APPLICATION NO:
F/2001/5460

LOCATION:
4 Hutton Close, Earley Reading.

APPLICANT:
Mr K Giles C/O Mr D Skeet

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

Ltr exp 7/01/02

EARLIEST DATE FOR DECISION: ***03/01/2002***

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

DO 574

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K Giles
C/O Mr D Skeet
38 Addiscombe Road
Crowthorne
Berkshire
RG45 7JU

Application Number: F/2001/5460

Parish: **EARLEY**

Location: **4, Hutton Close, Earley, Reading.**

Proposal: **Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.**

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

Reason

1. The proposed 2-storey side and rear extension by virtue of its design, siting, scale, bulk and massing would have an overbearing and overshadowing impact on No. 5 Hutton Close to the detriment of the amenity of the occupier. As such it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2 and LBE5.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Applicationo	Name & Address
F/2001/5460	Dr T J Dixon 3 Hutton Close EARLEY RG6 5UU
F/2001/5460	Mrs Jill Godfrey 7 Adams Way EARLEY RG6 5UT
Application Refused	Letters sent 28.01.02

WOKINGHAM UNITARY
Aiming for Excellence

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

Tel: (0118) 974 6444

Date: **10 December 2001**

My ref: F/2001/5460

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/2001/5460
4, Hutton Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5460**
4, Hutton Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.
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 6444

Date: **10 December 2001**

My ref: F/2001/5460

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

Dear Councillor

Application Number: F/2001/5460
4, Hutton Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5460**
4, Hutton Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 10 December 2001

Application Number: F/2001/5460

Proposal: Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

Parish: EARLEY TOWN

Site Address:
4, Hutton Close, Earley, Reading.

Applicant:
Mr K Giles C/O Mr D Skeet.

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).

C049, R049
C122, R122

Signed: _____ **Print name:** AC 13/12/01

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5460**

4, Hutton Close, Earley, Reading.

Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: J rolls Date: 17/12/01

Councillor Rolls

Pete Wilkis

8, Adams Way

Q 987656

0118 9873656

0118.

5/1/02

No 1 view

boarding Hutton Close

01189 751 612

mob 07768

795 324

Ayal — 0778 418 715

PLANNING SERVICES	HPT 51565
POL	TLS
DC PT	ENF
APP	
CS	
07 JAN 2002	
COPIES TO:	ACK:
	FILE:

Mr D P Skeet
38 Addiscombe Road
Crowthorne
Berkshire
RG45 7JU

Mr Phillip Taylor
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 155
Shute End
Wokingham
Berkshire
RG40 1WR

2nd January 2002

Dear Sir

RE: ***APPLICATION NO: F/2001/5460 NO: 4 HUTTON CLOSE, EARLY READING, BERKSHIRE.***

Further to the recent Planning Application for the above property and your accompanying letter, I confirm that none of the roof or building structure encroaches onto the neighbouring property.

Should you have any further queries please do not hesitate in contacting me,
Many thanks.

Yours faithfully

Mr D P Skeet

Received by Wokingham District Council

Application No: F/2001/5460

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

LOCATION:
4, Hutton 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 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/2001/5460 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

10 December 2001

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

Tel: (0118) 974 6444

Date: **10 December 2001**

My ref: F/2001/5460

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/2001/5460
4, Hutton Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5460**
4, Hutton Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

FROM: Phillip Taylor

DATE: 10 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5460

Proposal: Proposed two storey side and rear extensions to dwelling plus conversion of garage to study..

Site Address: 4, Hutton Close, Earley, Reading.

Applicant: Mr K Giles C/O Mr D Skeet.

PLANNING SERVICES	HPT
DC	ENF.
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 03/01/2002** .

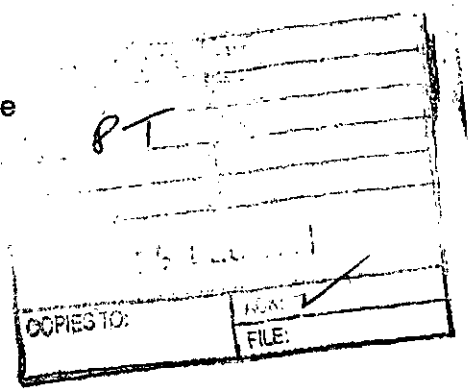
NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Philip Taylor
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

3 Hutton Close
Earley
Reading
RG6 5UU



17 December 2001

Dear Mr Taylor,

Application N0.: F/2001/5460
Site Address: 4 Hutton Close
Proposal: Two storey side and rear extensions to dwelling plus conversion of garage to study

Thank you for your letter of 10 December.

I have been to examine the plans in detail and I am writing to object to the above application on the following grounds:

- The extension will have an overbearing effect on adjacent properties through its increased frontage and overall 'mass'. There will be six windows on the front elevation and the overall floorsize of the property will be increased dramatically.

- The development will reduce the amount of parking space at the site address with the garage being moved forward to the building line. Hutton Close does not have pavements and the density of the existing development in the Close is such that off street parking must be adequate. A mature tree has already been felled in the front garden of No. 4 to increase current parking space.

I look forward to hearing from you.

Yours sincerely

Dr T.J. DIXON, FRICS

DPS

PLANNING SERVICES	RPT
POL	TLS
DC PT	
APP	
CS	
24 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

7 Adams Way
Earley
Reading
Berks.
RG6 5UT

20 Dec 01

0118 986 6947
mobile — 07808 143 631

Dear Mr Taylor;

Re: Planning Application Number: F/2001/5460

I should like to inform you of my concerns over the above named proposal. I understand that my neighbour Peter Willis has spoken to the architect concerned. He has informed Mr Willis that there will be no action on this proposal until a meeting has taken place with interested parties. I anticipate hearing the date for our meeting early in the New Year.

Meanwhile, I briefly list below my concerns:-

* the 1/500 scale plan does not correctly reflect the space available. The proposed extension would project by 2.5m but on the plan this is drawn at 1.5m — thus giving a misleading impression as to the proximity to my boundary fence
* a two storey extension this close to my property would be a very overbearing structure
* roof light windows, depending on their height in relation to the internal floor — could cause significant overlooking in to my home and garden
* no allowance is shown for the difference in height of our property. We are raised over 1 metre on our plot — overlooking will be therefore be more intrusive than that shown on the plan.

I have only explained each point very briefly as I anticipate meeting with the architect on site to fully discuss our concerns. I look forward to hearing from you.

Yours sincerely

Godfrey

(MRS JILL GODFREY)

PLANNING SERVICES	HPT 51155
POL	TLS
DC PT	ENF
APP	
CS	
14 DEC 2001	
FILE (PHILLIP TAYLOR)	
ACE:	

Your ref: F/2001 / 5460

WOKINGHAM DISTRICT COUNCIL
ENVIROMENTAL SERVICES DEPT. PLANNING
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

Transco

South LDZ
Asset Management Team

3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY

Telephone 02380 258258
24 hour gas escape number 0800 111 999 *

* Calls will be recorded and may be monitored

19 December 2001
Our ref:45694/NRSWA

Dear Sir / Madam

Re:HUTTON CLOSE 4, EARLEY, READING.

Thank you for your enquiry of 10/12/01.

Please find enclosed a copy of our plan marked with the approximate position of Transco mains. Services, which run to adjacent properties, are not marked on the plan. Accuracy of the marked position of Transco plant is not guaranteed.

For safety, you should assume that there may be additional Transco apparatus other than that marked or indicated. The information supplied is intended only as a guide for the making of exploratory holes.

It is essential to dig carefully by hand to ascertain the exact position of any plant in the vicinity of your works.

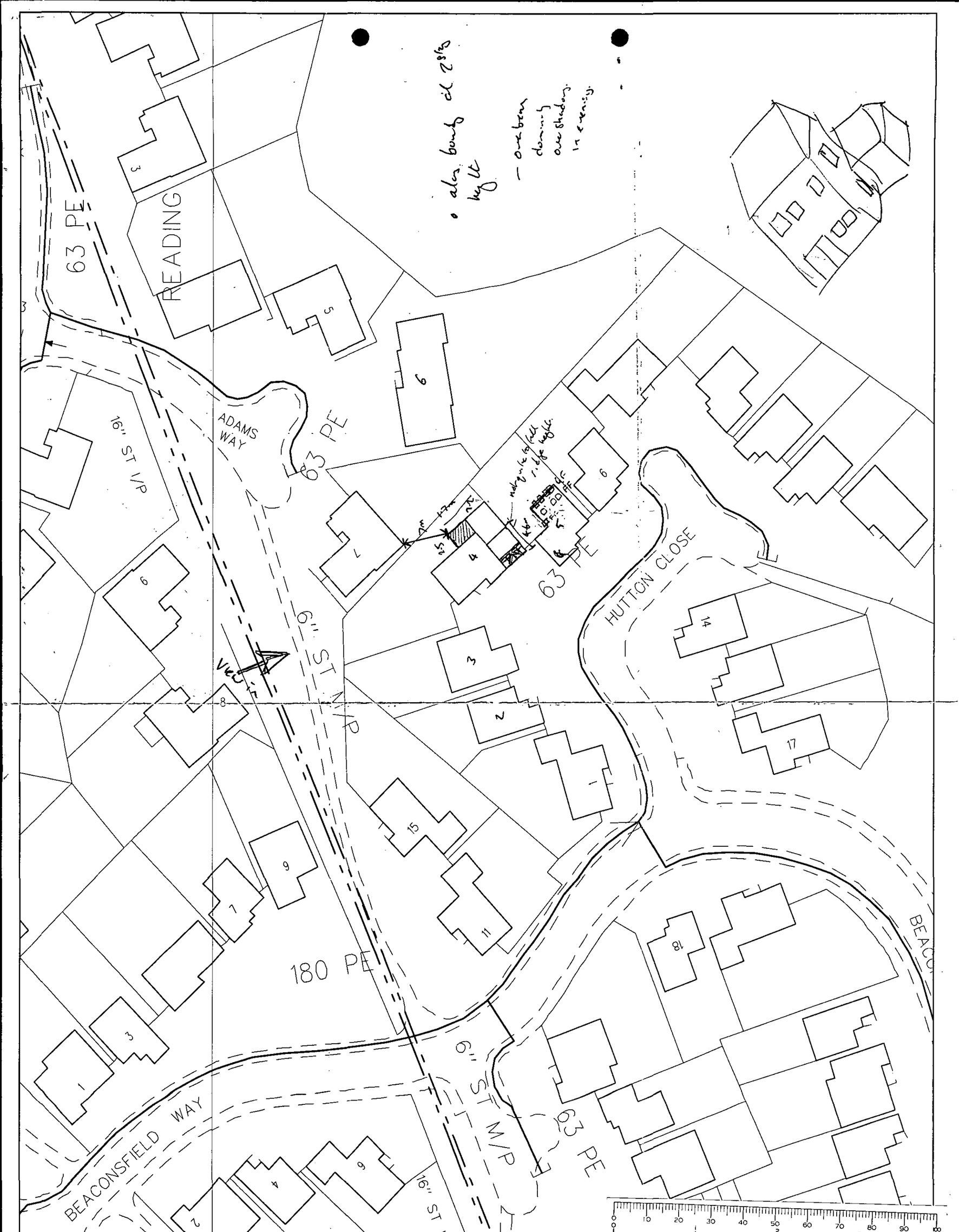
The repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs undertaken by persons other than Transco will be investigated and any incurred costs will be recharged to the responsible company.

Should you need to contact the Network Records Team direct, please telephone 02380 258213 or Fax 02380 258206

Yours faithfully,

Network Records Team

OUR NEW FAX No. IS
02380
258206



SCALE: 1 : 500	LP MAINS
USER ID: lg044	MP MAINS
DATE: 19/12/2001	IP MAINS
NRSWA RESPONSE	LHP MAINS
GRID REFERENCE : 474041, 170692	NHP MAINS

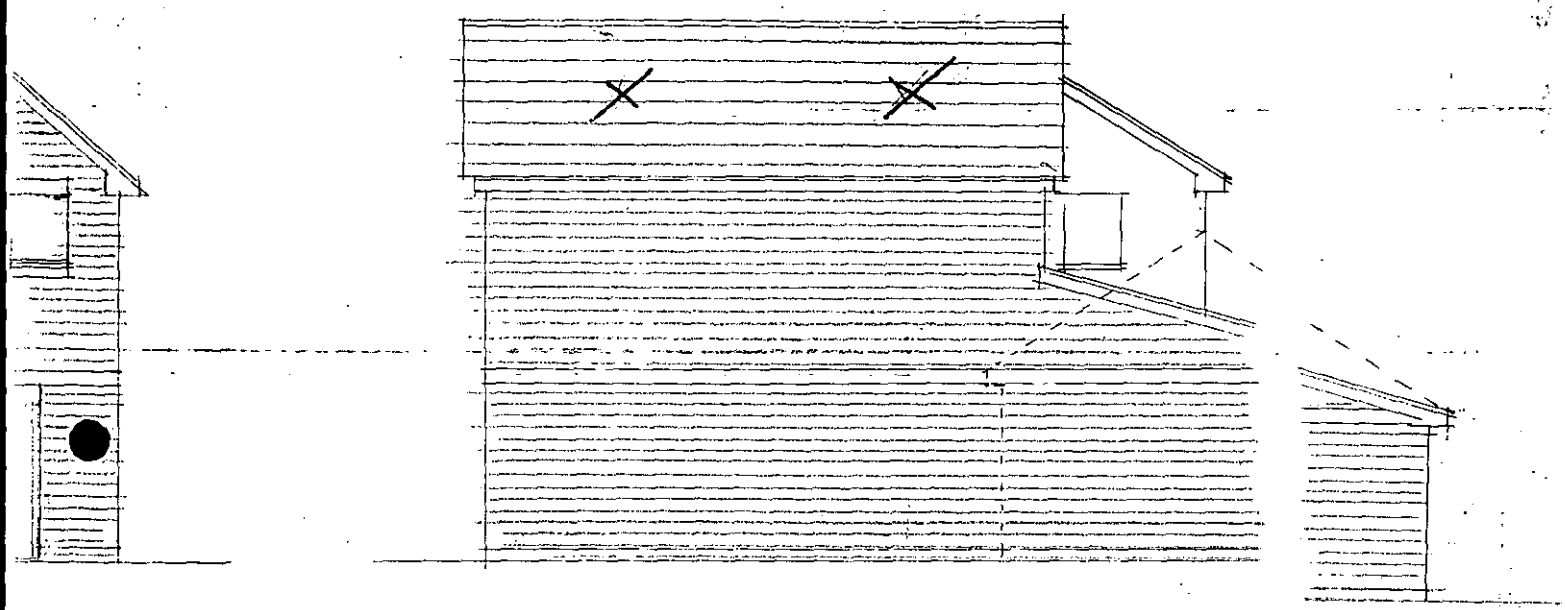
Some examples of Plant Items:
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan shows only those pipes owned by Transco plc in its role as a Licensed Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Transco plc, its agents or servants for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

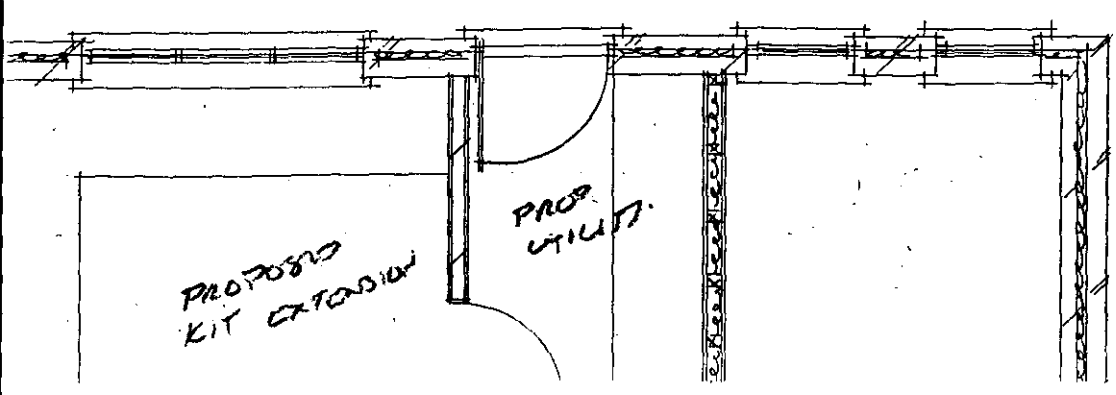
Transco

Chandlers Ford

This plan is reproduced from or based on the OS map by Transco plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



SIDE ELEVATION



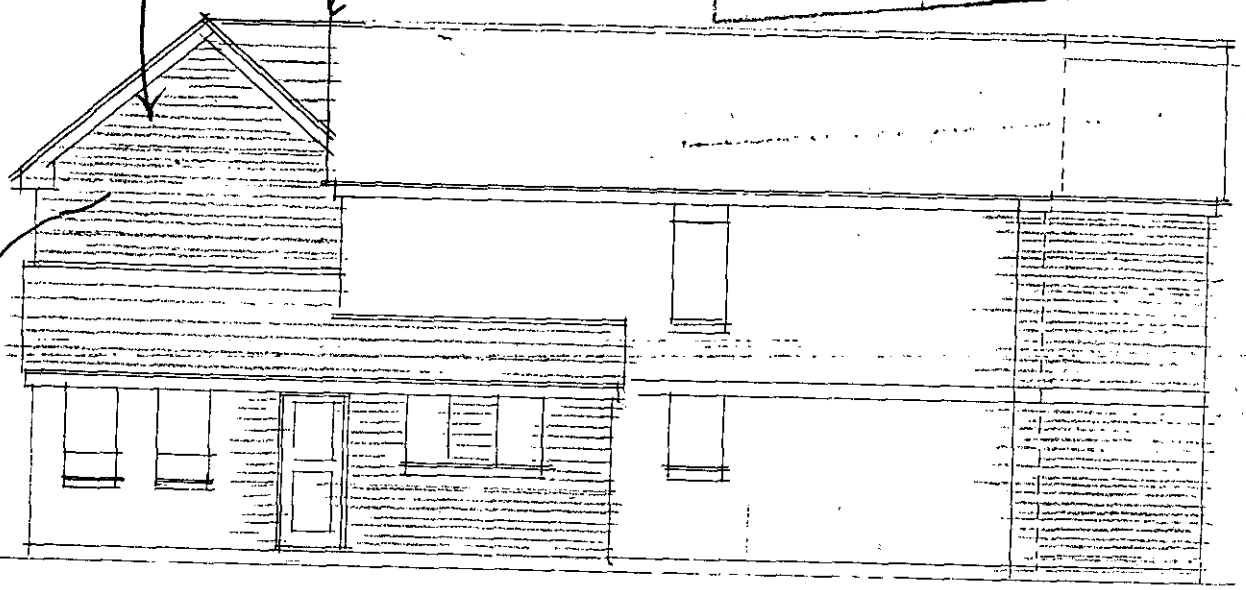
PLANNING SERVICES | HPT
RLS
EMF
06 MAY 2002
ACK
FILE

PLAN	56137
POL	
DC PT	
APP	
CS	
08 MAY 2002	
COPIES TO	ACK:
	FILE:

F/2001/5460

Thin hi-level

windows would be have outlook partially obscured by wall other hor



REAR ELEVATION

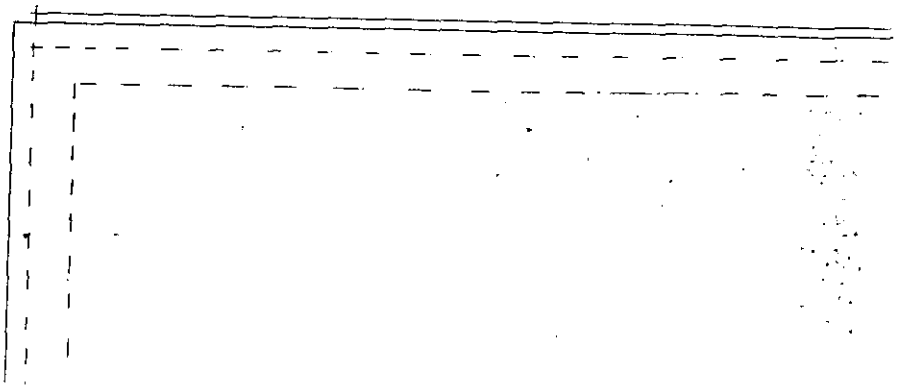
07768795
324

Please Could you Comment on the Possibilities of window/windows located here at the rear of the extension

If this is not possible is it possible to install 2 velux windows in the roof of the extensions See Side elevations

'X' Possible window location

but would prefer Conventional windows if Possible



Approx 7m

PROPOSED BED 1

BED 2

BED 3

PROPOSED BED 4

A/C

C/B

PROPOSED BATH 3

ENSUITE

PROPOSED BED 1

FIRST FLOOR

0 10 20 30 40 50 60 70 80 90 100
0 2 3

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

08 MAY 2002

COPIES TO: ACK: FILE:

PROPOSED KIT EXTENSION

PROP UTILITY

PROPOSED STUDY

KITCHEN

EXISTING GARAGE

W/C

PROPOSED LOUNGE EXTENSION

LOUNGE

HALL

COURT

DINING ROOM

PROPOSED GARDEN

PORCH

PROPOS... EXT

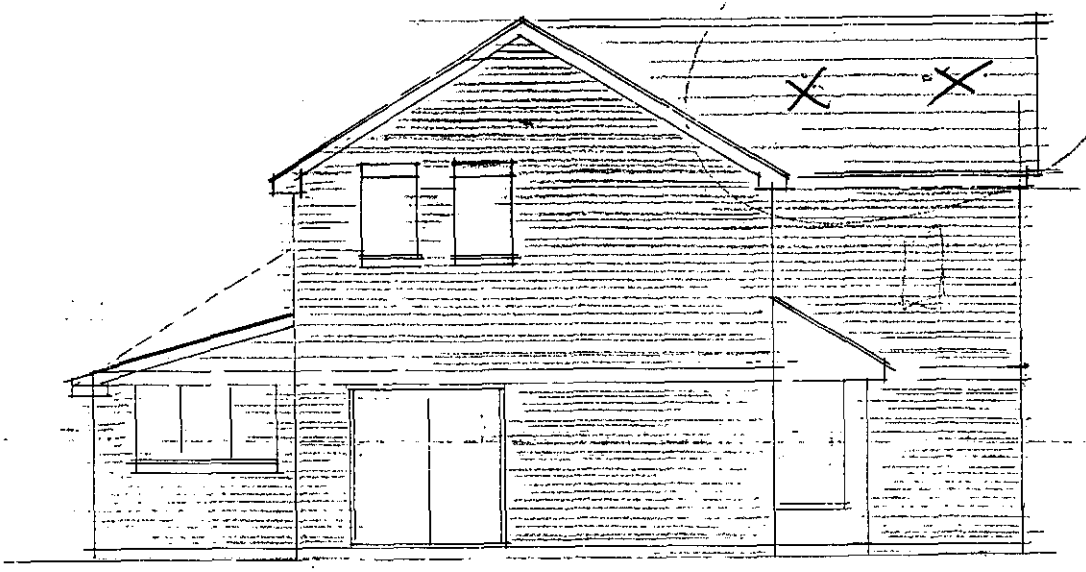
PLANNING SERVICES	HPT
PCL	TLS
RC	ENF
KPH	
CS	

08 MAY 2002

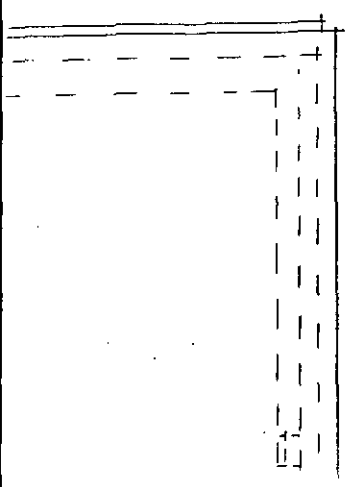
TACK

GROUND FLOOR

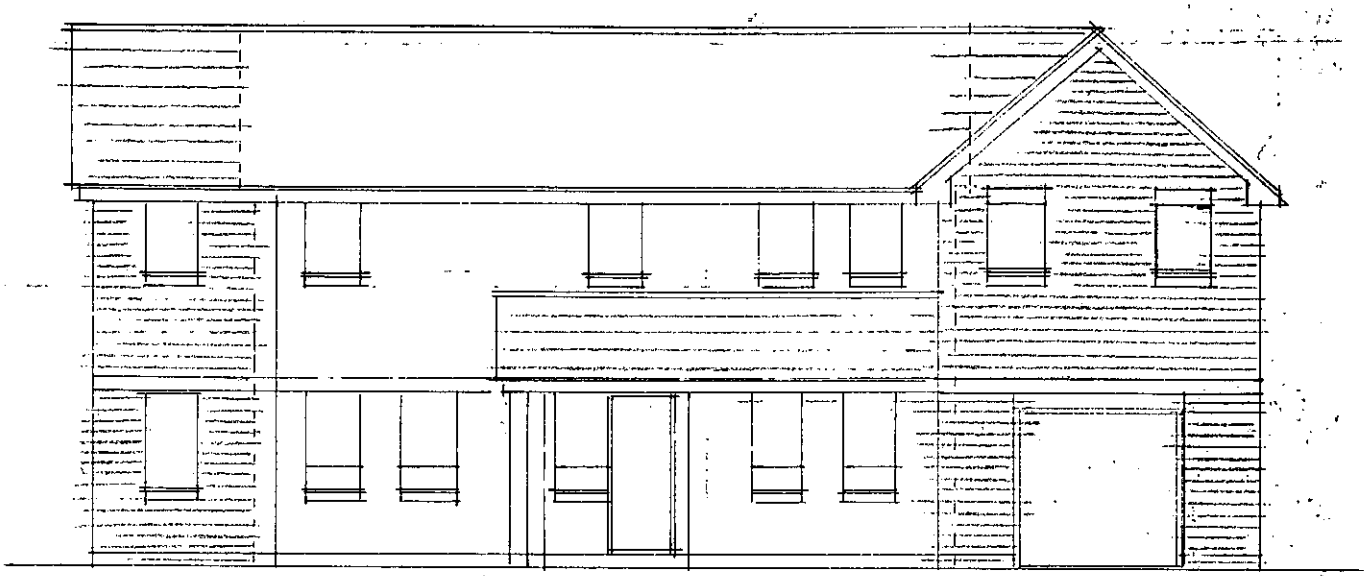
best solution
prevents overlooking
front of No 3.



SIDE ELEVATION



PLANNING SERVICES
PCL
DC
ENF
08 MAY 2002
COPIES TO
ACK:
FILE:

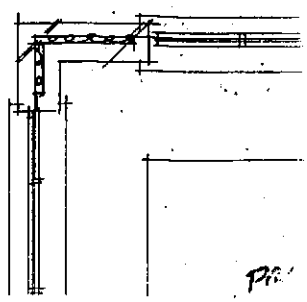


FRONT ELEVATION

PLANNING SERVICES	
POL	PS
DC	ENF
APP	
CS	

08 MAY 2002

COPIES TO	ACK:
	FILE:



Basia.

Could you please have a look at these plans/sketches for 4, Hutton Close. Mr Cooke is anxious for a reply.

I'll be out on site for most of the day. Could you leave a small note or until you see if the others after 5pm?

Thanks

Phillip

PLANNING SERVICES | REF 54316
POL | TLS
DC | ENF
APP |
CS |
15 MAR 2002
COPIES TO | FILE

Mr D P Skeet
38 Addiscombe Road
Crowthorne
Berkshire
RG45 7JU

Mrs Poleneck
Enviromental Services Dept
Planning Services
Wokingham District Council
P O Box 155
Shute End
Wokingham
Berkshire
RG40 1WR

8th March 2001

Dear Mrs Poleneck

RE: No: Application No: F/2001/5460, No:4 Hutton Close, Earley, Reading, Berks.

Further to your recent meeting with my client, please find enclosed further amended sketches for your comments/approval.

Should you have any further queries, please do not hesitate in contacting me.

Yours faithfully

Mr D P Skeet

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5460

Applicant : Mr K Giles C/O Mr D Skeet.

Location : 4, Hutton Close, Earley, Reading.
Proposal : Proposed two storey side and rear extensions to dwelling plus conversion of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 15/01/02

Date Registered : 30/11/2001

Earliest Date for Decision : 03/01/2002

Latest Consultation Date/Site Notice Expiry Date : 03/01/2002

This application will have expired on: 25/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - Condition C049, C122

Objections - 3 Hutton Close
7 Adams Way

Early Town Council - No comment.

Transco - No nearby mains gas pipes.

Planning Issues :

Impact on Neighbouring Properties.
Impact on character of the area
Highways

Policy

- WBE1, ~~WBE2~~ WOS3
- LBE1, 2, 5
- LD3

Application Number: F/2001/ 5460 – 4 Huttons Close, Earley

Appraisal

Development

The proposal is for a two storey side and rear extensions to dwelling and conversion of garage to a study. The extension is to facilitate an enlarged kitchen and utility room and a master bedroom. A new garage is to be incorporated into the side extension, which will bring the building line level with the house. The kitchen and utility room extension would come out to the existing rear line of the garage. Five windows and a back door are proposed at the rear with 4 new roof lights at first floor level. At the front two windows are proposed for the master bedroom. The roof is pitched to the front and rear falling just below the existing ridge. The porch roof will continue across the front of the garage.

The house is detached and located within the identified settlement of Earley.

1. Impact upon neighbouring properties

The extension is proposed to run along the boundary with No.5. The extension would in-fill the space in front of the existing garage to two-storey, making the side wall 10.0m long with a minimum height of 3.5m and a maximum of 7.0m.

No.5 is set approximately 0.5m below No.4. The rear garden is small. There are rear windows for the kitchen and dining room at ground floor and a bedroom and bathroom on the first floor. There is a side, landing window and ground floor door

It is considered the proposals of No.4 would have an adverse impact on No.5 in terms of overbearing and overshadowing. The proximity of the development on the boundary gives greatest concern coupled with the position of the houses in terms of the movement of the sun. In the afternoons and evenings the rear garden would be in the shadow of No.4. The difference in levels would further increase the dominating presence of the extension.

Therefore is considered the application be refused on the grounds of overbearing and overshadowing of the garden/loss of sunlight, of the neighbouring property, No.5 Huttons Close.

2. Impact on the character of the area

The front extension will not protrude further than the building line of the main house. The new roof would patch the pitch of the existing roof and be set lower than the present ridgeline. The materials to be used in the extension would match those existing.

3. Highways

The highways department have no objection to the scheme. Conditional approval on the basis the garage would be retained for vehicle storage and the parking and turning area is completed before work began on the extension.

☐ Approval ✓ Refusal

Application Number F/2001/5460
Conditions/Reasons for Refusal

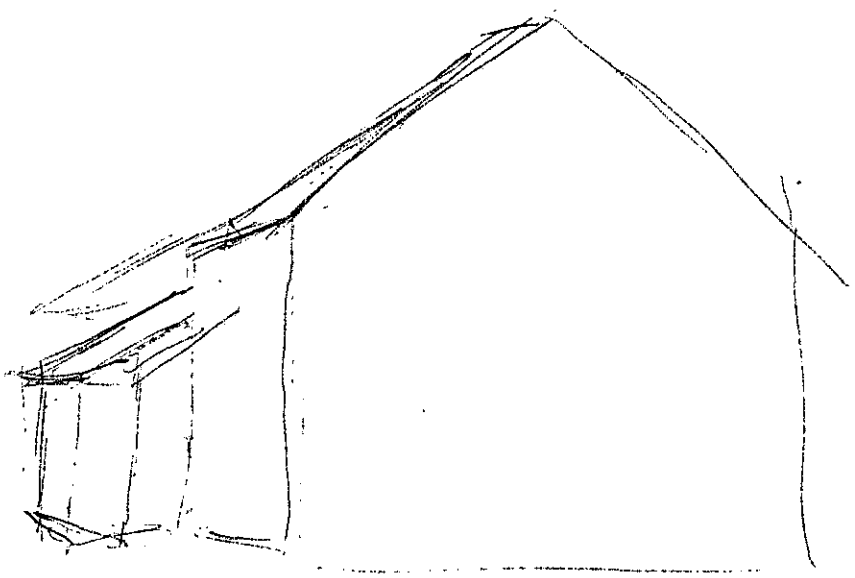
No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
			The proposed 2-storey side and rear extension by virtue of its design siting, scale, bulk and massing would have an overbearing and overshadowing impact on No. 5 Hilton Close to the detriment of the amenity of the occupier. As such, it is therefore, contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 & LBE2 & LBE5 of the Loddon Area Local Plan and policies WBE1 & WOS3 of the Wokingham District Local Plan (dd)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LBE5
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

23.1.02

Date: ~~28.1.02~~



RECORD OF SITE VISIT

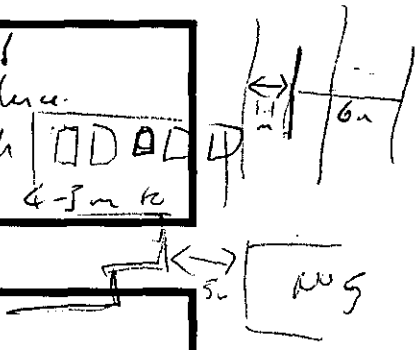
SITE ADDRESS: 4 Hutton Close Earley Reading. APPLICATION NUMBER: F/2001/5460	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS high density.

3. DESCRIPTION OF SITE/BUILDING Yellow brick d/brown window d/brown tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES No 3 – not attached Adams Way – 1.7m fence.
6m to house. Bathroom + bedroom window
kitchen/lounge 1st floor. 1st floor front four window (bed) + bath
G/floor
No 5 [Front] – bedroom window on side 4-5m to



5. SITE CONSTRAINTS

re-measure bwdy 8.9m

TREES

ACCESS/PARKING

LEVELS level rise to rear of garden

BOUNDARY TREATMENT 1.7m fence

OTHERS 5 brick corner high.

View from 7 Adams Way
View from kitchen GF
Lounge Area GF downhill into No 4 Hutton.

View from 1st floor between dam onto plot
Quite exposed – exposed brick

View onto property from footpath by No 7 Adams Way.
No end bwdy tree no real impact on character of area.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001

Officer: PT | Application No. F/2001/5460

Map No. 58... Site 0105.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE & REAR EXTENSIONS TO DWELLING PLUS CONVERSION OF GARAGE TO STUDY

Location: 4 ITUTTON CLOSE

Parish: EARLEY Ward: REDHATCH

Applicant: MR K GILES

Fee (4) Received 95-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	CHECK FOR ENCROACHMENT BY NEW ROOFLINE.	10/12	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10/12 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 : .....
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. pre-apps.....
.....
.....

NEIGHBOURS:

.....S/N.t. see map.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 30.NOV.2001 0460

Householder planning application form

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

1	Your name	MR K. GILES.
	Address and postcode	N°4 HUTTON CLOSE,
		BEACONSFIELD WAY,
		EARLEY,
		READING BERKS.
	Phone number	RG6 5UU
2	Agent's Name	MR D. SKEET.
	Address and postcode	38 ADDISCOMBE ROAD
		CROWTHORNE
		BERKS.
		RG45 7JU
	Phone number	01344 761067
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	N°4 HUTTON CLOSE
		BEACONSFIELD WAY
		EARLEY
		READING
		BERKS
		RG6 5UU
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO SIDE
		PROVIDING BEDROOM ALTERATIONS & ENSUITE
		KITCHEN EXTENSION, PLUS GARAGE
		CONVERSION TO STUDY AND UTILITY ROOM

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.	BRICKS TO MATCH EXISTING TILES " " " WINDOWS " " "	
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: 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.		
	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 K. GILES.

Date 21/11/01

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

ADDRESS 4 HUTTON CLOSE PARISH EARLEY

PLOT No. 153 ORD. SHEET No. SU 7370

BUILDER 57

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17972	Taylor Woodrow	det. hse + gar	26.3.82	N/A C/A
BR19501	"	"	19.11.82	APP N/A

DATE OF COMPLETION

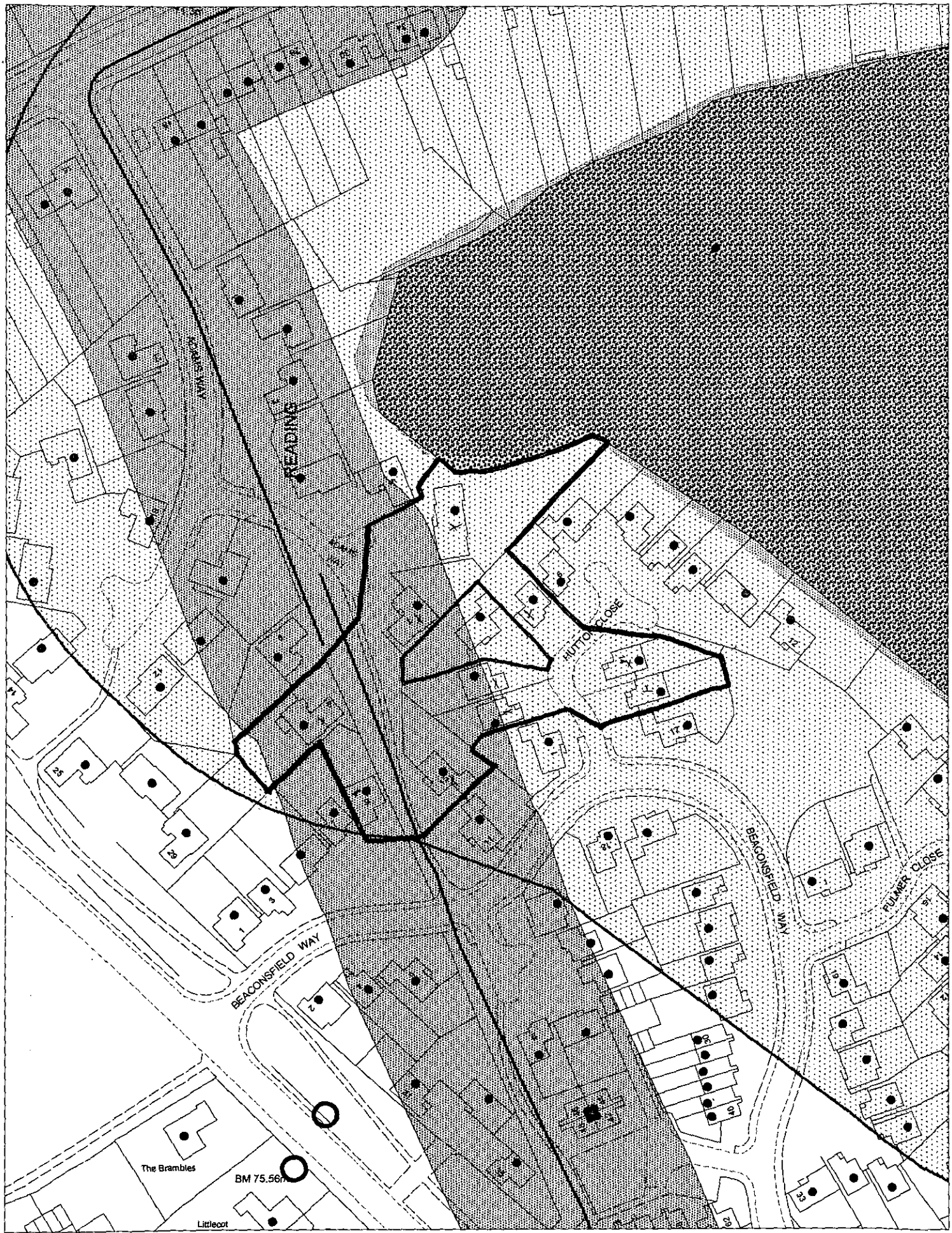
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.NOV.2001 • 5460

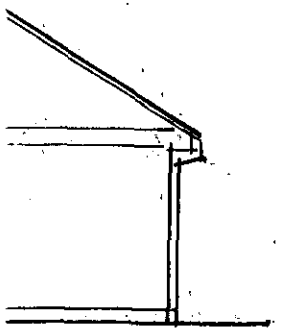


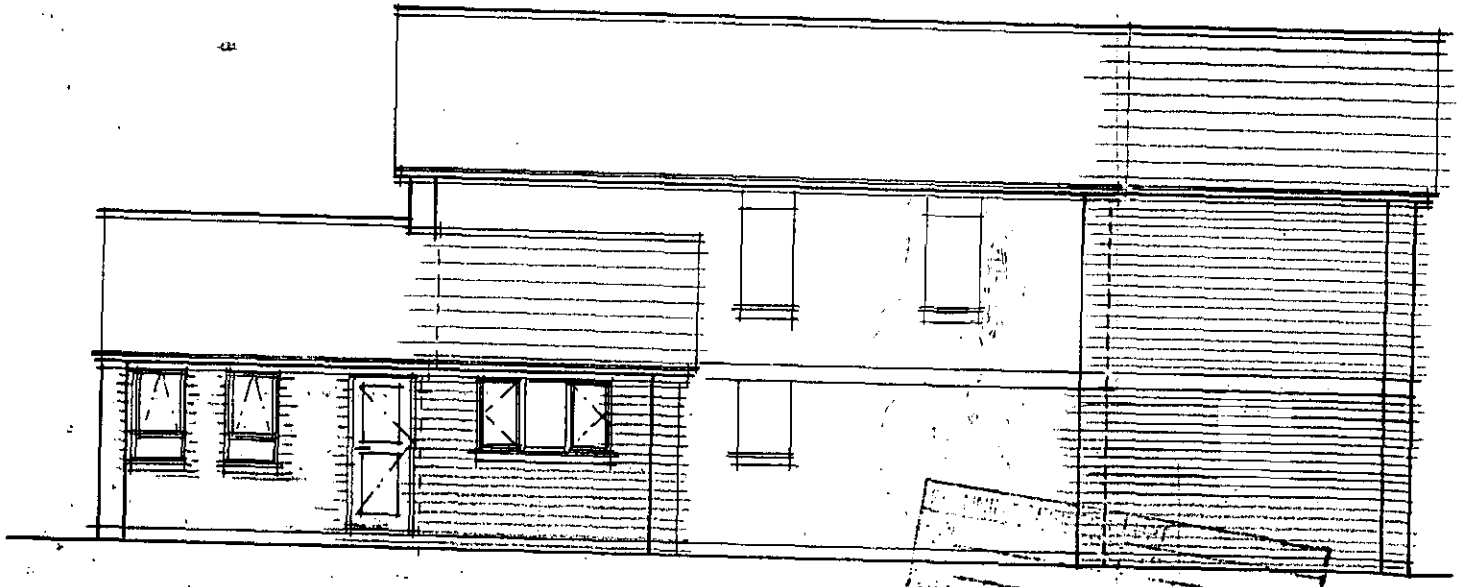
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001 Scale: 1 : 1250

N
W E
S

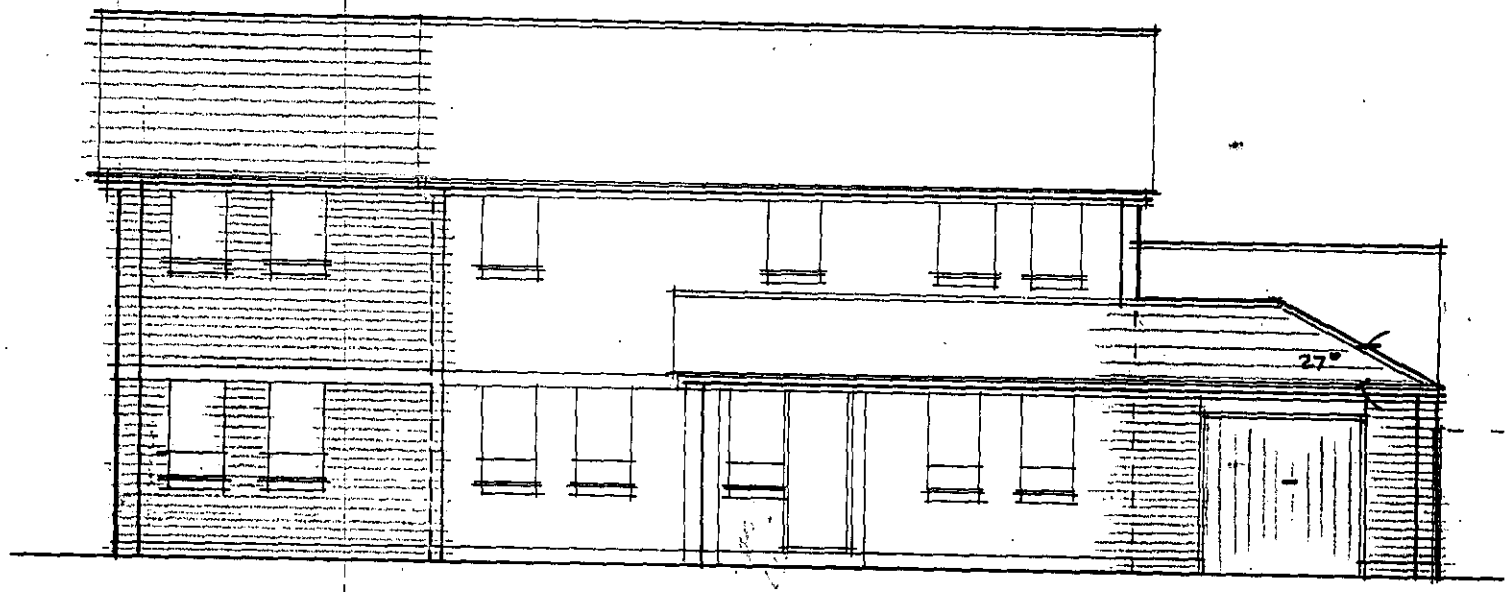
SIDE ELEVATION
BOTH OPTIONS

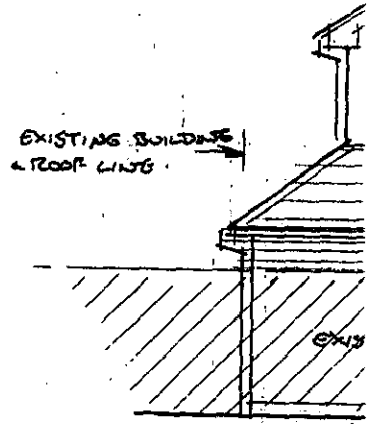




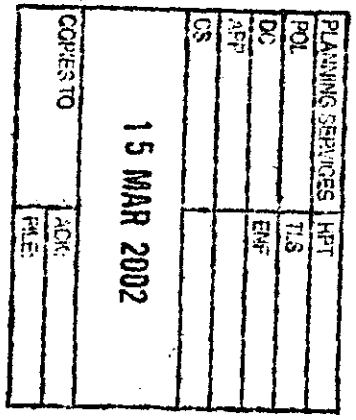
Rear Elevation

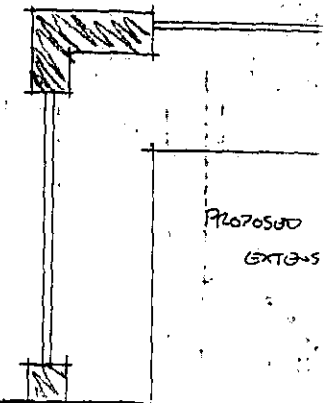
13 MAR 2002





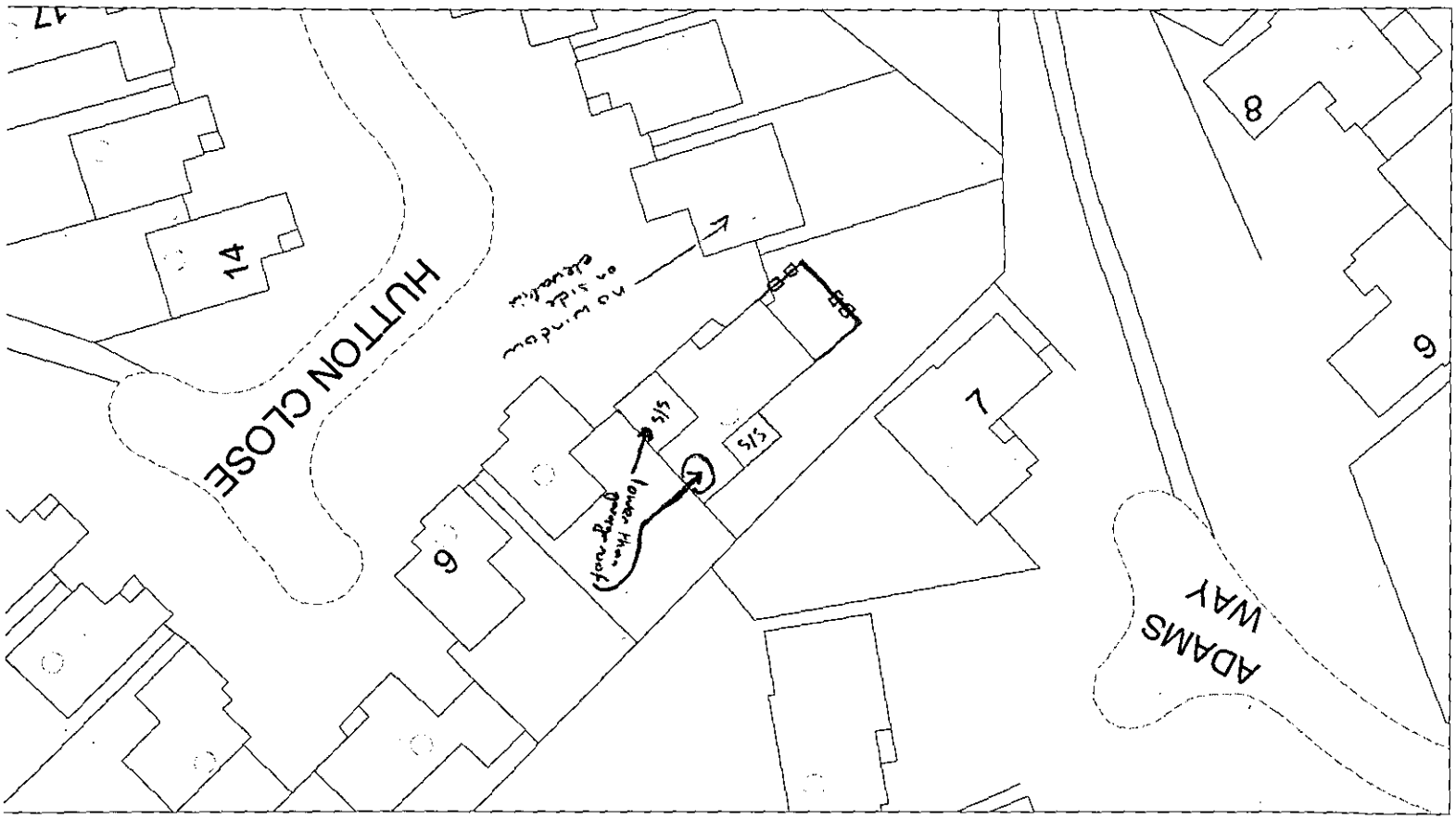
Front Elevation

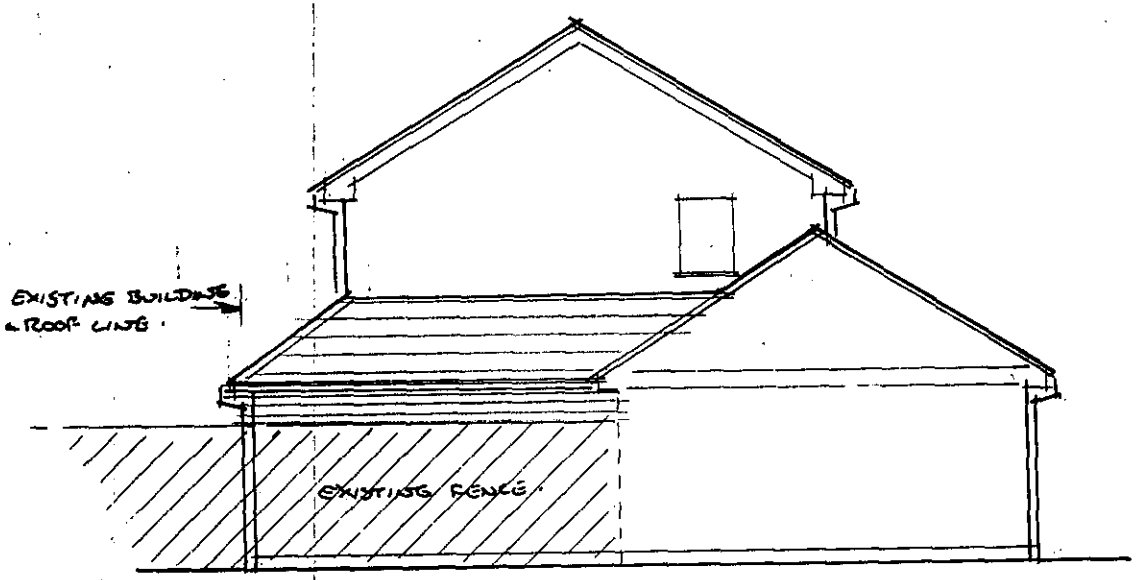




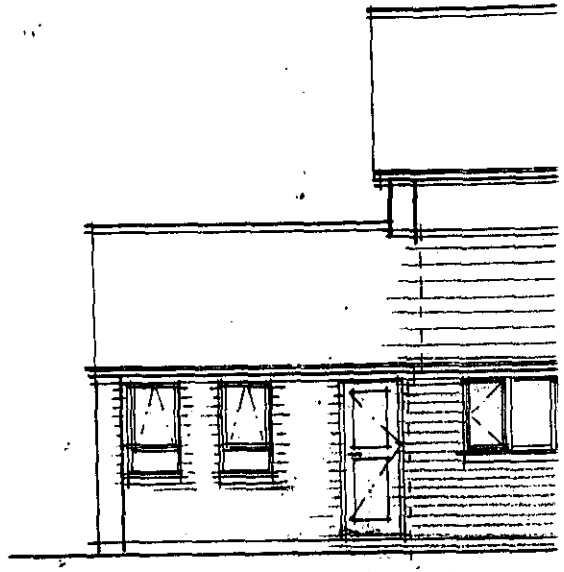
- Window on rear
- 07768795324

Mr Gittes.

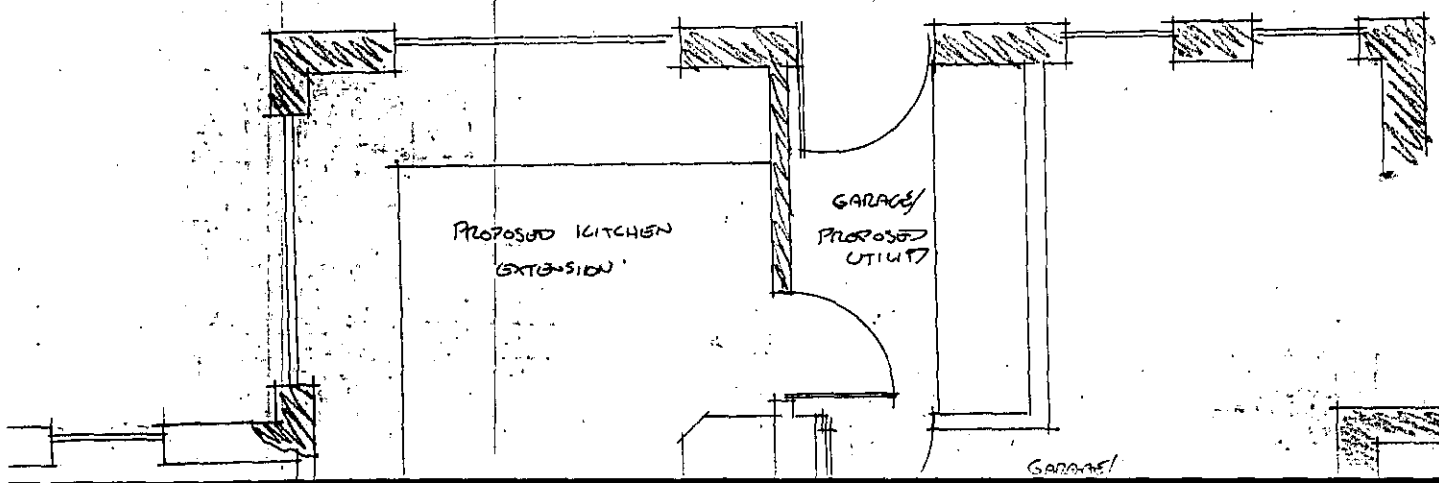




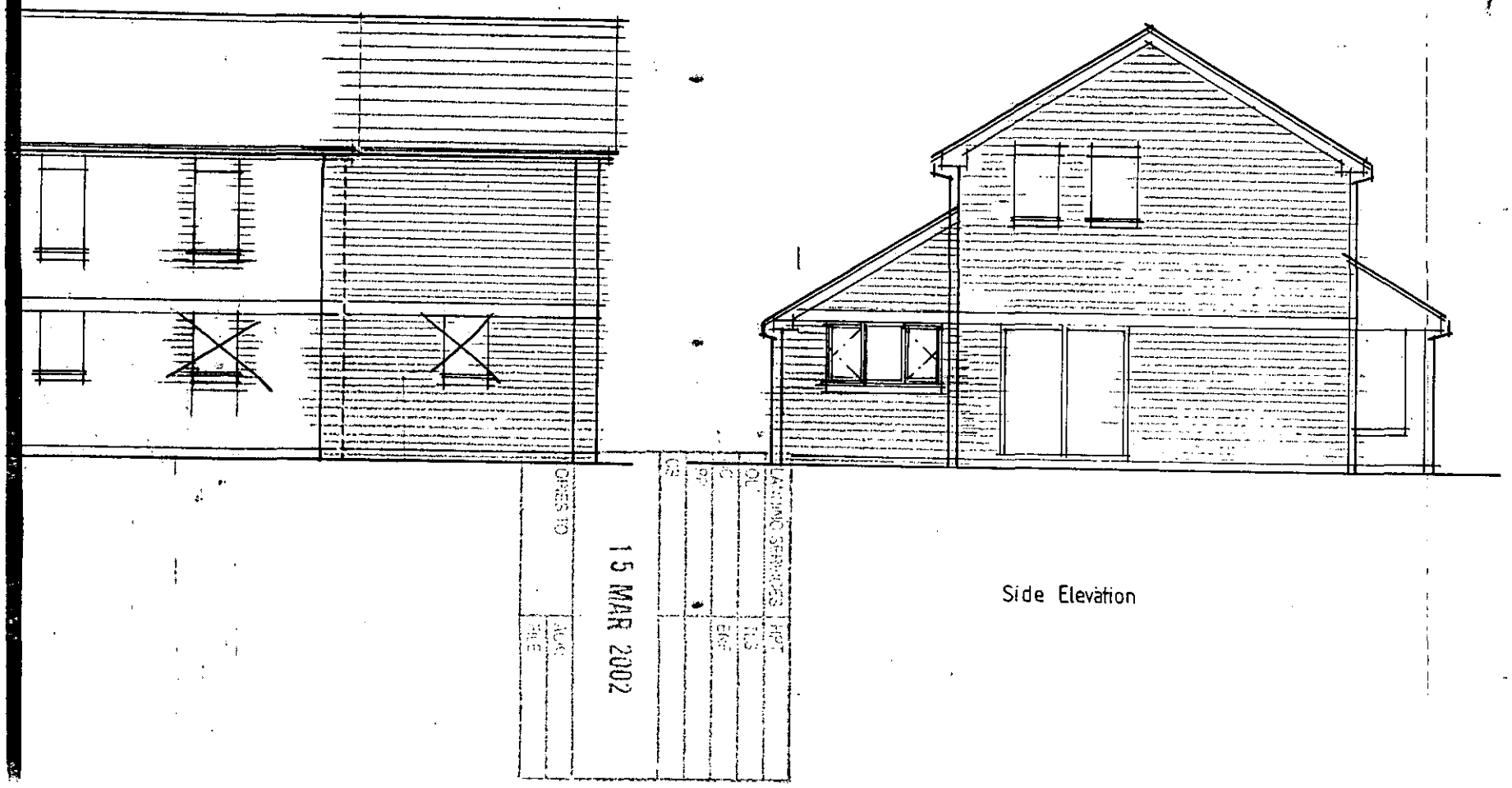
Side Elevation



Rear Elevat

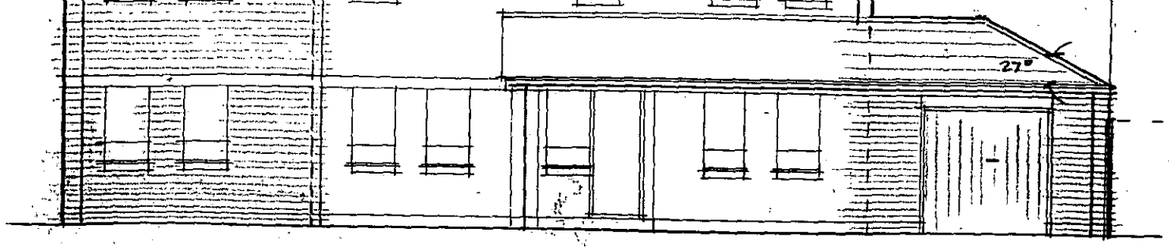


15 MAR 2002

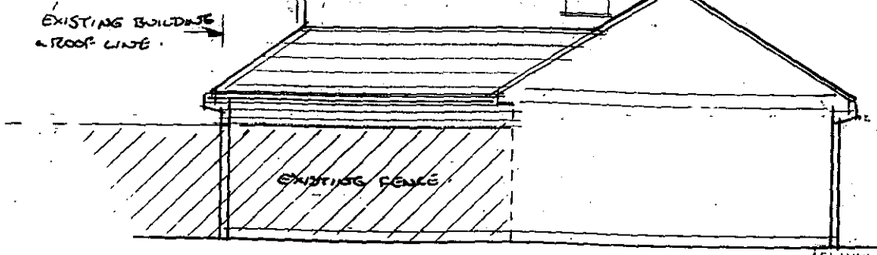


15 MAR 2002

Side Elevation



Front Elevation



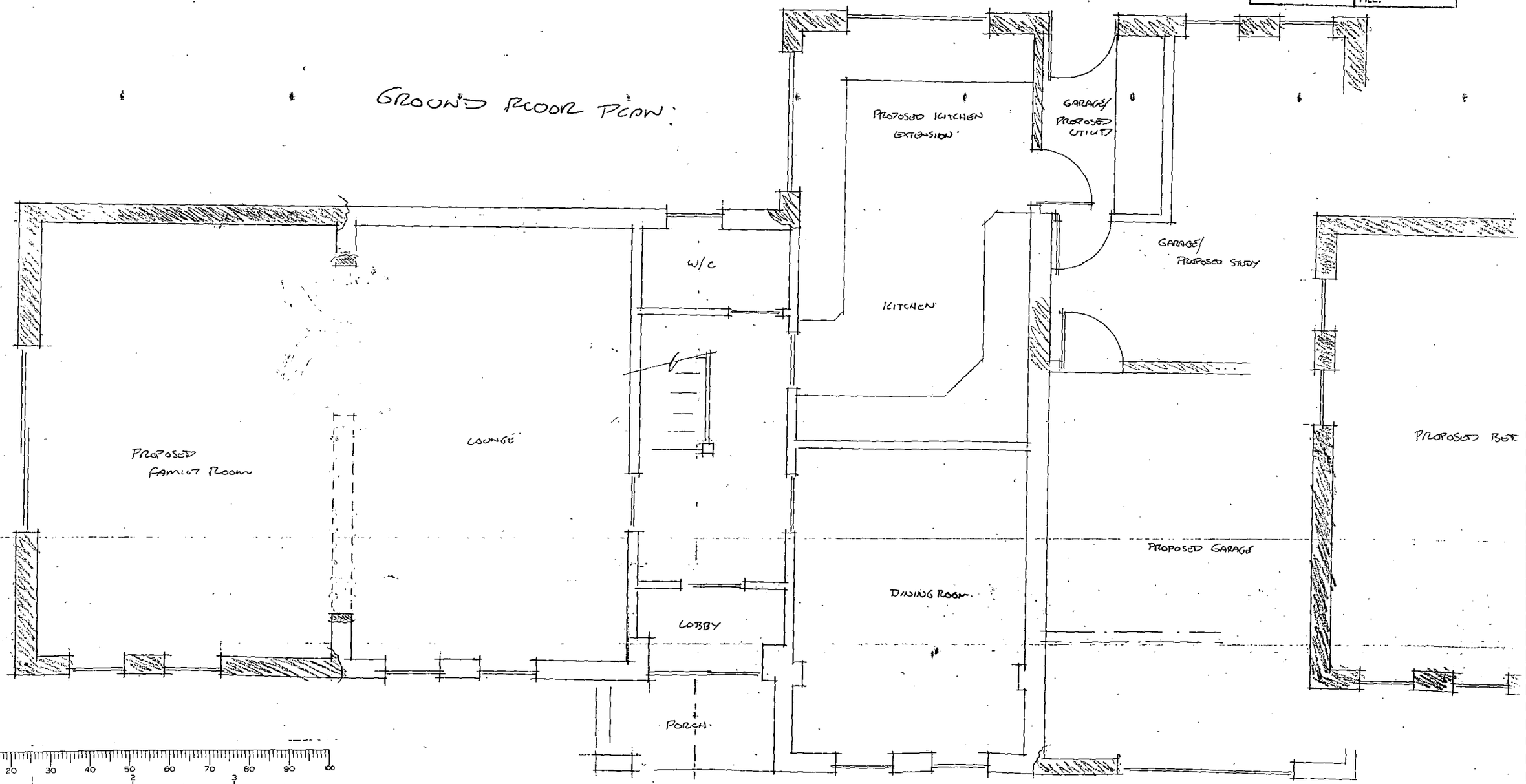
Side Elevation

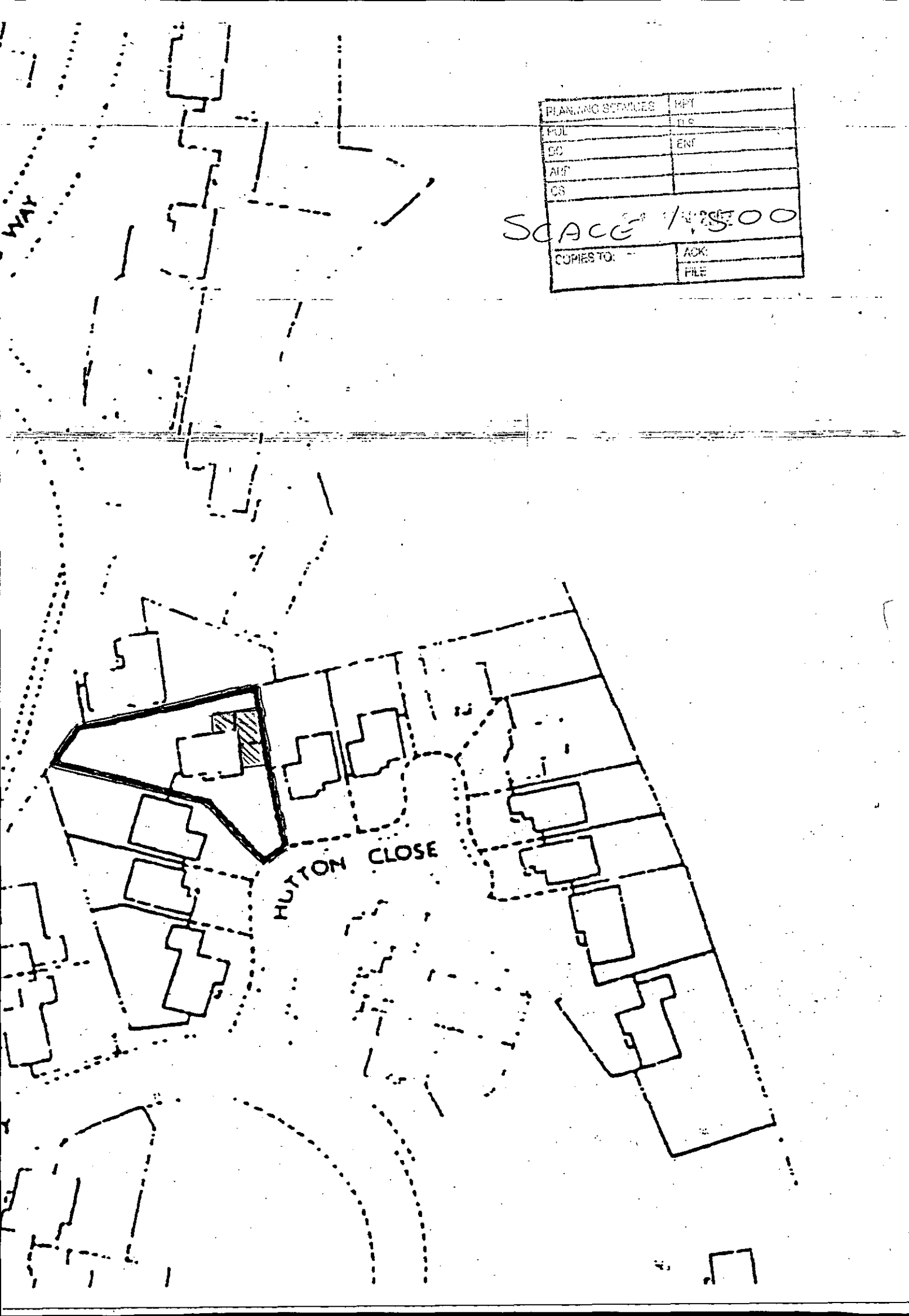
PLANNING SERVICES	TPT
POL	TLS
DC	ENF
APP	
CS	

15 MAR 2002

COPIES TO	ACK:
	FILE:

GROUND FLOOR PLAN.

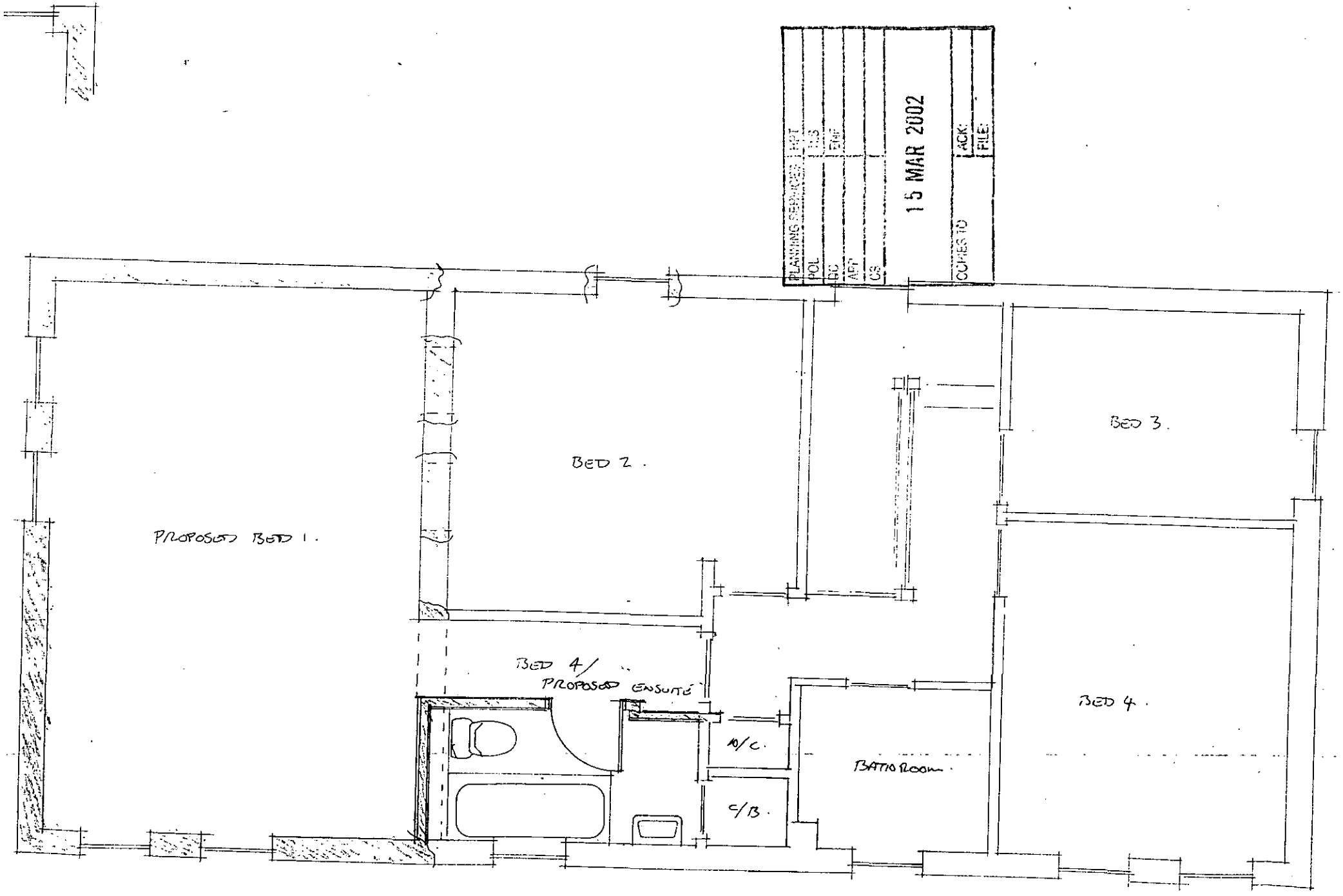




PLANNING SERVICES	RPT
POL	D C
SO	ENF
AIS	
CS	

SCALE 1/1250

COPIES TO:	ACK:
	FILE



FIRST FLOOR PLAN.