APPLICATION NO:
F/2000/1500

LOCATION:
19 Erleigh Court Drive, Earley Reading.

APPLICANT:
Mr Mrs McGuire C/O Day Tanner Partnership

PROPOSAL:
Proposed two storey rear and side extension to dwelling

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs McGuire
C/O Day Tanner Partnership
55 Church Street
Caversham
READING
Berkshire
RG4 8AX

Application Number: F/2000/1500

Parish: **EARLEY**

Location: **19 Erleigh Court Drive, Earley, Reading**

Proposal: **Proposed two storey rear and side extension 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 external materials shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor west and east side elevation.

Condition
4. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of residential amenity.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 06/07/2000

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

Tel. 0118 974 6463 (Direct Line)

Date. 19 February, 2001

My ref. JM/JM/MA/F/2000/1500

Your ref. PB/JF/1501.29

Mr P Bonney
Day Tanner Partnership
55 Church Street
Caversham
Reading
Berkshire
RG4 8AX

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Bonney,

RE: PROPOSED MINOR AMENDMENTS AT 19 ERLEIGH COURT DRIVE, EARLEY (F/2000/1500)

Thankyou for your letter which was received on 25 January 2001.

I can inform you that the installation of a velux window on the south elevation as shown on the submitted drawings can be considered as a minor amendment and, therefore, will not require a new application.

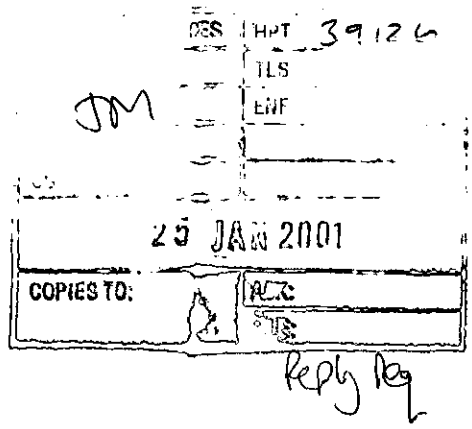
I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING



Our ref: PB/JF/1501.29

23rd January 2001

Mrs. J.Miller
Planning Department
Environmental Services Department Planning Services
PO Box Number 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Miller

RE: 19 EARLEY COURT DRIVE, EARLEY - PLANNING REFERENCE NUMBER F/2000/1500

Please find enclosed six copies of our amended drawings numbered 150l/03d and 04d.

As discussed on the telephone, these drawings have been altered to keep the new dormer the size as permitted, but to add in a Velux roof light to the south elevation.

I would appreciate it if this could be classed as a minor amendment to the already permitted application and look forward to your response in the near future.

Yours sincerely

PAUL BONNEY

Enclosure:

cc: Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 26 May 2000

Application Number: F/2000/1500

Proposal: Proposed two storey rear and side extension to dwelling

Parish: EARLEY TOWN

Site Address:
19, Erleigh Court Drive, Earley, Reading.

Applicant:
Mr Mrs McGuire C/O Day Tanner Partnership.

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).

Comment

SC:23 - Garaging & Parking

SR:06.

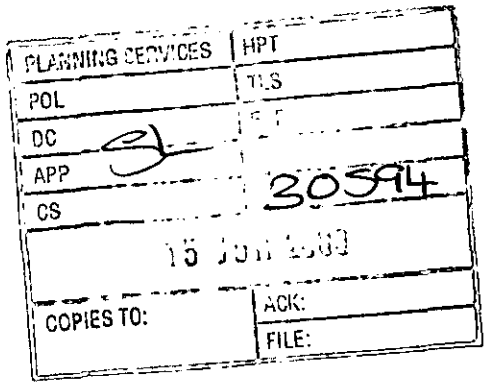
Signed: _____ **Print name:** Steph Knowles

07/06/00.

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: PB/JF/1501.9

12th June 2000



Simon Lewis, Esq.
Planning Department
Wokingham District Council
PO Box Number 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr. Lewis

RE: 19 ERLEIGH COURT DRIVE, EARLEY - REFERENCE F/2000/1500

Please find enclosed six copies of our amended plan 1501/05a, which now shows the parking layout as existing.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

PAUL BONNEY

Enclosure:

cc: Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

Received by Wokingham District Council

Application No: F/2000/1500

PROPOSAL:
Proposed two storey rear and side extension to dwelling

LOCATION:
19, Erleigh Court Drive, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

26 May 2000

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 22 November, 2000
My ref. BC/DC/2000/1500
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs L McGuire
c/o Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire, RG45 6LZ

Dear Mr & Mrs McGuire

PLANNING PERMISSION 2000/1500
SITE: 19 ERLEIGH COURT DRIVE, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1500 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

N Lake.

NICOLA LAKE
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 17 October, 2000

My ref. CD/FP2000/1188(1500)

Mr & Mrs McGuire
C/o Day Tanner Partnership
55 Church Street
Caversham
READING
Berkshire
RG4 8AX

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) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir/Madam,

19 ERLEIGH COURT DRIVE, EARLEY
TWO STOREY REAR AND SIDE EXTENSION

Thank you for your Building Regulations Application Number FP2000/1188 received on 9 October.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1500:

- Larger south (front) dormer
- Rooflight added to south elevation

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 31 October.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1500	SL
BUILDING CONTROL NUMBER	FP2000/1188 Paul	
~~APPLICANT~~/AGENT	Day Tanner Partnership	
ADDRESS OF SITE	19 ~~Earley~~ Erleigh Court Drive EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side & ~~s/s~~ rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	location.
ELEVATIONS	1501/10	1501/04B
FLOOR PLANS	1501/08.	1501/03B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - larger south (front) dormer - rooflight added to south elevation ~~- rooflight deleted north elevation~~	
DATE	17/10/00.	(hidden by internal changes. Plumbing)

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	17/10/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1500

Applicant : Mr Mrs McGuire C/O Day Tanner Partnership.

Location : 19, Erleigh Court Drive, Earley, Reading.
Proposal : Proposed two storey rear and side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		3.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28.6.00

Date Registered : 12/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses : Highways - no object. subject to condition.
Earley Town Council - 'no comment'
One letter from local resident - objecting on the grounds of overlooking, overdevelop. out of character.

Planning Issues : Impact upon character of the area
Impact upon neighbours amenities.

Application Number: F/2000/1500

Appraisal :

Planning permission is sought for the erection of a 2 storey side and rear extension to the existing chalet bungalow.

The 2-storey side extension would replace the existing garage/shed with a new garage/utility room with part of a bedroom over. This extension would be set away from the boundary with no.21 Erleigh Court Drive by between 0.5-1.7metres. There would be no first floor windows on the side elevation of this extension.

The second part of the proposal is for a 2 storey rear extension providing a kitchen and breakfast rooms on the ground floor with 2 bedrooms over. This would be set away from the boundary with no.17 Erleigh Court Drive by approximately 2metres.

The proposed extensions would result in a sizeable increase over the existing dwelling, which is obviously a concern. However, planning permission was granted on appeal in May 1996 for very similar extensions. It is not considered that this current proposal represents any material difference in size over that previously approved to justify refusing planning permission.

The concerns of the local residents have been noted, but the same conclusions have been drawn as those of the Inspector at the appeal, that there would be no harm to the amenities of the neighbouring properties.

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

Application Number F/2000/1500
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR09	'All external materials'
3.	SC08	SR10	'First Floor West and East side elevation'.
4	SC23	SR06	'Garaging + parking'.

John Mukiem
6/7/00.

RECORD OF SITE VISIT

SITE ADDRESS: 19 Erleigh Court Drive Earley Reading.

APPLICATION NUMBER: F/2000/1500

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING Existing Chalet bungalow
17 (CB) 21 (

4. RELATIONSHIP TO ADJOINING PROPERTIES Close proximity to no 21.
has 2 1st floor windows on side elevation. 1 bathroom. 1 bedroom – has 1 to front. –

↓ kitchen window to side – one to rear. – dining room window to rear. (1 to front)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS difference → 0.5m.

BOUNDARY TREATMENT

OTHERS

No. 17 has single storey extension to side and rear
↳ continues a boundary for approx 3m.

Applicationo	Name & Address
O/2000/1500	N E & M Nurse 17 Erleigh Court Drive Earley Berks

App approved,
Letter sent 13/07/00

FROM: Simon Lewis

DATE: 26 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1500

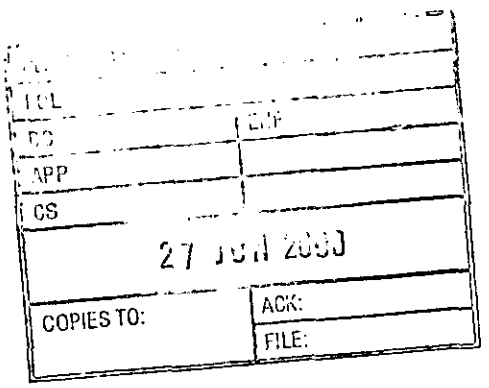
Proposal: *Proposed two storey rear and side extension to dwelling.*

Site Address: 19, Erleigh Court Drive, Earley, Reading.

Applicant: Mr Mrs McGuire C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 19/06/2000** .

NO OBJECTION

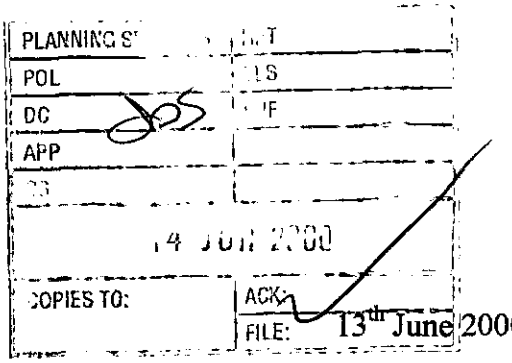


SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Rec'd 3.30PM 13-6-00

Mr S Lewis
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR



13th June 2000-06-13

Dear Sir
Application Number: F/2000/1500
Site Address: 19 Erleigh Court Drive, Earley, Reading.

As neighbours we wish to object to the above application for the following reasons:-

1 The subject property is a dormer bungalow of modest dimensions, as are the two neighbouring properties including our own. If permitted, the proposed development would create a property, which would be out of character with its neighbours.

2 The proposal more than doubles the size of the existing property and therefore far exceeds " permitted development". In our opinion it constitutes over-development of the site.

3 The windows of proposed bedrooms 3 & 4 overlook our property and therefore invade our privacy.

4 We would like to bring to your attention, that because of the fall of the ground, which is quite considerable, it would be adding height to the extension when viewed from the rear. You will have also noticed from the plans that the ground floor rooms of the extension show a step **up**, which will further add height to the proposed development.

5 We also question whether the proposed window in the west elevation of the Breakfast room should be permitted, given the proximity to the boundary of our property.

6 In short we are concerned about the scale of this proposed two-storey extension. We would not object to a smaller scale extension which would preserve the character of the existing dormer bungalow and would be in keeping with our own property, and others in the neighbourhood.

We hope you will give careful consideration to the points we have raised.

Yours faithfully

N E & M Nurse
17 Erleigh Court Drive, Earley. Reading

Re: 19 Erleigh Court Drive
F/2000/1500

Neighbours from No 15 & No 17 phoned
(& will be writing!!)
Want to point out that No 17 is much
nearer than shown on our maps to no 19.
There is a big 2 storey extension down
that side of house.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 MAY [illegible]	Map No. 41 Site 0.11
Officer: SL ~~[illegible]~~ Application No. F/2000/1500	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F...) PROPOSED TWO STOREY REAR & SIDE EXTENSION TO DWELLING

Location: 19 ERLEIGH COURT DRIVE

Parish: EARLEY Ward: Whitegates 26 5. 2000

Applicant: MR MCGUIRE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (S) 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	· Highlight extension - Parking	✓	
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 : 26.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

S/Nt 17 Erleigh Court Drive

46a Palmerstone Road ✓

14, 16a, 21 Erleigh Court Drive

64, 66, 68, 70, 72 Chiltern Crescent

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: PB/JF/1501.6

11th May 2000

Planning Department
Wokingham District Council
PO Box Number 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir or Madam

RE: 19 EARLEY COURT DRIVE, EARLEY

Please find enclosed the following in order to support a full planning application.

- 6 copies of our drawings numbered 1501/01/02/03b/04b/05
- 6 copies of relevant application forms
- Certificate A
- Our client's cheque to the sum of £95.00

We look forward to receiving a receipt for this application and a notice to display.

Yours faithfully,

PAUL BONNEY

Enclosure:

cc: Client

12 MAY 2000 *

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

1789/a

SECTION 66 CERTIFICATE

Application No.

2 MAY 2000* 15 1400

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . MR. + MRS. L. Mc. GUIRE. . . . . .

Date . . 11/05/00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769A

12.MAY2000* 1400

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	MR+MRS L Mc GUIRE
	ADDRESS	19 ERLEIGH COURT DRIVE,
		EARLEY, BERKSHIRE
	POST CODE	RG6 1EB Tel. No. —
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	55 CHURCH STREET, CAVERSHAM,
		READING, BERKSHIRE
	POST CODE	RG4 8AX Tel. No. 0118 946 1242
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	19 EARLEY COURT DRIVE,
		EARLEY, BERKSHIRE, RG6 1EB
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.097
5. Give brief details of the proposal.	ABOUT THE APPLICATION	TWO STOREY REAR & SIDE EXTENSION
		TO FORM NEW BATH, 2 x BEDS,
		BREAKFAST, KITCHEN, UTILITY AND GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:2500 1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPIING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / (NO)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK TO MATCH EXTG
PLAIN CLAY ROOF TILES / TILEHANGING TO MATCH EXTG
UPVC WINDOWS TO MATCH EXTG

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

(YES) / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

(YES) / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

(YES) / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / (NO)

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / (NO)

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / (NO)

23. THE FEE ENCLOSED IS £ 95-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr+Mrs L Mc Guire DATE 11/05/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

ADDRESS ~~77~~ 19 ERLEIGH COURT DRIVE PARISH EARLEY

PLOT No. 1 ORD. SHEET No. SU.7473 (41)

BUILDER Messrs. Foote & Hilder

Plan No.	Applicant	Description of Development	Date of Decision	Decision
750/55	Messrs. Foote & Hilder & Co	Outline	13/9/55	N/A. C/A.
266/56	Mr. A. M. Willis	Detached House	12/6/56	App. C/A.
BR 11595	Mr N W. Bryden	Porch + Cloak area	6.8.79	App N/A
11406	"	"	27.4.79	N/A C/A
35870 APPEAL	JOHN McKINNEY BLDING.	DEM./ERECT 3 DET. HOUSES	27.6.90	Ref.
43938	MR. L. McGUIRE	2/ST. EXTENSION	12.5.95	C/A
95/60027/X				
44774	"	2/ST & 1ST FLOOR EXTS.	4.9.95	Ref
95/60869/X				
FP98/7264	"	2St/S+R ext + F/FUF.	27.4.98	APP.

DATE OF COMPLETION December 1956

MINISTRY DECISION 35870 - APPEAL DISMISSED - 2.5.91 44774 - APPEAL ALLOWED - 3.5.96

SPECIAL ORDERS TPO 460/89 TPO 550/92

DRAINAGE

12.MAY2000* 1400



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 1250

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12.MAY2000* 1400