APPLICATION NO:
F/2002/8091

LOCATION:
17 Fairview Avenue, Earley Reading.

APPLICANT:
Mr & Mrs P Batalla-Duran C/O John R Hall

PROPOSAL:
Proposed single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **10/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/02/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Batalla-Duran
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2002/8091

Parish: **EARLEY**

Location: **17, Fairview Avenue, Earley, Reading.**

Proposal: **Proposed single storey rear extensions to dwelling.**

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.

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.

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 LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2003

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8091	DH
BUILDING CONTROL NUMBER	FP2002/3730	
~~APPLICANT~~/AGENT	John R Hall	
ADDRESS OF SITE	17 Fairview Ave EARLEY	
DESCRIPTION OF PROPOSED WORK	2 x S/S rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	~	~
ELEVATIONS	PBC/1795	PBC/1795
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	~	
DATE	14/2/03	

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 : Dawn Hancocks

Application Number : F/2002/8091

Applicant : Mr & Mrs P Batalla-Duran C/O John R Hall.

Location : 17, Fairview Avenue, Earley, Reading.
Proposal : Proposed single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03

Date Registered : 16/12/2002

Earliest Date for Decision : 10/01/2003

Latest Consultation Date/Site Notice Expiry Date : 10/01/2003

This application will have expired on: 10/02/2003. 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 :

Early T.C. - no objection

Planning Issues :

1st settlement
Impact upon neighbour
" " street scene

Application Number: F/2002/8091

Appraisal:

Development
The proposed is for two single storey rear extensions. The site is a detached bungalow located within the identified settlement of Earley. The first proposed extension, closest to No.15, would project 4.4m from the rear with a width of 3.9m and a ridge height of 3.7m. The second extension would project 3.7m, with a width of 3.7m and a ridge height of 3.6m. Both would have gabled ends to the rear. The second extension would have a hipped roof nearest to the main dwelling creating a valley in the roof line.

1) Impact upon the neighbours
The site is enclosed by a 1.8m fence to No.15 with 2.5m high conifers starting from towards the rear of No.17. There is a chicken wire fence with vegetation up to 3m in height to Hill House. There would be a high level window and a small window in the side elevation facing No.15. No windows are proposed in the side elevation facing Hill House. Both the No.17 and No.15 are set away from the side boundary and the proposed extensions are set away from the boundaries. It is considered that there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposed would be visible from the front of the house and it is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8091
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 17 Fairview Avenue Earley Reading.

APPLICATION NUMBER: F/2002/8091

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 7/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, fence to front.

2. DESCRIPTION OF SURROUNDINGS

houses + few bungalows

3. DESCRIPTION OF SITE/BUILDING

bungalow + carport

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS level

BOUNDARY TREATMENT 1.8m fence to 15 + 2.5m conifers on 15 side

OTHERS chicken wire fence + 2-3m veg to Hall Rise.

FROM: Dawn Hancocks

DATE: 18 December 2002

EARLEY TOWN CONSULTATION SHEET

POL	
DC	
APP	
CS	
20 JAN 2003	
COPIES TO	
	FILE

Application Number: F/2002/8091

Proposal: Proposed single storey rear extensions to dwelling..

Site Address: 17, Fairview Avenue, Earley, Reading.

Applicant: Mr & Mrs P Batalla-Duran C/O John R Hall.

Your observations are required in respect of this application **by 10/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Parish/Town Council.

Application Number : F/2002/8091	**Map No :** 46
Case Officer : OSH.	**Site Area :** 0.05
Valid Date : 16 DEC 2002	**Received Date: 27/11/2002**

Level : Delegated Application

Description : Proposed single storey rear extensions to dwelling.

Location : 17, Fairview Avenue, Earley, Reading.

Parish : EA **Ward : WHI**

Applicant : Mr & Mrs P Batalla-Duran C/O John R Hall.

Fee Required: £110 **Fee Received: £110** (4)

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	Other side elevations of both extensions	10/12	16 DEC 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N - plus see map

Please include site

inside red line

No - pre-apps

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

Tel: (0118) 974 6480

Date: 18 December 2002

My ref: F/2002/8091

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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/2002/8091
17, Fairview Avenue, Earley, Reading.
Proposed single storey rear extensions 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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8091**
17, Fairview Avenue, Earley, Reading.
Proposed single storey rear extensions 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 J Lissaman

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

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

Tel: (0118) 974 6480

Date: 18 December 2002

My ref: F/2002/8091

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/8091
17, Fairview Avenue, Earley, Reading.
Proposed single storey rear extensions 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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8091**
17, Fairview Avenue, Earley, Reading.
Proposed single storey rear extensions 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 G Storry

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

Received by Wokingham District Council

Application No: F/2002/8091

PROPOSAL:
Proposed single storey rear extensions to dwelling.

LOCATION:
17, Fairview Avenue, 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/2002/8091 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2003. 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
18 December 2002

Organisation_Name	Building_Name	address1	Postcode
		73ANDERSON AVENUEREADING	RG6 1HD
		75ANDERSON AVENUEREADING	RG6 1HD
		77ANDERSON AVENUEREADING	RG6 1HD
		15FAIRVIEW AVENUEREADING	RG6 1HE
		17FAIRVIEW AVENUEREADING	RG6 1HE
		18FAIRVIEW AVENUEREADING	RG6 1HE
		20FAIRVIEW AVENUEREADING	RG6 1HE
		22FAIRVIEW AVENUEREADING	RG6 1HE
		24FAIRVIEW AVENUEREADING	RG6 1HE
	WOODLEY HILL HOUSE	WOODLEY HILL HOUSEEASTCOURT AVENUEREADI	RG6 1HH
CARETAKERS FLAT	WOODLEY HILL HOUSE	WOODLEY HILL HOUSEEASTCOURT AVENUEREADI	RG6 1HH

Neighbours list F/2002/8091

16.DEC.2002 8091

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8091

WOKINGHAM UNITARY
Aiming for Excellence

Mr & Mrs P Batalla-Duran
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

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 Sir/Madam

Reference Number: 2002/8091

Site Address: 17, Fairview Avenue, Earley, Reading.

Proposal: Proposed single storey rear extensions to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit other side elevations of both extensions.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

16.DEC.2002 8091

JOHN R HALL MRICS

Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
RG7 1AX
01189 882883

16 DEC 2002

13 December 2002

Wokingham District Council,
Planning Services,
P.O.Box 157,
Wokingham,
RG40 1WR

Attn. Of Mrs. C. Hurst

Dear Mrs. Hurst,

Appl. No. F/2002/8091
17, Fairview Avenue, Earley, Reading.
Proposed single storey rear extensions.

Further to your letter dated the 10th December concerning the above I enclose the application together with the additional elevations requested. As you received the application on the 27th November I am dismayed that it was returned to me for such a trivial reason as the elevations requested cannot be seen from outside of the property and could not be essential to determine this application.

Yours sincerely,

6

Environmental Services

For office use only.
Application number: 27 NOV 2002 8091

Householder planning application form 8091

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	MR & MRS P. BATALLA-DURAN 49 EASTCOURT AVENUE EARLEY READING RG6
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	17 FAIRVIEW AVENUE EARLEY READING RG6 1HE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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.	BRICK & RENDER WALLS CLAY ROOF TILE ROOF OR SIMILAR
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

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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 & Mrs P Bartolla-Duran

Date 05/11/03

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

PC 323 620000 1700
23 620 017

ADDRESS 17 FAIRWATER DRIVE PARISH WOODLEY

PLOT No. 75 (Stage 6) ORD. SHEET No. SU.7572(A6)

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J.T. Cook & Son Ltd.	Outline	Referred to BCPC	No decision
0/148/62	" "	"	31. 1. 63	N/A. Min of HLG C/A.
83/66	" "	Layout Plan	4. 8. 66	N/A C/A
PD/538/66	" " 83/66	Refers " "	29 9. 66	App N/A
92/68	Cooks of Reading Ltd	Layout & sewer details	3. 10. 68	App C/A
13/69	"	Terraced House	20. 2. 69	App C/A
1200/71	Mr E.R. Batten	Relocation of Boundary fence	30 12. 71	N/A. Refuse
F/2002/8091	Mr + Mrs Batalla-Duran	S/St R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

14