APPLICATION NO:
F/2001/5373

LOCATION:
10 Betchworth Avenue, Earley Reading.

APPLICANT:
Mr J Couper & Ms J Slade C/O ANDESIGN

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **28/12/2001**
Neighbour listing: 1/1/02
APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

482

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Couper & Ms J Slade
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5373

Parish: **EARLEY**

Location: **10, Betchworth Avenue, Earley, Reading.**

Proposal: **Proposed single storey front and 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. This permission relates to the application as amended with revised plan number AH/E/3211B submitted to the Local Planning Authority on 5th February 2002 and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

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

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

[illegible]

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

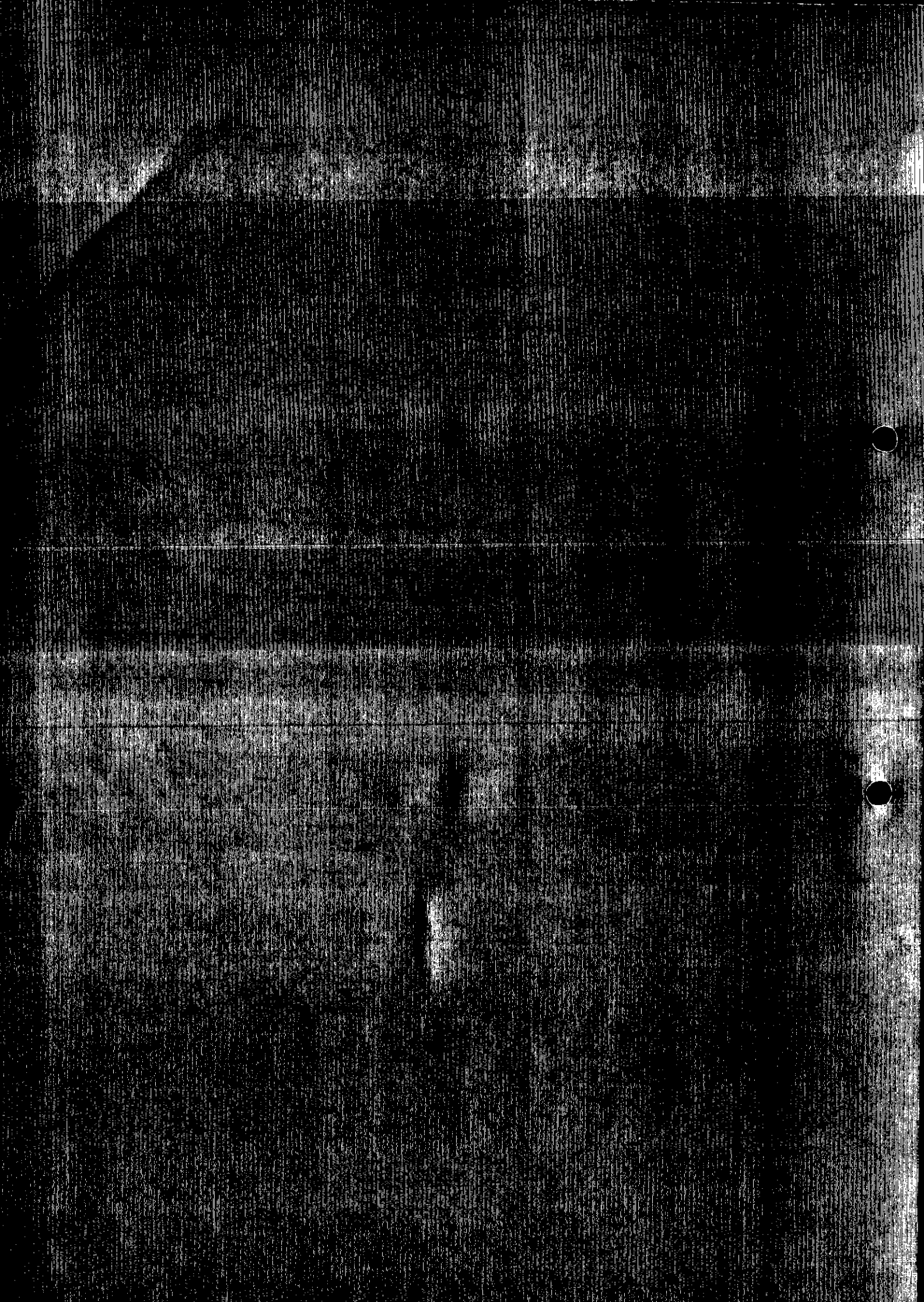
		CASE OFFICER
SITE DETAILS		
PLANNING APPLICATION NUMBER	5373	[illegible]
BUILDING CONTROL NUMBER	[illegible]	[illegible]
APPLICANT/AGENT	[illegible]	
ADDRESS OF SITE	10 [illegible] Avenue [illegible]	
DESCRIPTION OF PROPOSED WORK	[illegible]	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	[illegible]	[illegible]
ELEVATIONS		
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/3/02	

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	



Applicationo	Name & Address
F/2001/5373	A K Adams 8 Betchworth Avenue EARLEY RG6 7RJ
Application Approved	Letters sent 26.02.02

WOKINGHAM UNITARY
Aiming for Excellence

Reduced to 3.6m

in height (from 4.4m)

(Neighbours not reconsulted)

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5373

Applicant : Mr J Couper & Ms J Slade C/O ANDESIGN.

Location : 10, Betchworth Avenue, Earley, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/11/2001

Earliest Date for Decision : 28/12/2001

Latest Consultation Date/Site Notice Expiry Date : 28/12/2001

This application will have expired on: 23/01/2002. 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: Conditional approval
Neighbour at 8 concerned by light + impact on trees.
Trees: may kill trees but apart from screening they are of no great landscape value.
Parish Council: No objection.

Planning Issues :

Application Number: F/2001/5373

Appraisal :

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

Application Number F/2001/5373
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	

RECORD OF SITE VISIT

SITE ADDRESS: 10 Betchworth Avenue Earley Reading.

APPLICATION NUMBER: F/2001/5373

OFFICER: Richard Kelly

DATE OF SITE VISIT: 12/12/

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Large detached

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES 12 set back

5. SITE CONSTRAINTS

TREES 2 in Ledge to S. (which is set well forwards.)

ACCESS/PARKING

LEVELS flat.

BOUNDARY TREATMENT 1.8m fence.

OTHERS Tile hung roof. Existing outbuilding to be demolished + away?

Ledge to be brought forward in line with original b.l.

Application Number: F/2001/5373 – 10 Betchworth Avenue, Earley, Reading

Appraisal:

This application is for the erection of a single storey rear extension to form a workshop and a single storey front extension to enable the garage space to be moved forwards. This application raises three issues.

Impact on adjoining properties: LBE 1, LBE 2, WBE 1

The proposed extension would be approximately 0.3m from the boundary with No 8 Betchworth Avenue. The height of the proposed extension would be 2.5m to the eaves and 3.6m to the flat section. The original application had an ordinary pitched roof with a ridge height of 4.5m and this revision has been designed in consultation with officers to reduce the impact on the neighbour at No 8.

Immediately opposite the boundary is a well-established hedge of approximately 2.5m, which runs around the edge of the rear garden to No 8. It is acknowledged that the staggering of the houses in this part of Betchworth Avenue means that the extension would be quite a way down the garden of No 8. The existing hedge may afford some mitigation to any overbearing, but may itself suffer some damage as a result of building works. This does not, however, prevent the planting of a replacement hedge, should the occupiers of No 8 be concerned by overbearing, nor will the extension have sufficient overbearing on the rear windows at No 8 to warrant refusal.

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The proposed extension to the front would not project any further forwards than the existing house. Its elevation to the street would be remarkably similar to the existing front of the house. It is therefore considered that this will not have any undue impact on the streetscene.

Impact on highway safety: WOS 3

Subject to a condition relating to the retention of the garage for vehicle storage, there is no objection on highway grounds.

Approval ~~**Refusal**~~

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5373 PLANNING OFFICER

PARISH: Earley

PROPOSAL: Revised Plans showing alteration in roof line

ADDRESS: 10 Betchworth Avenue

APPLICANT:

PLANNING SERVICES	HPT
POL	TLS
DC: RK	ENF
AC:	
CS:	
18 MAR 2002	
COMMENTS	ACK:
	FILE:

No Objection

SIGNED: _____ DATE: 14 MAR 2002

CLERK TO EARLEY TOWN COUNCIL

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5373 PLANNING OFFICER: R. Kelly

PARISH: Earley

PROPOSAL: Revised Plans showing revised roof form to single storey front & rear extensions

ADDRESS: 10 Betchworth Avenue

APPLICANT:

No Objection

SIGNED: _____ DATE: 14 FEB 2002

CLERK TO EARLEY TOWN COUNCIL

With compliments

OBS

RK

26 FEB 2002

COPIES TO

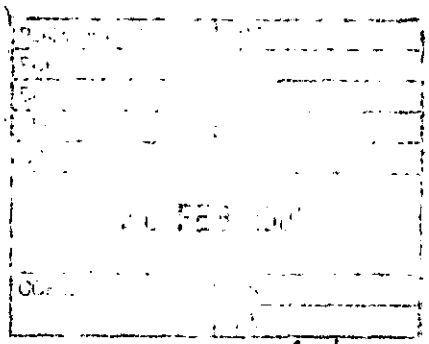


Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: *0118 986 8995* *Fax: 0118 975 6681*
E-mail: 106144.3521@compuserve.com
Webpage: www.earleytc.co.uk



Earley Town Council
Council Offices
Radstock Lane
Earley
Reading RG6 5UL



8 Betchworth Avenue
Earley
Reading RG6 7RJ

21st February 2002

Approved 26/2/02
+ Notified

Dear Sirs

RE: Planning Application / 2001 / 5373 – Revised Plans
10 Betchworth Avenue – Mr J Couper & Ms J Slade

Having examined the revised plans I still object to the proposed development for the reasons stated in my letter dated 20th December 2001. The roof line of the extension will still be visible for the some 2/3 of my rear garden on that boundary.

Further more – Item 2 of my letter dated 20th December 2001 still applies as no amendments have been made to the revised plans to how the actual position of the boundary and the effect that their proposed foundations will have on my property and existing hedge.

The position of the wall to the proposed extension will have to move so as to avoid my property. The plans as drawn are incorrect !

Item 3 of my letter dated 20th December 2001 still applies.

Should approval be given, I would require that at no time in the future could this extension be converted into a Two Storey extension.

Yours sincerely

A.R.Adams

Date: 08 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5373

Location: 10, Betchworth Avenue, Earley, Reading.

Proposal: Proposed single storey front and rear extensions to dwelling.

Applicant: Mr J Couper & Ms J Slade C/O ANDESIGN.

Case Officer: Richard Kelly

The new plans show the following: Revised roof form. Drawing no: AH/E/3211B.

Comments are required by 15/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001 (Planaps) / 5373 (Ludhouse) Date Rec. 5/2/02

Location: 10 Betchworth Avenue

Parish Earley

Applicant: Mr J Cooper and Ms J Slade

Description of attached plans Revised roof form

Drawing No's: AH/E/3211B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Drawing No's

	1. NK (Landscape & Trees)	
	2. NK (Env. Design)	
	3. XA (Highways)	
	4. NF (Building Control)	
	5. BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 DAYS

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER RK

Consultations Sent by Admin. on 08.02.PS

Yellow - Part One Copy
Green - Officer's Copy

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT 52741
POL	TLS
DC RK	ENF
APP	
CS	
0 5 FEB 2002	
COPIES TO:	ACK
	FILE

Mr Richard Kelly
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:4100

4th February 2002

Dear Mr Kelly,

re: Application No. F/2001/5373 - 10 Betchworth Avenue, Earley

Further to our telephone conversation on 1st February, please find enclosed 6 copies of my revised drawing number AH/E/3211B showing the reduced roof height to 3.6 metres which is equivalent to the mythical 27½° pitch which your senior Officers now appear to require. I trust on the basis of this revised drawing you will feel able to add your full support to the scheme, and I thank you for your total co-operation throughout.

Yours faithfully,

A. Hester

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT 52388
POL	TLS
DC RK	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Mr Richard Kelly
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4100

25th January 2002

Dear Mr Kelly,

re; Application No. 2001/5373 - 10 Betchworth Avenue, Earley

Further to our recent conversations concerning the roof to the rear single storey extension at the above property. I have now prepared the enclosed sketch illustrating the three options for your further consideration. Option 'A' is the roof profile as per the submitted Planning application. Option 'B' is the 30° roof suggested by your two colleagues when they visited my Client at the site as being an acceptable solution. You will of course appreciate that this solution would involve a different tile from that which exists on the property and would look distinctly strange. Option 'C' is the alternative that we have been putting forward which would allow the roof pitch to remain as proposed. It has the benefit of continuing to use a matching roof tile whilst at the same time cutting off the offending higher part of the roof to create a lead flat. You will note that the height of the roof with the lead flat and the height of the supposedly acceptable 30° roof is precisely the same.

I am sure you will agree that your intention and that of my Client and ourselves is to achieve the best possible solution to this project without creating an eyesore which neither party would be proud of in the future. With this in mind I would ask you to have further discussions with your colleagues with a view to reaching agreement that Option 'C' would be an acceptable alternative. I await your further instructions at which time I will be prepared to alter the main drawing and re-submit the appropriate number of copies for your consideration. Your early attention would be appreciated and I thank you for the time and trouble you have taken todate.

Yours faithfully,

A. Hester

c.c. Mr. J.Couper & Ms. J. Slade

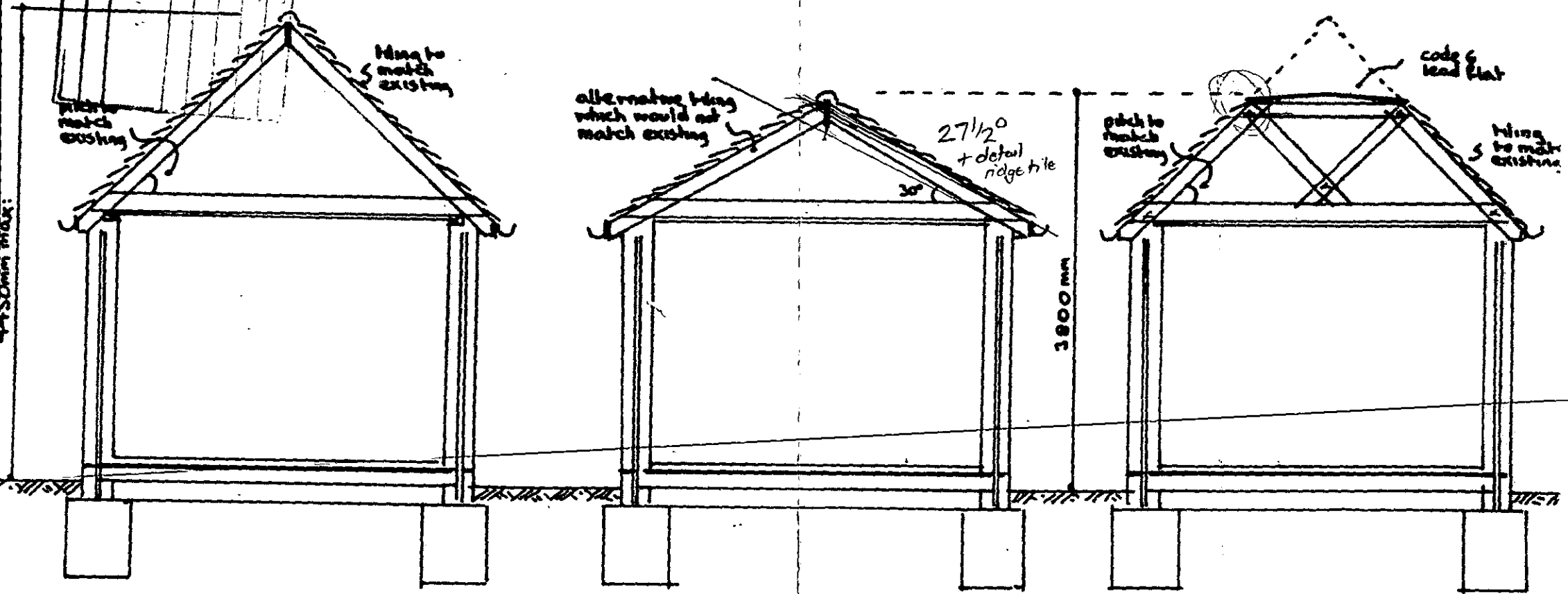
PROPOSED SINGLE STOREY REAR EXTENSION - 10 BETCHWORTH AVENUE, EARLEY For MR. J. COUPER

Scale 1:50 Date JAN 2002 Drawn ANDESIGN

COPIES TO:

A.O.K.

FILE:



OPTION 'A' AS SUBMITTED FOR PLANNING APPROVAL

OPTION 'B' AS SUGGESTED AS ALTERNATIVE BY PLANNING OFFICERS

OPTION 'C' AS SUGGESTED AS ALTERNATIVE BY APPLICANT

FROM: Richard Kelly

DATE: 04 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5373

Proposal: Proposed single storey front and rear extensions to dwelling..

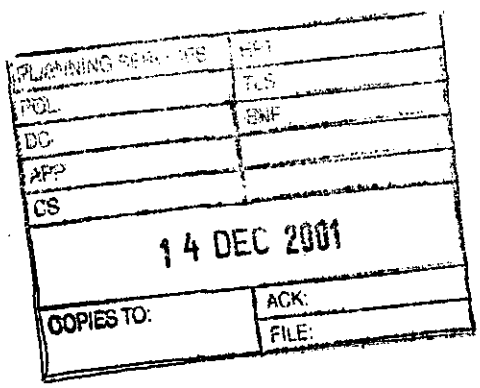
Site Address: 10, Betchworth Avenue, Earley, Reading.

Applicant: Mr J Couper & Ms J Slade C/O ANDESIGN.

Your observations are required in respect of this application **by 28/12/2001** .

Whilst Councillors had no strong objections to the proposals as shown on the plans accompanying the application, there was concern following receipt of a copy of a letter of objection from a neighbour that the drawings may not be accurate.

The Planning Officer is, therefore, requested to consider these concerns in determining the application.



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

RK 068

PLANNING SERVICES	
POL	
DC	
APP	
CS	
12 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

8 Betchworth Avenue
Earley
READING RG6 7RJ

21st December 2001

Planning Officer
Wokingham District Council Offices
PO Box 157
Shute End
WOKINGHAM
Berks.

Your ref: P/3MBABAF2

Dear Sir,

RE: PLANNING APPLICATION NO. F2001/5373
PROPOSED SINGLE STORY FRONT AND REAR EXTENSION
TO DWELLING AT 10 BETCHWORTH AVENUE, EARLEY
MR. J. COUPER AND MS. J. SLADE
NEW OFFICE AND GARAGE EXTENSION

I am in receipt of your letter advising me of the proposed extension and I object to the development for the following reasons.

1 The Block plan 1/500 scale on the plans does not give a true picture of the layout of my property which has been extended prior to us purchasing some 15 years ago. We also added a new Conservatory built some 5 years ago that did not need planning consent. We have the sun in the morning from the east side of my garden.

The proposed extension, together with the extension already granted at 1A Luckmore Drive but not yet built, at the rear of my property, will pose elevation of brick and tiles roofs as a view, and will cut out yet more light and a very pleasant skyline. Our garden will also me subject to extensive shadow in the mornings, especially in the Autumn and Winter months when the sun is low. The extension at the proposed height will also block views of existing trees etc. from the kitchen and conservatory.

2 The existing boundary as shown on the plans is not truly representative of what actually exists in situ.

My fence is 275 mm from the face of the wall of No. 10 Garage at the front and this gap tapers to approx. 150 mm at the rear of the existing garage.

If one projects the current proposed extension back some 5 metres, the foundation will be encroaching on to my property. The wall will have to be angled back to give a minimum distance from my boundary.

3 I have an existing laurel hedge that is some 50 years old and is some 3 metres high and 1.2 metres in width that goes all around my property at the rear that has, up until now, given us extensive privacy.

I am concerned that with the development proposed irreparable damage will be caused to the roots especially with the cement content of the concrete etc. I therefore require any development to be built sufficiently far enough away from my boundary so as to cause no damage to the hedge.

Continued...

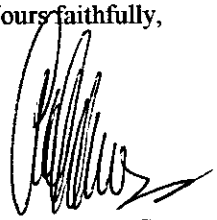
Continued.....2/

4 Should you overrule my objection, I would require as a minimum that future restrictions are applied that will prevent any further development on the site that would restrict my right to light and furthermore, I would ask that you consider a restriction be imposed to stop the addition of a second storey to this development at any time in the future in order to maintain our privacy.

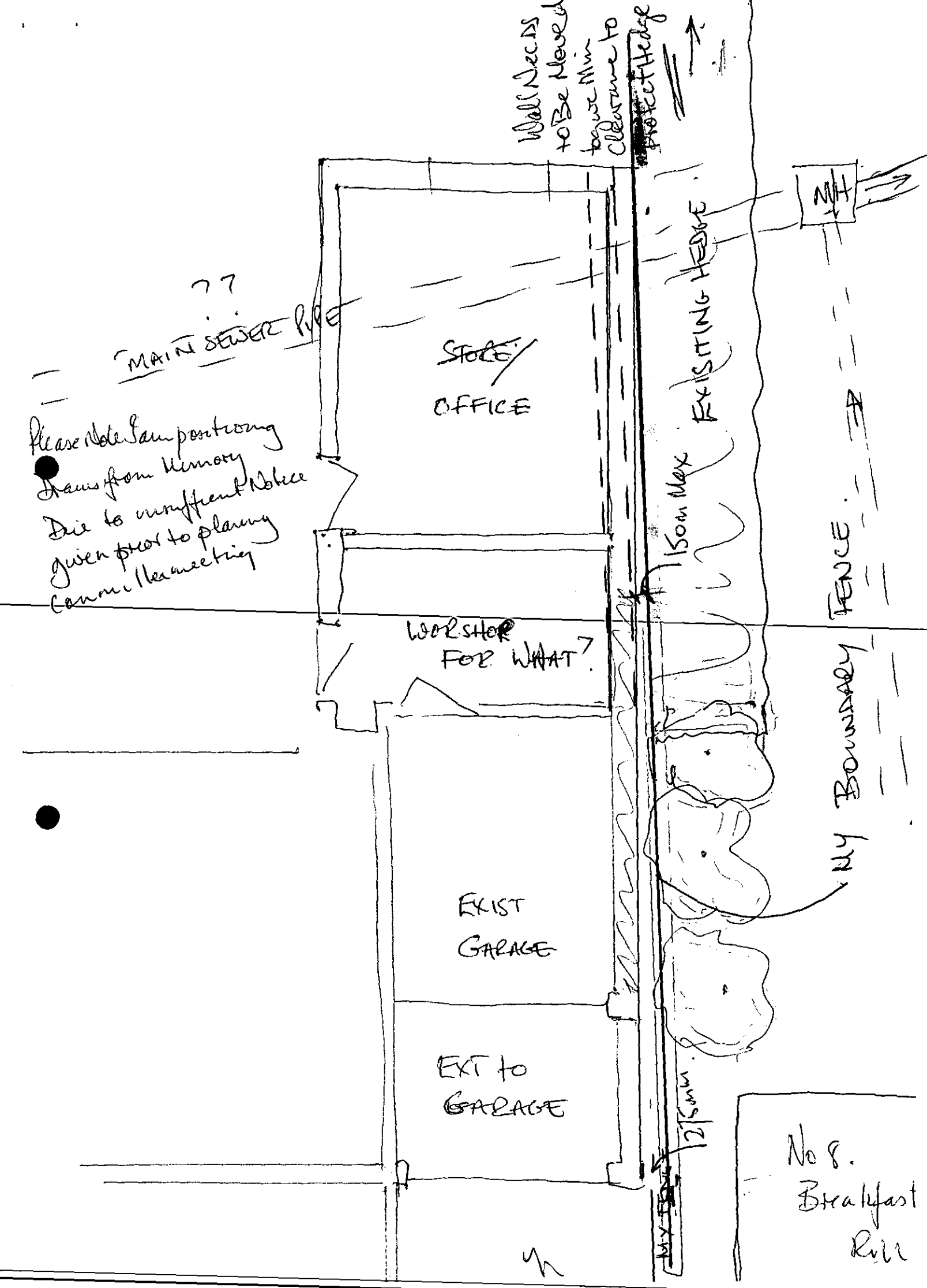
Also consideration should be given to drainage as I believe the drains may pass under his extension but this will need checking.

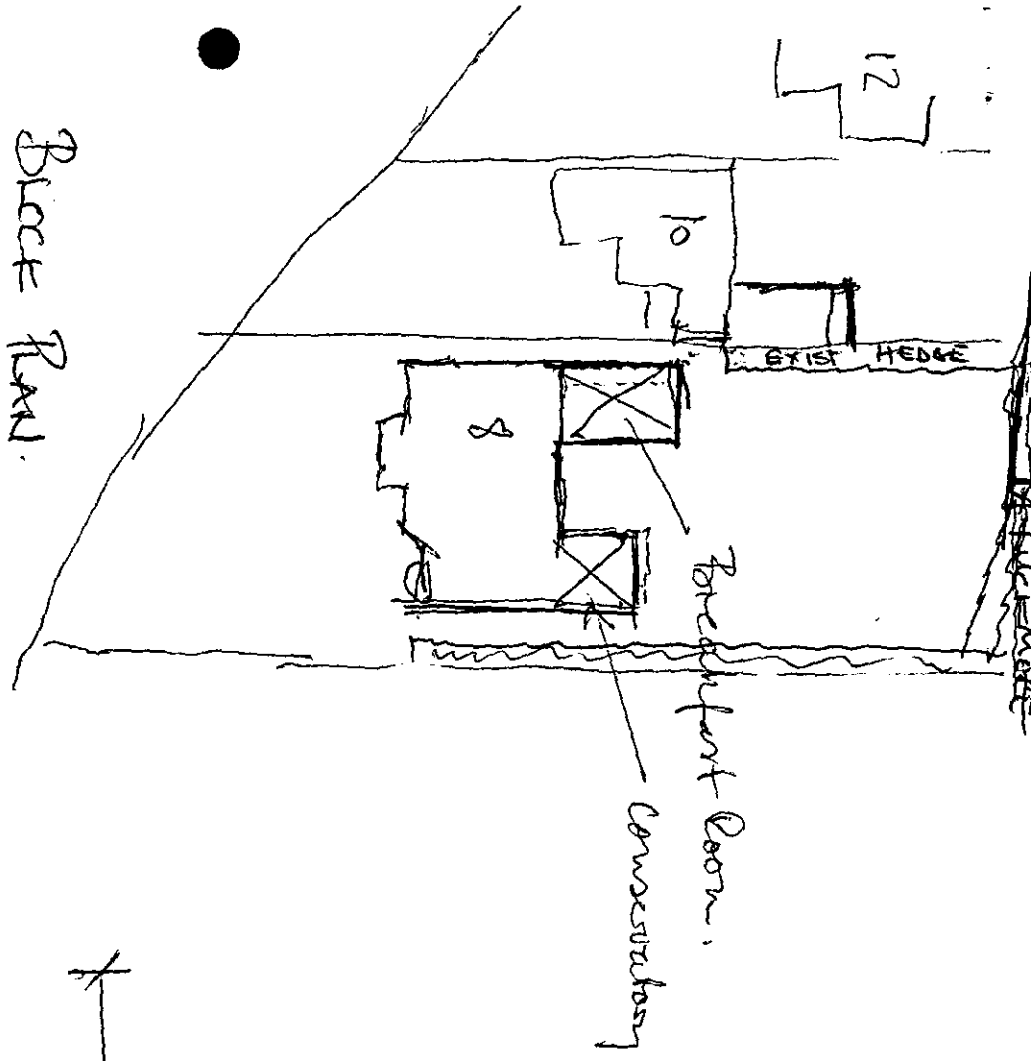
I await to hear from you.

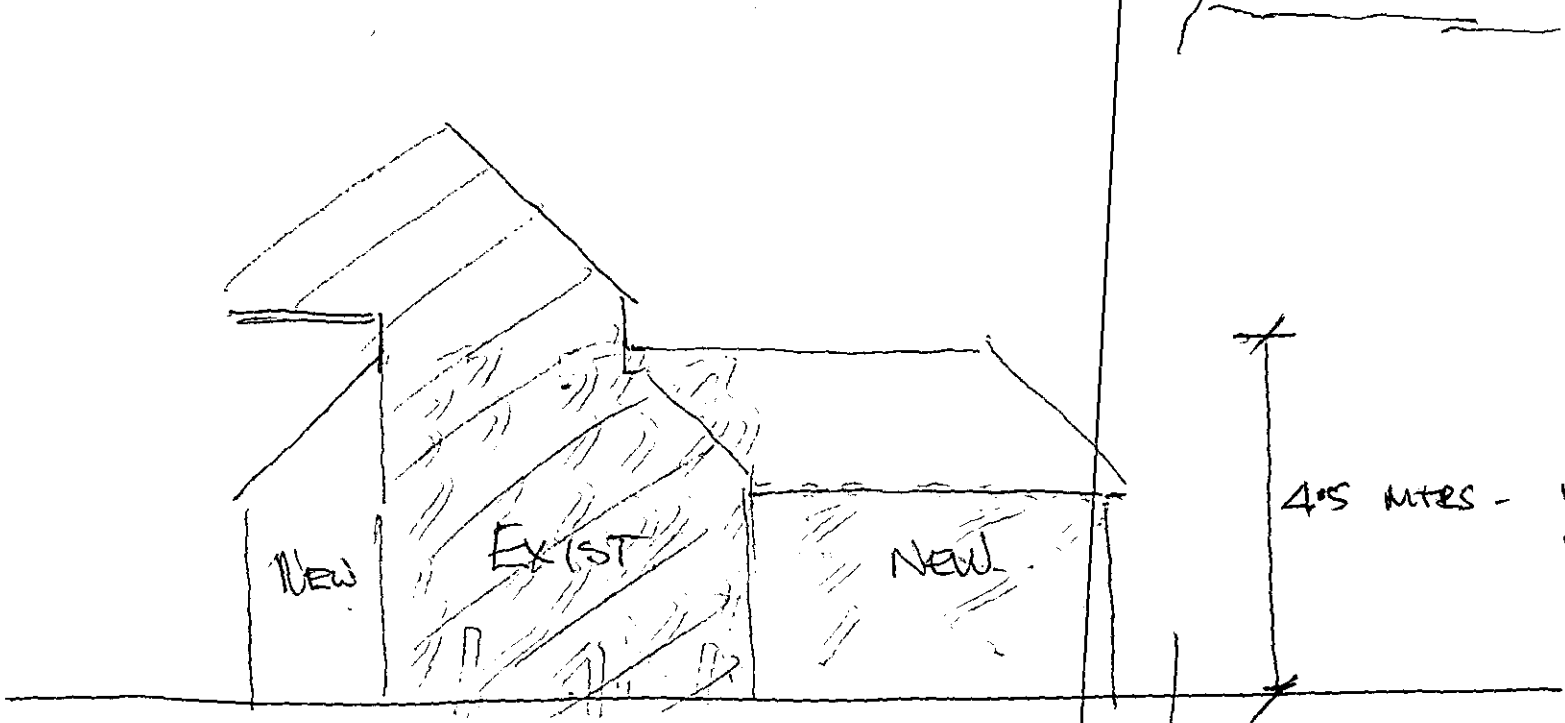
Yours faithfully,



A. K. ADAMS


Wall Needs to Be Moved to give Min Clearance to Protect Hedge
MH
EXISTING HEDGE
??
MAIN SEWER PIPE
STORE/
OFFICE
Please Note I am positioning Drains from Memory Due to insufficient Notice given prior to planning Committee meeting
150m Max
WORSHOP FOR WHAT?
MY BOUNDARY FENCE
EXIST GARAGE
EXT to GARAGE
2.5mm
MY FENCE
No 8. Breakfast Roll





WEST ELEVATION.

4·5 MTRS - WILL BLOCK Light to my GARDEN HOWEVER I WILL OBJECT SUBJECT to NO FURTHER DEVELOPMENT to 2 STOREY AT ANY TIME IN FUTURE.

TREES.

HEDGE.

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 04 December 2001

Application Number: F/2001/5373

Proposal: Proposed single storey front and rear extensions to dwelling.

Parish: EARLEY TOWN

Site Address:
10, Betchworth Avenue, Earley, Reading.

Applicant:
Mr J Couper & Ms J Slade C/O ANDESIGN.

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

Signed: _____ **Print name:** AC 05/12/01

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 3rd December 2002

Location: 10 Betchworth Avenue, Earley.

Proposal: Proposed single storey front and rear extensions to dwelling.

Application Number: F/2001/5373

In response to your consultation dated 4th December 2002 for the above application, the arboricultural comments are as follows:

The excavation for the foundations will almost certainly result in roots from the neighbour's conifers being cut. This may result in the death of the trees nearest to the extensions.

Whilst these trees provide some screening between the two properties they are of little significance in the surrounding landscape and are not suitable for including in a Tree Preservation Order. In view of this I do not consider that it would be appropriate to refuse planning permission.

Neil Etherington
Senior Arboriculturist

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

Tel: (0118) 974 6229

Date: **04 December 2001**

My ref: F/2001/5373

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/2001/5373
10, Betchworth Avenue, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5373**
10, Betchworth Avenue, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
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 6229

Date: **04 December 2001**

My ref: F/2001/5373

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/2001/5373
10, Betchworth Avenue, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5373**
10, Betchworth Avenue, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
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 6229

Date: **04 December 2001**

My ref: F/2001/5373

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/2001/5373
10, Betchworth Avenue, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5373**
10, Betchworth Avenue, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2001/5373

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

LOCATION:
10, Betchworth 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/2001/5373 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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2001. 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 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

04 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5373
CASE OFFICER: Richard Kelly

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 NOV 2001

Officer: RK | Application No. F/2001/5373

Map No. 52 Site 0.06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING

Location: 10 BETCHWORTH AVENUE

Parish: EARLEY Ward: REDHATCH

Applicant: MR COOPER & MS SLADE

Fee (7) 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees - NEIGHBOURS CONIFERS .....
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:

5/N + see map

Pc 03 110 010

ADDRESS 10 BETCHWORTH AVENUE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number 28.NOV.2001* 5373

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	MR J. COUPER & MS.J. SLADE 10 BETCHWORTH AVENUE EARLEY READING BERKS RG6 2RJ 9261370
●	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT AND 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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

		Existing:	Proposed:
9	How many bedrooms does the property have?	NO CHANGE	
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.	4	
b	The fee (We have attached a current scale of fees). 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.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR J. COUPER & MS.J. SLADE

Date 26/11/2001

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

28.NOV.2001 * 5373



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Development Control Section, Environmental Services, Wokingham District Council.
30 November 2001

Scale: 1 : 1250

N W E S