APPLICATION NO:
F/2000/1533

LOCATION:
20 Erleigh Court Drive, Earley Reading.

APPLICANT:
Mr & Mrs A Woodcock C/O John R Hall

PROPOSAL:
Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.

EARLIEST DATE FOR DECISION: **24/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Woodcock
C/O John R Hall
20 Erleigh Court Drive
Earley
Berks
RG7 1AX

Application Number: F/2000/1533

Parish: **EARLEY**

Location: **20, Erleigh Court Drive, Earley, Reading.**

Proposal: **Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 29/06/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1533	A.T.
BUILDING CONTROL NUMBER.	FP 2000/0753	Alan.
~~APPLICANT/A~~GENT	John R Hall	
ADDRESS OF SITE	20. Ensleigh Court Drive EARLEY.	
DESCRIPTION OF PROPOSED WORK	front porch ext s/s side ext + pitched roof to existing rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC 1620	PBC 1620
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	6/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1533

Applicant : Mr & Mrs A Woodcock C/O John R Hall.

Location : 20, Erleigh Court Drive, Earley, Reading.
Proposal : Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	6/6/2000

20/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 6/6/2000

Date Registered : 17/05/2000

Earliest Date for Decision : 24/06/2000

Latest Consultation Date/Site Notice Expiry Date : 24/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses :

Earley Town Council : No objection

Neighbours: None received

Planning Issues : (identified settlement)

1) Impact on neighbouring properties

2) Impact on street scene / visual impact.

Application Number: F/2000/1533

Appraisal:

1) Impact on neighbouring properties

The proposal is for a pitched roof to existing rear extension, front porch and side infill to form cycle store.

The pitched roof to the existing rear extension will give an eaves height of 2.4 metres and a ridge height of 3.4 metres. Due to the position and distance away the pitched roof, will not be overbearing or cause overshadowing to either of its neighbours.

The proposed porch will be approximately 1.7 metres wide and protrude from the existing front hallway by 1.9 metres. It will be set back from the front building line of the main house by 0.8 metres, with an eaves height of 2.4 metres and a ridge height of 3.3 metres, there will be an additional window in the side elevation, but this will not cause any overlooking.

The proposed cycle store will be 4.2 metres deep and extend in width by 1.3 metres, to within 0.1 metres of the boundary. It will have an eaves height of 2.3 metres and a ridge height of 3.2 metres.

No. 22, to the east, 0.4 metres higher, the attached garage will almost be in line and at the same height of the proposed ridge height of the cycle store. Therefore due to the position and distance away the occupants of this property will not be affected – no adverse impact.

2) Impact on street scene /visual impact.

Materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] ~~Refusal: [ ]~~
(tick appropriate box)

Application Number F/2000/1533
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 20 Erleigh Court Drive Earley Reading.

APPLICATION NUMBER: F/2000/1533

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes on front gate 20/6/00

2. DESCRIPTION OF SURROUNDINGS Different designs + styles, periods, Residential, 2 storey detached properties, attached garages, driveways. In quiet road on edge of Reading. 1940's type dev.

3. DESCRIPTION OF SITE/BUILDING Modernised extended 2 storey detached house red/dark brown brick with hanging tiles under bay windows, attached/integral garage UPVC white windows, red clay roof tiles, Landscaped garden at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to block plan on drawing

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at side and at the front own driveway access from Erleigh Court Drive.

LEVELS — See below

BOUNDARY TREATMENT — No 22, 0.4m higher, garage wall 2.650m high and a 1.6m high fence at rear at front approx 2m high mixed hedge

OTHERS — No overlooking,

— No 18, ~~0.8~~ 1m lower below ~~at~~ a 1.8m high close boarded fence, no windows in flank elev. ∴ no overlooking, due to distance away no impact.

— Rear boundary screened, no overlooking

— Streetscene, can be seen but not intrusive.

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

Tel: 0118 974 6441

Date: **30 May 2000**

My ref: F/2000/1533

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/1533
20, Erleigh Court Drive, Earley, Reading.
Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1533**
20, Erleigh Court Drive, Earley, Reading.
Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **30 May 2000**

My ref: F/2000/1533

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1533**
20, Erleigh Court Drive, Earley, Reading.
Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Start date: 17 MAY 2000	
Officer: AT	Application No. F/2000/1533

Map No. ..... Site 0.1.2.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED PITCHED ROOF TO EXISTING REAR EXTENSION, FRONT PORCH AND SIDE INFILL TO FORM CYCLE STORE

Location: 20 ERLEIGH COURT DRIVE

Parish: EARLEY Ward: Whitehall 3015

Applicant: MR/MRS WOODCOCK

Fee (6) 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	window omitted from w. elev. of sitting room.	3015	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment? (Cycle store) – letter required.	3015	22/6
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.1.5..... 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/N + 18, 22, 25, 27, 29 Erleigh Court Drive .....

..... 7 Sidmouth Grange Road .....

..... 13 whitegates lane. .....

.....

.....

.....

.....

.....

.....

FROM: Andrew Thorley

DATE: 30 May 2000

0 2 JUN 2000
Council

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1533

Proposal: Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store..

Site Address: 20, Erleigh Court Drive, Earley, Reading.

Applicant: Mr & Mrs A Woodcock C/O John R Hall.

Your observations are required in respect of this application **by 24/06/2000** .

NO OBJECTION

COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

John R. Hall ARICS **Chartered Surveyor**

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel. 0118 988 2883

Date 19th June 2000

My ref 30939

Your ref

To

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

Attn of Mr Andrew Thorley

PLANNING SERVICES	JPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir,

Appl. No. F/2000/1533

20, Erleigh Court Drive, Earley

I refer to your letter dated the 30th May which was sent to my client. The proposed cycle store is to be built off an existing wall within my client's boundary and I can confirm that there will be no encroachment at the boundary.

I have also been passed a compliment slip which requests a west elevation showing the existing window but as this part of the application is for a new pitched roof I cannot see that the omission has any relevance.

Noted
AJT. 23/6/00.

Yours faithfully,

20

ADDRESS "WYNHILLIA", ERLEIGH COURT DRIVE PARISH EARLEY

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

BUILDER J. T. Bridges

Plan No.	Applicant	Description of Development	Date of Decision	Decision
172/58	Mr. J. T. Bridges	Revised Layout of Land	14/4/53	N/A. CLK
1003/55	Mr. K. G. Burling	Detached House	10/1/56	App. App
PD/503/64	Mr. A. W. Chapple	Lounge Extension	28.9.64	App. N/A
38399	MR. A. WOODCOCK	2/St. Lt.	21.11.91	Ref
BLA10842	MR. A. WOODCOCK	2/St. Lt.	4.10.91	APP
38939	MR. A. WOODCOCK	2/St. Lt.	2.3.92	CLA
LP96/5370	"	UNDERPIN REAR WALL	10.5.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

60

1305A

Environmental Services

For office use only.
Application number: 1533

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 & MRS A GOODCOCK. 20 ERLEIGH COURT DRIVE EARLEY READING
2	Agent's Name Address and postcode Phone number	JOHN R HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	20 ERLEIGH COURT DRIVE. EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	PITCHED ROOF TO ENCL REAR EXTENSION FRONT PORCH & SIDE INFILL TO FORM CYCLE STORE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE AS 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 ☑

3544 Crystal Mark
Clarity approved by

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: N/A.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs A. Woodcock

Date 12/5/00

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

Received by Wokingham District Council

Application No: F/2000/1533

PROPOSAL:
Proposed pitched roof to existing rear extension, front porch and side infill to form cycle store.

LOCATION:
20, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/06/2000. 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

30 May 2000