APPLICATION NO:
F/2000/1557

LOCATION:
32 Harcourt Drive, Earley Reading.

APPLICANT:
Mr S Green C/O Dunster & Morton

PROPOSAL:
Proposed two storey side extension to dwelling

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Green
C/O Dunster & Morton
92 London Street
Reading
Berkshire
RG1 4SJ

Application Number: F/2000/1557

Parish: **EARLEY**

Location: **32, Harcourt Drive, Earley, Reading.**

Proposal: **Proposed two storey 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. 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 level and above in the north and south elevations.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. Before development commences details of a parking plan showing 3 spaces 2.4m x 4.8m (internal) and 2.5m x 5m (external) shall be submitted to and approved in writing by the Local Planning Authority.

Condition
5. The area shown on the permitted drawings for vehicle parking and garaging 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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

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

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

John Mitchell

John Mitchell
Development Control Manager
Date: 14/08/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 05 June 2000

Application Number: F/2000/1557

Proposal: Proposed two storey side extension to dwelling

Parish: EARLEY TOWN

Site Address:
32, Harcourt Drive, Earley, Reading.

Applicant:
Mr S Green C/O Dunster & Morton.

Your observations are required in respect of this application within **7 days** of the above date.

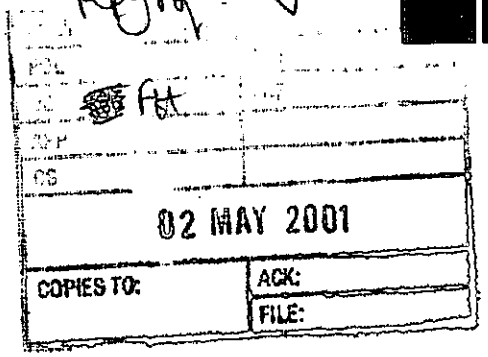
✓ below as applicable;

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).

SC23 (garaging and parking)
SR14.

Signed: A. Linnell **Print name:** A. LINNELL

42837



Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ
Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

Our Ref: 17/22340/sr

Reply Rq

FH

02 MAY 2001

COPIES TO: ACK: FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 April 2001

Dear Sir

APPLICATION NO F/2000/2557
SITE ADDRESS: 32 HARCOURT DRIVE, EARLEY, READING
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

The above Planning Application was approved by the Wokingham District Council on the 14th August 2000 and works are shortly due to commence at the property.

Within the Planning Approval Notice, condition 4 required that a parking plan be submitted to the Local Authority for approval showing three parking spaces within the confines of the site.

I can now enclose a sketch showing how three vehicles can be accommodated on site and we would be grateful to receive your confirmation that this can be approved in order to allow the works to begin.

We look forward to hearing from you

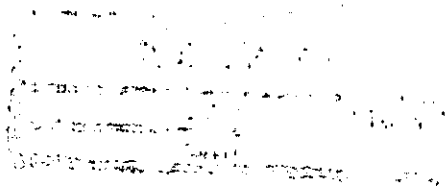
Yours faithfully

J S MORRIS, FRICS

Encs

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)
Paul A Richardson ARICS

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP



Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: 5th June 2001
My ref: FH/F/2000/1557
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) 974 6991
DX: 33506 – Wokingham

J S Morris
Dunster Morton
92 London Street
Reading
Berkshire
RG1 4SJ

Dear Sir/Madam

RE: CONDITION 04, PLANNING APPLICATION F/2000/1557
32 HARCOURT DRIVE, EARLEY, READING
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

I am writing with regards to the above and further to details submitted on 2 May 2001.

I can confirm that details of parking scheme for 3 vehicles within the curtilage of the property in drawings submitted on 2 May 2001 comply with the requirements of condition 04 of planning application F/2000/1557.

If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From: Farah Humayun

To: Adam Coggins

My Ref: F/2000/1557

Ext: 6482

Your Ref:

Date: 31/05/01

Please could you have a look at these plans, to discharge a condition on the original planning application.

Thanks very much

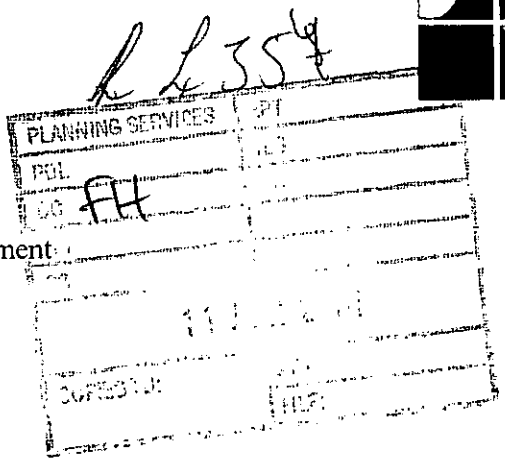
Farah

CONDITION 4

Details satisfy the highway authority.

Adam C. 31/05/01

Yr. Ref: FH/F/2000/1557
Our Ref: 17/22340/sr



Dunster Morton

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92 London Street
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www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

Environmental Services Department
Planning Services
Wokingham District Council
P O Box 57
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Miss F Humayun

8 June 2001

Dear Sirs

32 HARCOURT DRIVE, EARLEY – PLANNING APPLICATION F/2000/1557

We refer to your letter of 5th June in respect of the above Planning Application and Condition 04 of the approval notice.

We note your confirmation that the parking scheme, the details of which were submitted to you on 2nd May, are acceptable under the above mentioned Condition.

Your assistance in this matter is appreciated.

Yours faithfully

J S MORRIS, FRICS
for Dunster & Morton

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)
Paul A Richardson ARICS

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	[redacted]1557 JM
BUILDING CONTROL NUMBER.	FP 2001/1766
~~APPLICANT~~/AGENT	Dunster + Morton
ADDRESS OF SITE	32 Harcourt Drive EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	22340/00/2A	22340/00/2
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/5/01	

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 : Joss Miller

Application Number : F/2000/1557

Applicant : Mr S Green C/O Dunster & Morton.

Location : 32, Harcourt Drive, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 5/6

Date of Site Visit : 12/6

Date Registered : 22/05/2000

Earliest Date for Decision : 29/06/2000

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :
Reading Council – No comment
Earley TC – Should step back at f/f level.
Highways – Condition

Planning Issues :
Effect on street scene & neighbouring properties WR&E1.
Identified settlement.

Application Number: F/2000/1557

Appraisal :

This application is for a two storey side and rear extension.

Neighbours.
No 34 adjoins the property and the majority of the extension is obscured by the main footprint of the applicant's property. The rear extension is 1.1m deep and 5.7m from No 34. There are no windows overlooking so any impact will be minimised.
No 30 has a landing window and a secondary kitchen window on the side elevation. The extension is 8.6m deep. The first 4.2m are approx 200mm from the boundary and the second part of the extension is 1m from the boundary and the ridge height is 6.3m (1.2m lower than the original roof). The study window is on the side extension but there is a 1.8m boundary fence. There are no first floor side windows. Although this extension is to the south of No 30 the extension has been stepped away from the boundary and the ridge height has been reduced 1.2m from the existing. The kitchen window is secondary, therefore, any impact regarding overshadowing, overbearing & privacy issues will be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The extension is flush with the existing dwelling but is hipped back and away from the neighbouring property. The design is in keeping with the original house therefore, any adverse impact would not be sufficient to warrant a refusal.

An additional parking space is needed – condition.

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

Application Number F/2000/1557
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	GC01	SR02	
2	SC08	SR06	first floor level & above north and south elevations.
3	SC53	SR12	works.
4	~~58~~	SR06	Before development commences details of a parking plan showing 3 spaces 2.4 x 4.8m (external) and 2.5 x 5 (internal) shall be submitted to and approved in writing by the local planning authority
5	SC23	SR06	Parking & manoeuvring

14/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 32 Harcourt Drive
Earley Reading.

APPLICATION NUMBER: F/2000/1557

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Semi-d houses on both sides

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
30. 3 stair windows and 1/f window (kitchen)
Garage to rear footprint of house then back door &
then back approx 6m secondary window
34. No exths. 1.8m fence and 2.5m hedge.
Applicant has Kitchen exth to side and rear boundary to
boundary approx 3.5m deep.

5. SITE CONSTRAINTS
TREES apple tree far enough away.
ACCESS/PARKING 3 spaces.
LEVELS .5m higher than road
BOUNDARY TREATMENT (30) from rear 1.8m fence to halfway down
side of neighbours house then
reduced to 1.2m to front of house.
OTHERS

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 05 June 2000

Application Number: F/2000/1557

Proposal: Proposed two storey side extension to dwelling

Parish: EARLEY TOWN

Site Address:
32, Harcourt Drive, Earley, Reading.

Applicant:
Mr S Green C/O Dunster & Morton.

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).

SC23 (garaging and parking)
SR14.

Signed: A. L—ll **Print name:** A. LINNELL

Reading
BOROUGH COUNCIL

Richard Tyndall
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

G SERVICES | PT 31755
POL
DC JM
APP
CS
13 JUL 2000
COPIES TO: | ACK:
FILE:

Environment Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Our ref:
Your ref: F/2000/1557

Direct: ☎ 0118 939 0437

11th July 2000

FAO - Joss Miller

Your contact is: Jane Lynch, Planning Section

Dear Mr Miller

Re – Proposed 2 storey side extension to dwelling at 32 Harcourt Drive, Earley, Reading (F/2000/1557)

I write with reference to the consultation received on 6th June 2000 in connection with the above application.

This local authority does not wish to make comment on a minor application of this nature that has no impact on sites of acknowledged importance within the Borough.

Yours sincerely

J. Lynch

Jane Lynch
Senior Planning Officer, South Area

FROM: Joss Miller

DATE: 05 June 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1557

Proposal: Proposed two storey side extension to dwelling.

Site Address: 32, Harcourt Drive, Earley, Reading.

Applicant: Mr S Green C/O Dunster & Morton.

Your observations are required in respect of this application **by 29/06/2000** .

It was noted that similar extensions in this road had been stepped back at the first floor level to lessen the terracing effect. Councillors felt, therefore, that if this proposal was treated in the same way, they would have no strong grounds on which to object.

03

27 JUN 2000

COPIES TO: ACR: FILE:

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 22 JUN 2000

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

Tel: (0118) 974 6463

Date: **05 June 2000**

My ref: F/2000/1557

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/2000/1557
32, Harcourt Drive, Earley, Reading.
Proposed two storey side extension 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1557**
32, Harcourt Drive, Earley, Reading.
Proposed two storey side extension 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**********

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

Tel: (0118) 974 6463

Date: **05 June 2000**

My ref: F/2000/1557

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/2000/1557
32, Harcourt Drive, Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1557**
32, Harcourt Drive, Earley, Reading.
Proposed two storey side extension 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 6463

Date: **05 June 2000**

My ref: F/2000/1557

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/2000/1557
32, Harcourt Drive, Earley, Reading.
Proposed two storey side extension to dwelling

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1557**
32, Harcourt Drive, Earley, Reading.
Proposed two storey side extension 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**********

Received by Wokingham District Council

Application No: F/2000/1557

PROPOSAL:
Proposed two storey side extension to dwelling

LOCATION:
32, Harcourt 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. 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

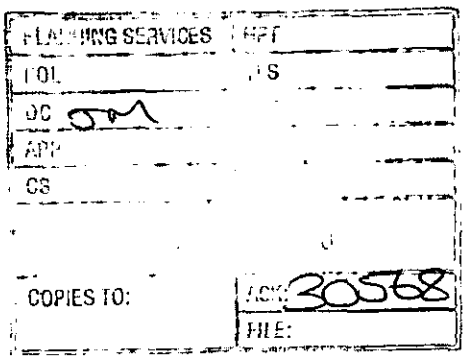
05 June 2000

Yr. Ref: Joss Miller – F/2000/1557
Our Ref: 17/22340/sr

Dunster Morton
Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ
Tel: 0118 955 1700
Fax: 0118 955 1725
E-Mail: dunmor@compuserve.com

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR



For the attention of J Miller

13 June 2000

Dear Sirs

32 HARCOURT DRIVE, EARLEY – APPLICATION NO F/2000/1557

Thank you for your letter of 5th June confirming acceptance of the above application.

We can now enclose a copy of the block plan showing two parking spaces for the property, one of which will, of course, be contained within the new garage being provided.

We are also able to provide a copy of a plan showing the southern side elevation of the small bathroom extension, which we trust will be in order.

Yours faithfully

Dunster & Morton

Dunster & Morton

Encs

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)
Paul A Richardson ARICS

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY 2000	Map No. 5.1.. Site ..0.:04....
Officer: JM | Application No. F\2000\1557	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

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

Location: 32 HARCOURT DRIVE

Parish: EARLEY

Ward: Redhatch
5.6.2000.

Applicant: MR S GREEN

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

(6)
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	Parking?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of bathroom		
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 : 5.6.2000 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)	: Reading.
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-appn .....

NEIGHBOURS:

..... S/N + 30, 34, 31, 33, 35 Harcourt Drive .....

.....

.....

.....

.....

.....

.....

.....

.....

Our Ref: 17/22340/sr

Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ

Tel: 0118 955 1700
Fax: 0118 955 1725
E-Mail: dunmor@compuserve.com

Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19 May 2000

22.MAY2000* 1537

Dear Sirs

32 HARCOURT DRIVE, EARLEY

We are instructed by the owner of the above property, Mr S Green, in respect of proposals to provide a two storey extension on the side of his existing house.

We can now enclose appropriate application forms under the Town & Country Planning Act together with supporting plans, giving full details of the proposals.

We also enclose a cheque in the sum of £95.00 being the appropriate application fee and should you require any further information, perhaps you can make contact with our John Morris at the above address.

Yours faithfully

Dunster & Morton

Dunster & Morton

Encs

22.MAY2000* 1537

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)
Paul A Richardson ARICS

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

Environmental Services

For office use only.
Application number: 22 MAY 2003* 1557

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	S Green Esq
	Address and postcode	32 Harcourt Drive Earley Reading
	Phone number	0118 955 1700
	Agent's Name	Dunster & Morton
	Address and postcode	92 London Street Reading Berkshire RG1 4SJ
	Phone number	0118 955 1700
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.	32 Harcourt Drive Earley Reading
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side extension to provide garage, study, extra bedroom and extended bathroom

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.	Red brick to match existing. Inter-locking concrete tiles 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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: Dunster & Morton

on behalf of: S Green Esq

Date: 19 May 2000

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

(1)

ADDRESS 32 HARCOURT DRIVE PARISH EARLEY E

PLOT No. 68 ORD. SHEET No. SU.7371 (51)

BUILDER Sir James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J.T. Cook & Son Ltd	Outline	6.8.54	N/A. C/A.
739/55	Sir. James Miller & Partners	Outline	8.11.55	N/A. C/A
334/56	"	Layout	6.7.56	N/A. Refused
886/56	"	Outline	13.11.56	N/A. C/A.
124/57	"	Semi/Det. House	12.3.57	App. C/A
497/57	"	Semi/Det. House	9.7.57	App. App
198/58	"	Semi/Det. House	11.11.58	App. C/A.
PD/58/62	Mr. K.A. Gerring	Garage	22.2.62	App. N/A
BRA 2995	M.C. ASHBY	LOUNGE EXT.	5.6.84	APP
BRA 4063	"	BKFAST ROOM	5.6.88 12.188	REFAPP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 22.MAY2000* 1557

DRAINAGE

1933

22.MAY2000* 1557

(2)

ADDRESS 32 Harcourt Drive PARISH Earley

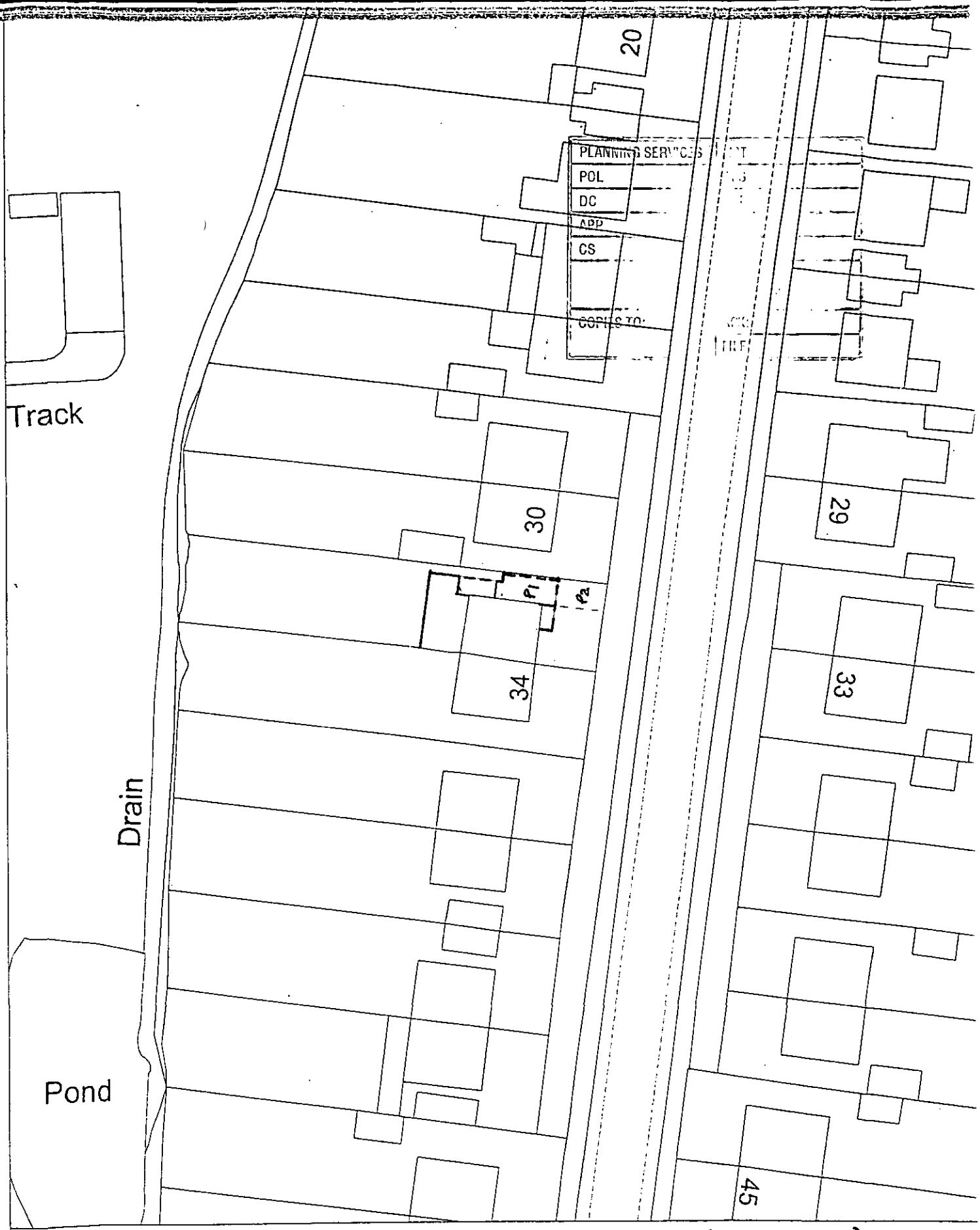
PLOT No. ORD. SHEET No. SU.7371 (51)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43750			11.4.95	C/A
1P94/3165	MR.C.ASHBY	S/ST EXTENSION	25.1.95	APP

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 500 (PARKING)

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Date: 12 May 2000

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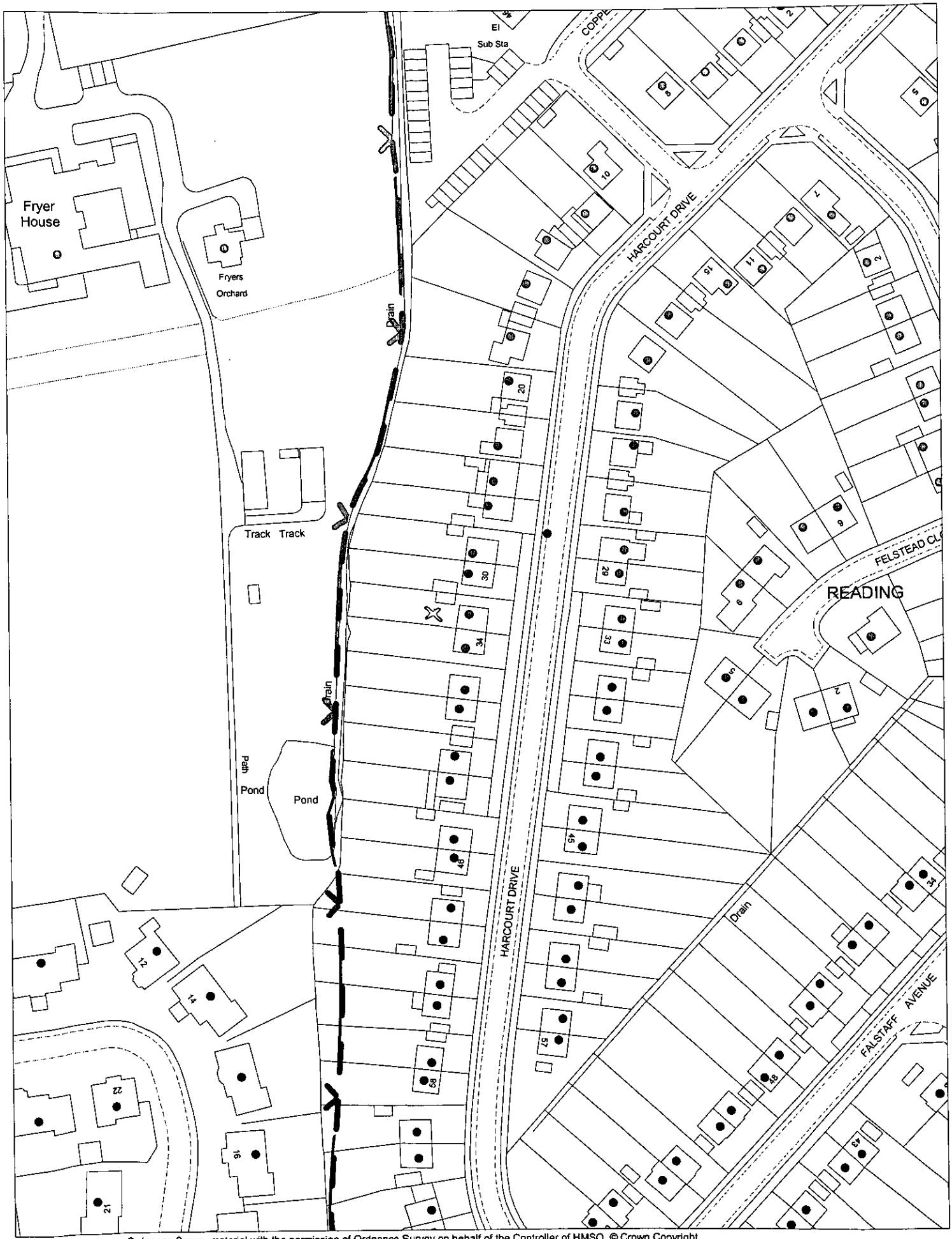

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Development Control Section, Environmental Services, Wokingham District Council.
9 August 2000

Scale: 1 : 1250

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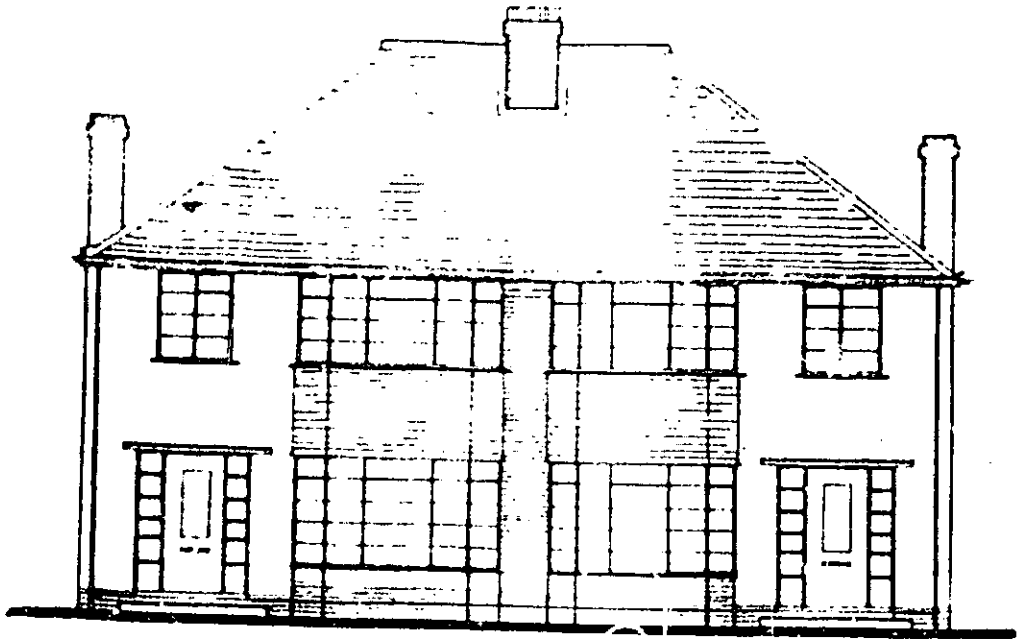
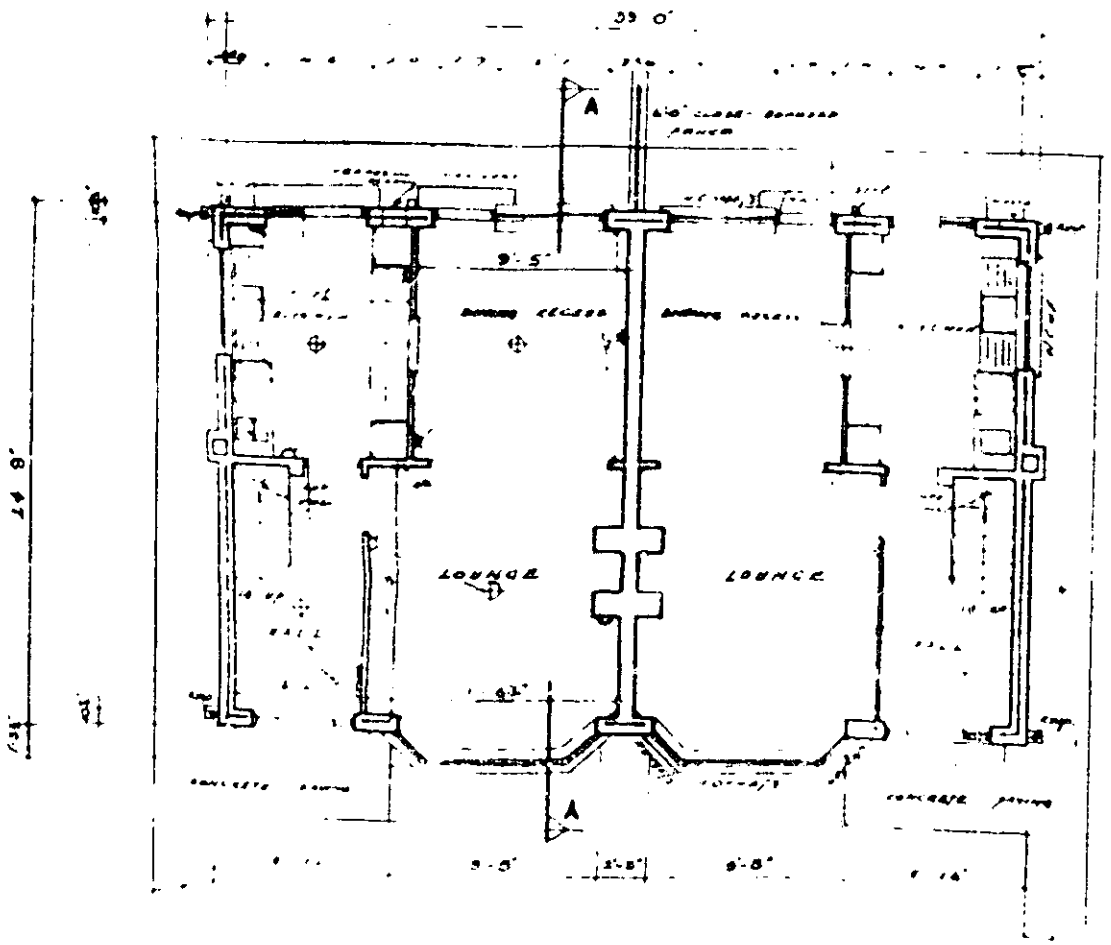
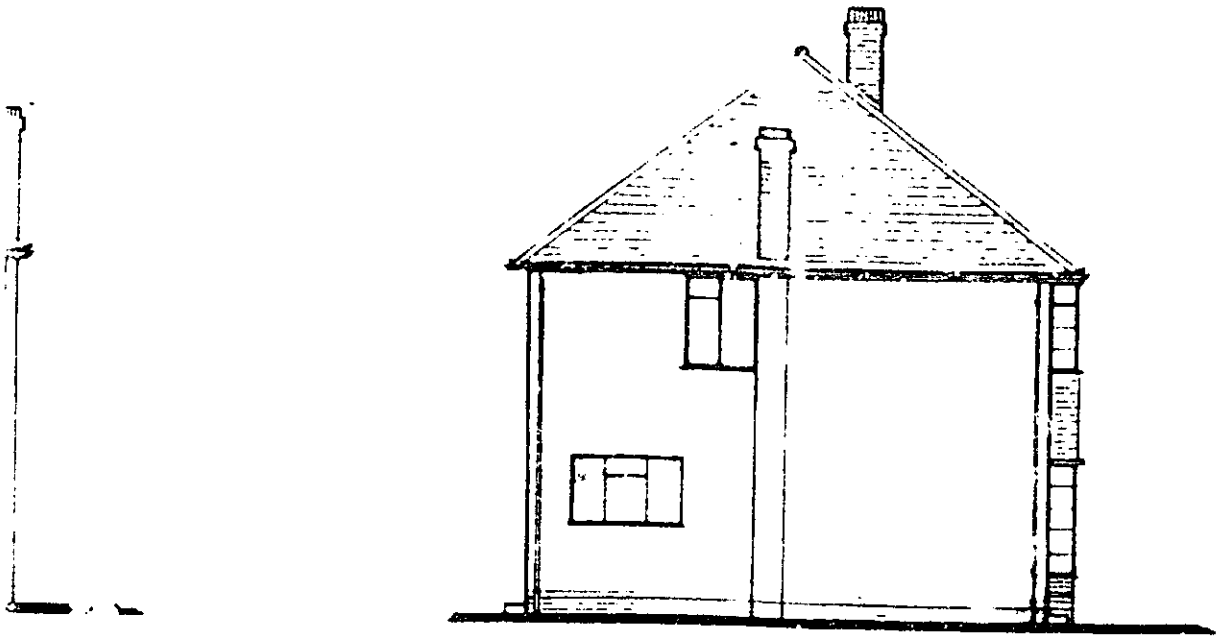
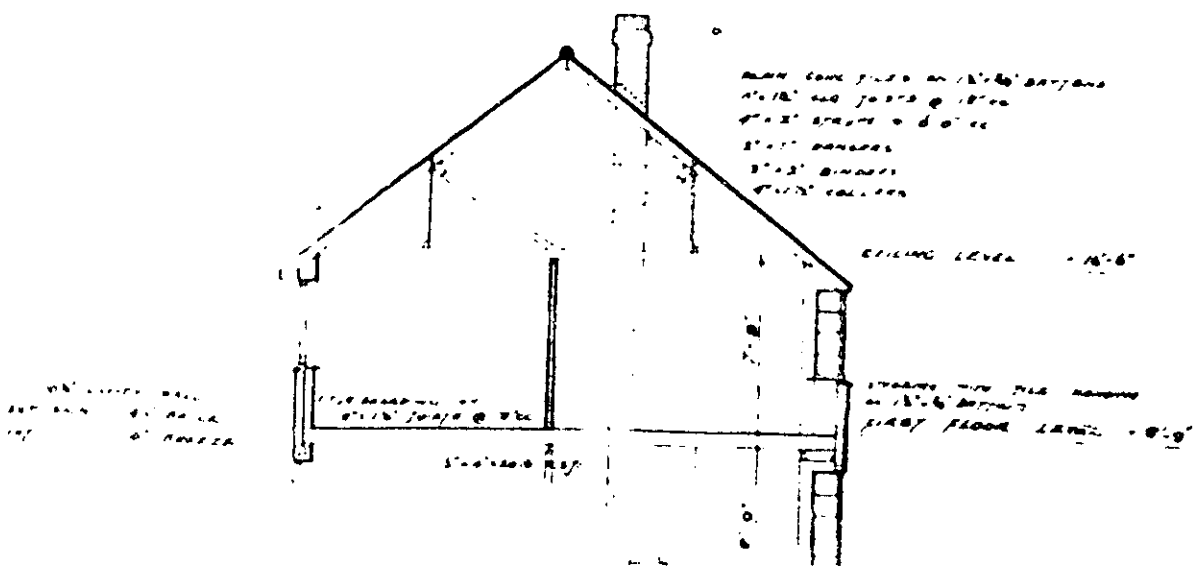


FRONT ELEVATION



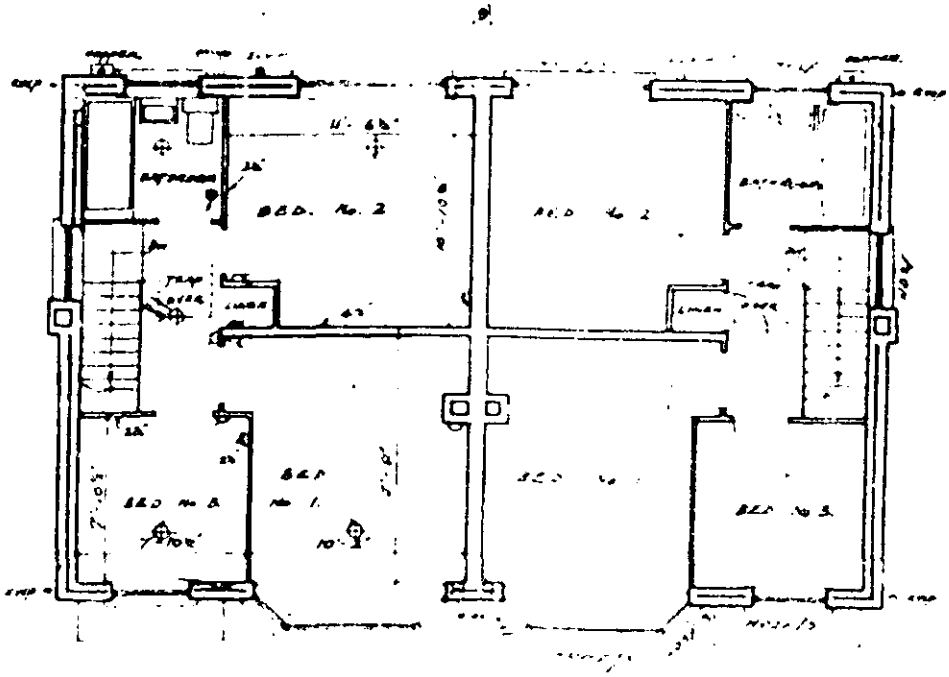


SIDE ELEVATION





REAR ELEVATION



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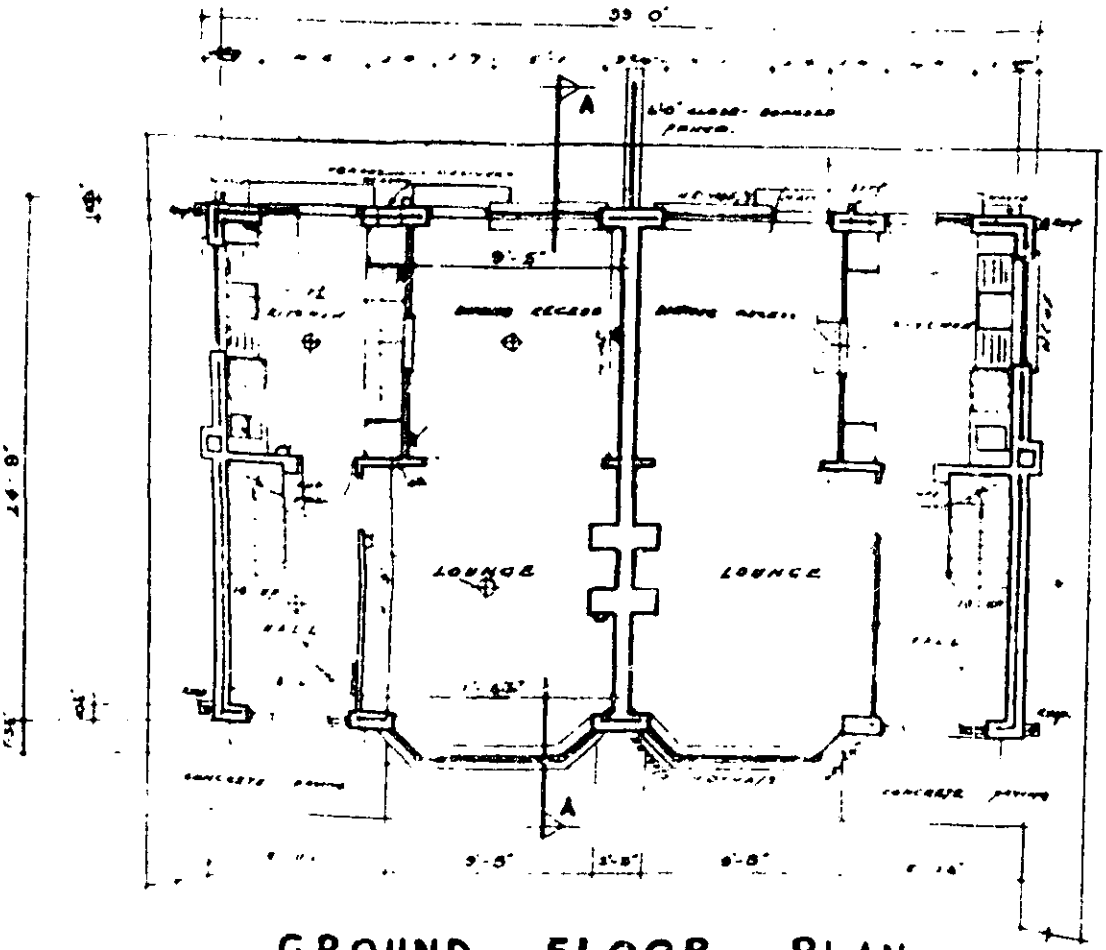
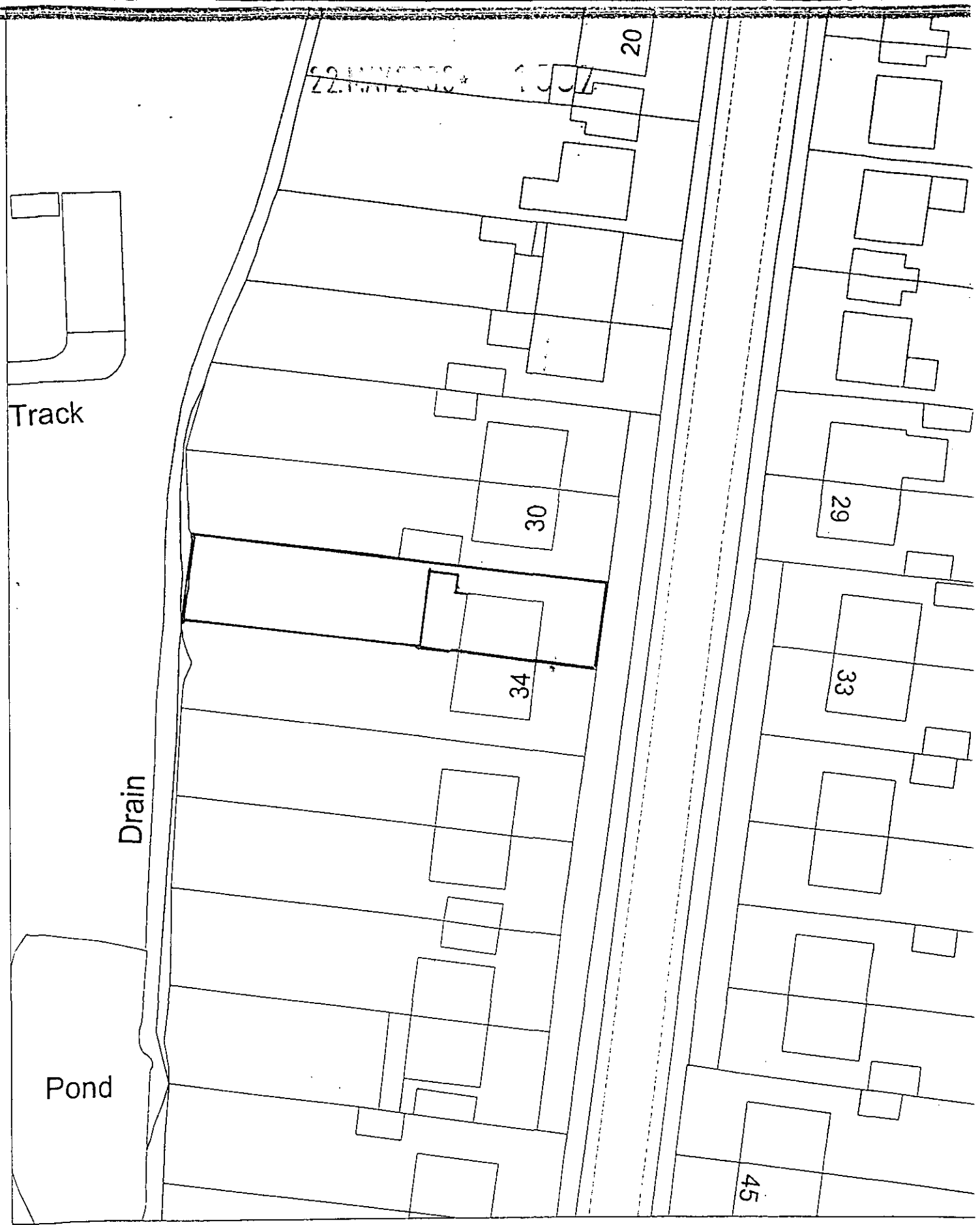


GROUND FLOOR PLAN



Site Plan, Scale: 1 to 500

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Date: 12 May 2000

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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 1250

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MAY2000* 1557



Site Plan, Scale: 1 to 2500

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