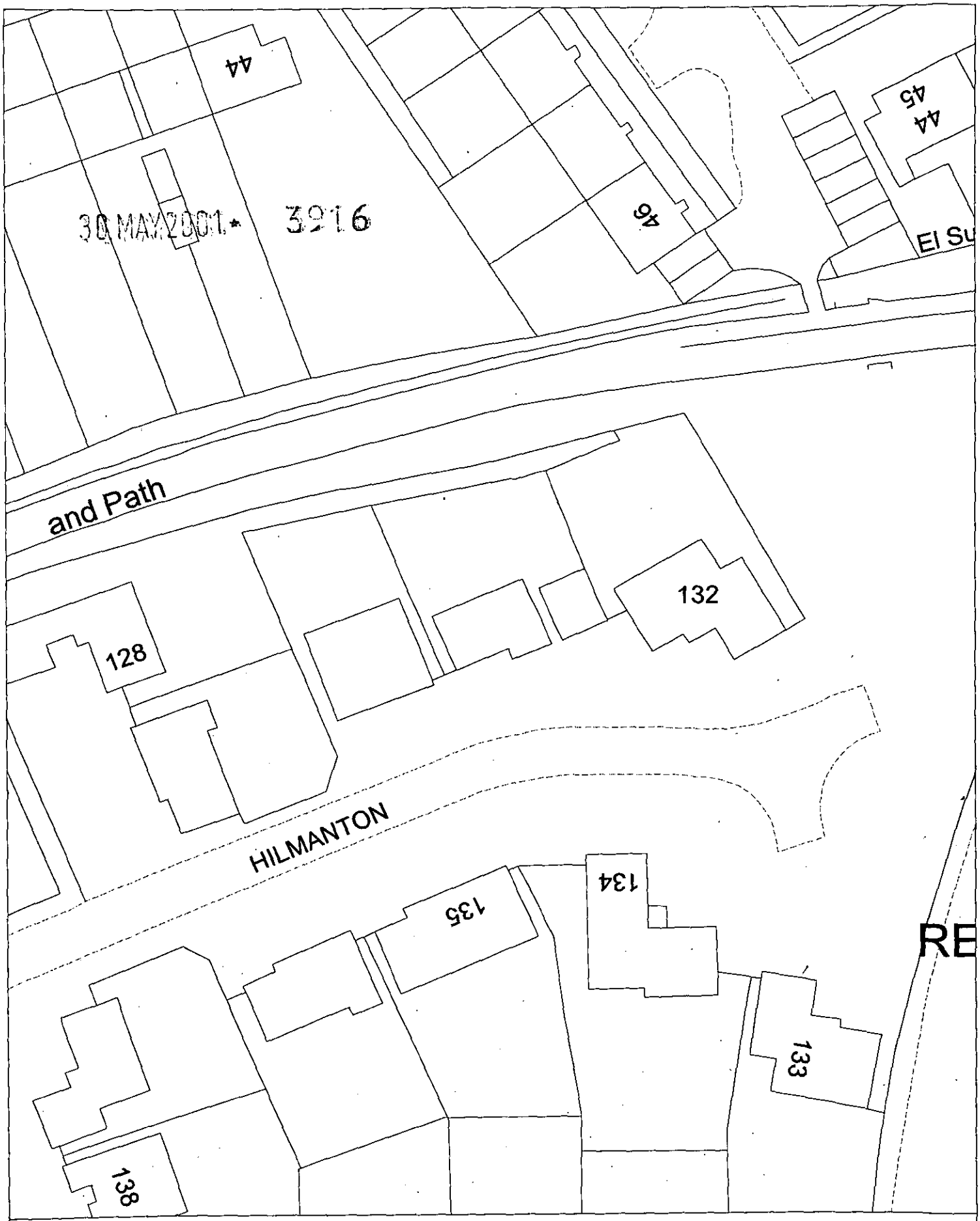
Plan No.	Applicant	Description of Development	Date of Decision	Decisior
23554	BOVIS	DET. HOUSE & GARAGE	18/7/85	
BR 25234	"	" " "	19/3/86	APP
F/2000/2579	B & M Muir	2SH/R ext.	27/11/00	A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 30 April 2001

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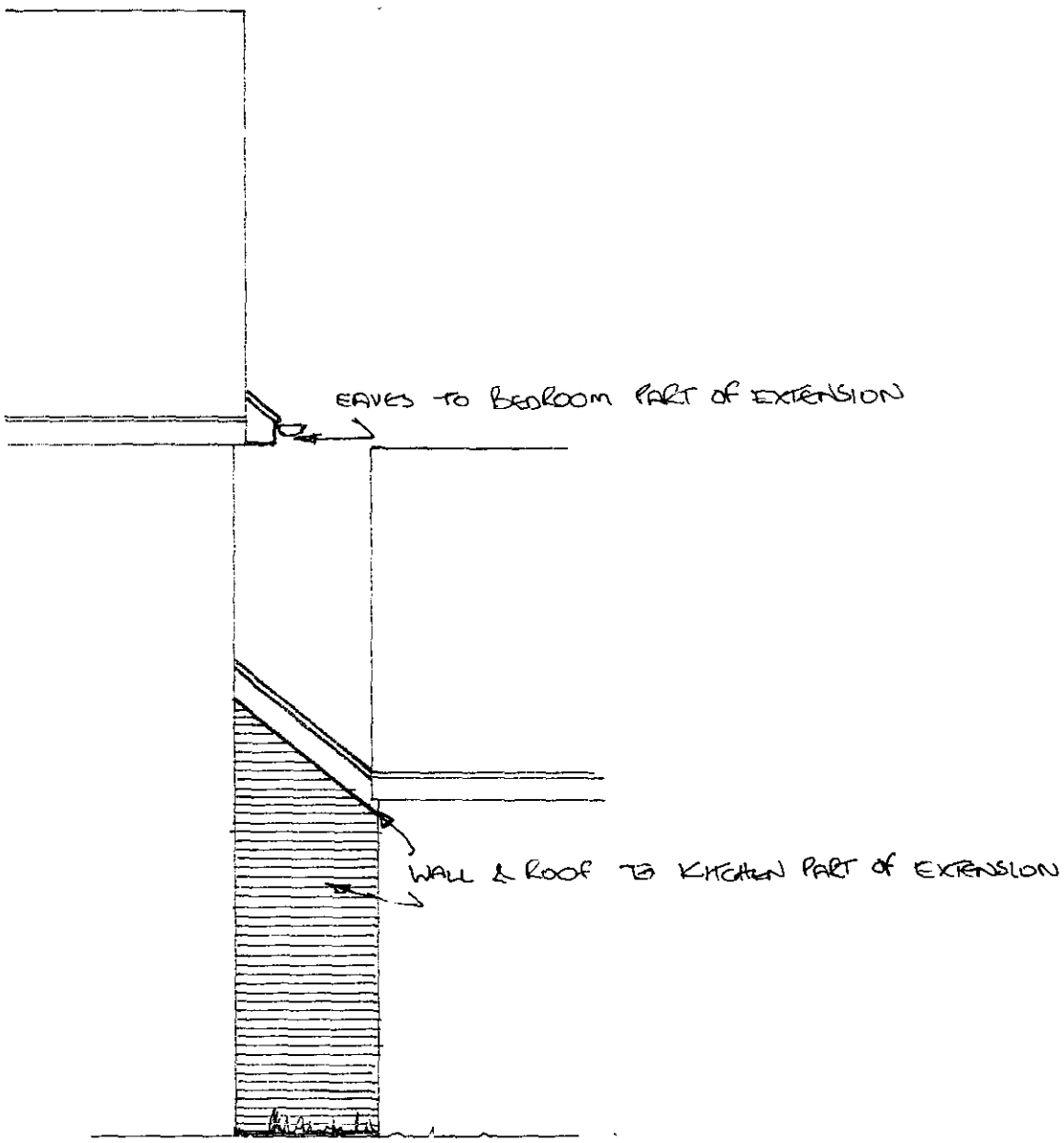

FRONT ELEVATION (part)

131 HILMANTON, LOWER EARLEY 1:50 November 2000.



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Development Control Section, Environmental Services, Wokingham District Council.

18 April 2001

Scale: 1 : 1250

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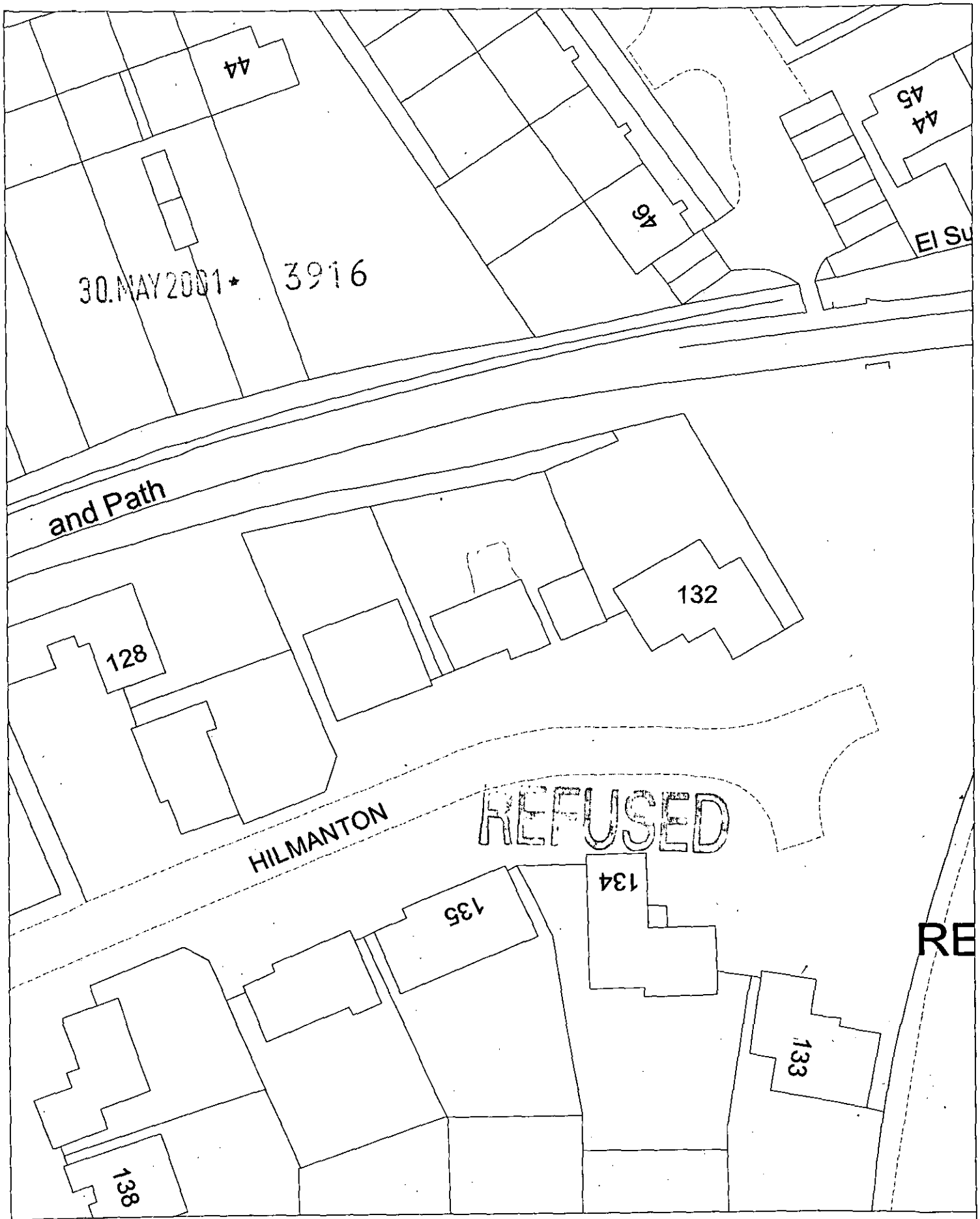

Site Plan, Scale: 1 to 500

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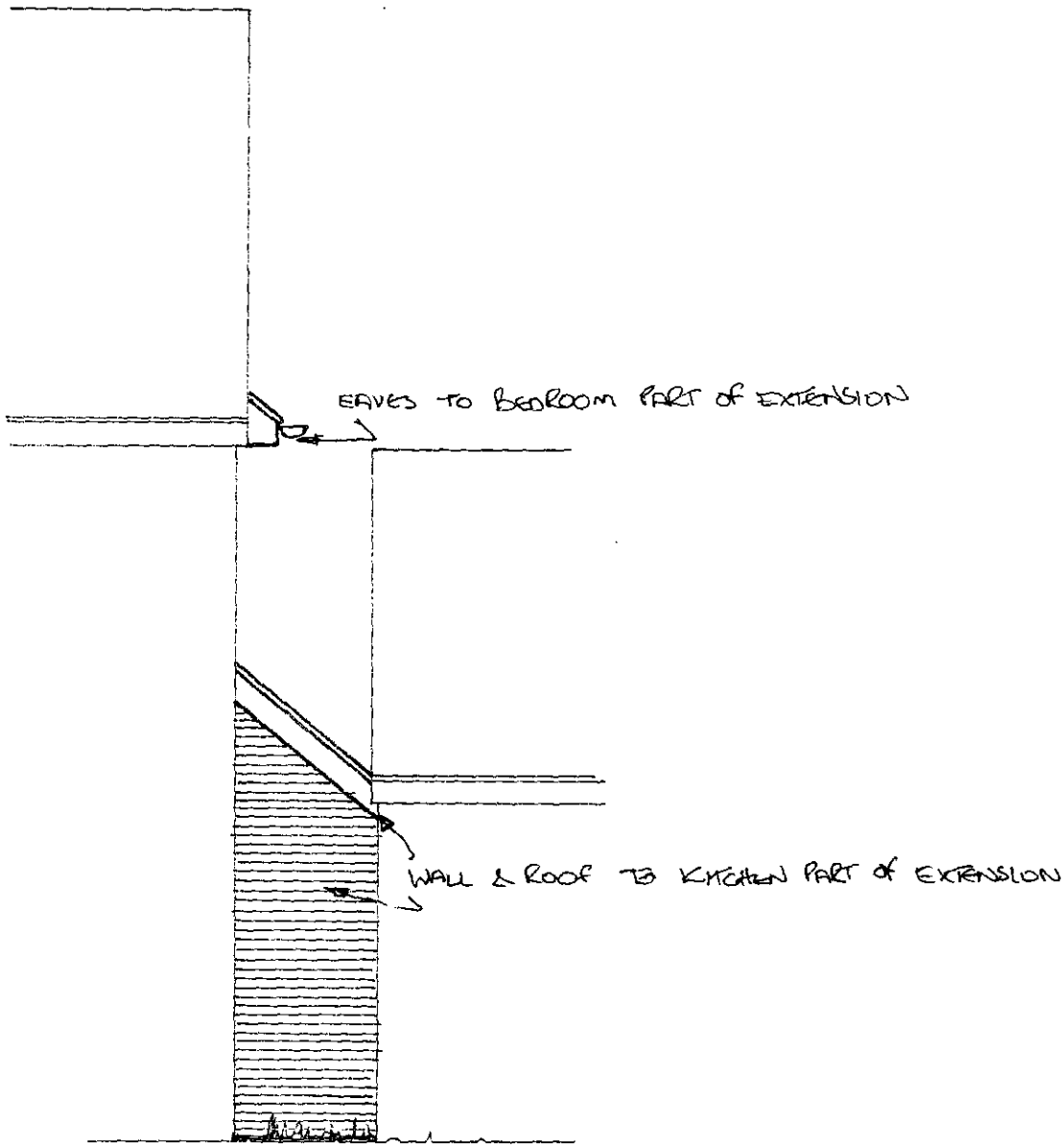


FRONT ELEVATION (part)

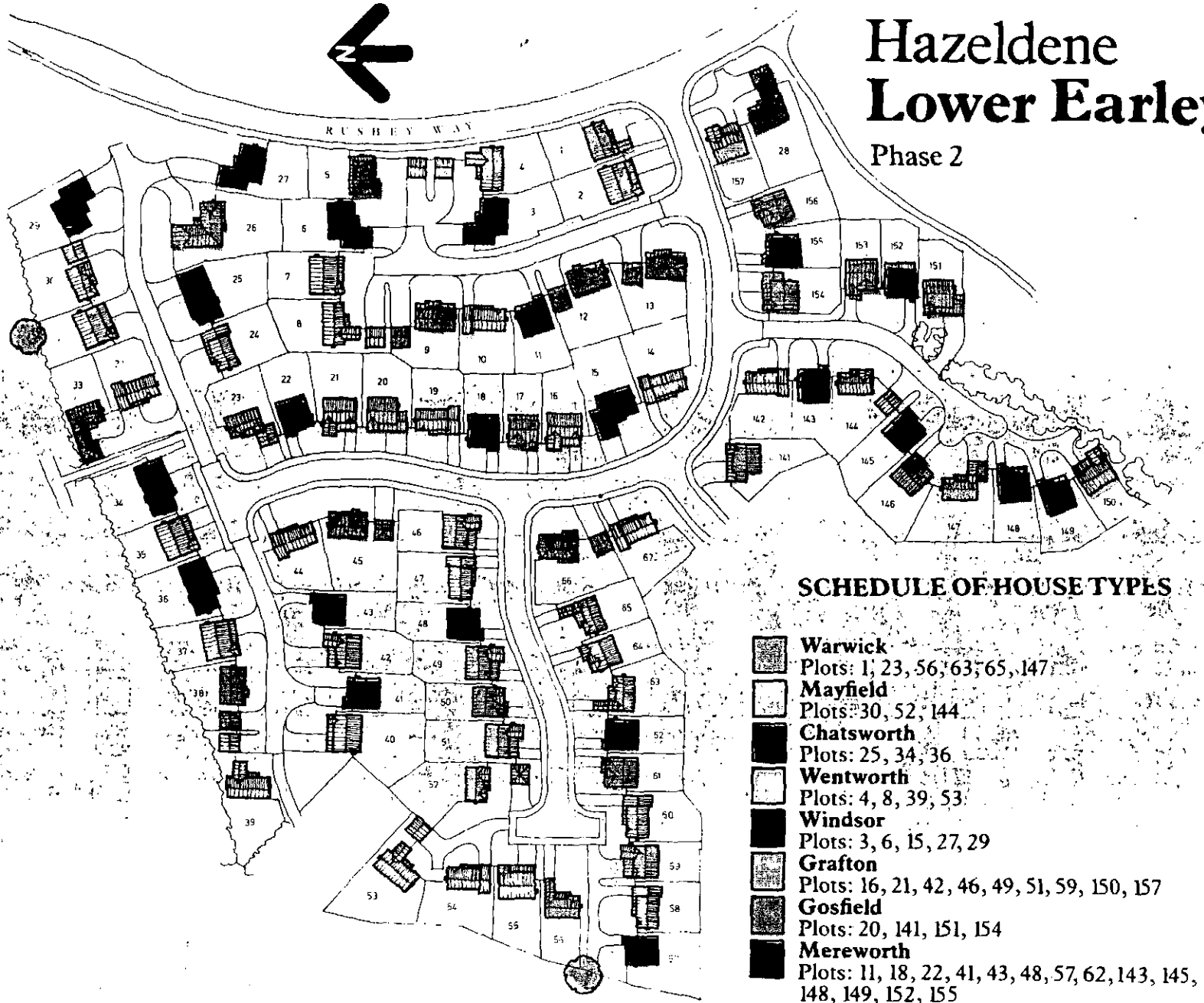
131 HILMANTON, LOWER EARLEY 1:50 November 2000.

REFUSED

20 MAY 2001 3216

Hazeldene
Lower Earley

Phase 2



SCHEDULE OF HOUSE TYPES

- **Warwick**
  Plots: 1, 23, 56, 63, 65, 147
- **Mayfield**
  Plots: 30, 52, 144
- **Chatsworth**
  Plots: 25, 34, 36
- **Wentworth**
  Plots: 4, 8, 39, 53
- **Windsor**
  Plots: 3, 6, 15, 27, 29
- **Grafton**
  Plots: 16, 21, 42, 46, 49, 51, 59, 150, 157
- **Gosfield**
  Plots: 20, 141, 151, 154
- **Mereworth**
  Plots: 11, 18, 22, 41, 43, 48, 57, 62, 143, 145, 148, 149, 152, 155
- **Harewood**
  Plots: 2, 7, 31, 35, 37, 40, 55
- **Wellbrook**
  Plots: 5, 9, 12, 13, 38, 45, 66
- **Crichton**
  Plots: 10, 14, 19, 24, 32, 44, 47, 54, 58, 60, 67,
- **Airlie**
  Plot: 26
- **Harrington 'A'**
  Plots: 17, 50, 61, 64, 146, 153, 156
- **Mayfield**
  Plots: 28, 33

- Light point
- Porch/Wall light
- Radiator
- Power Point
- Television point
- Gas point

N.B.
It should be noted that a choice of fittings will not be available after construction has passed the stage required for selection.

Every care is taken in the preparation of details, but their accuracy is not guaranteed, and they do not form part of any contract.

REFUSED

Features in your home at Lower Earley

- Full gas fired central heating with radiators in all rooms.
- Choice of sanitary ware colours and ceramic wall tiles.*
- Luxury kitchen units with oak doors and drawer fronts.
- Choice of round-edged work tops.*
- Fitted wardrobes, where shown, will be in white with decorative gilt finish.
- Traditional brick and block construction.
- Rockwool cavity wall insulation.