APPLICATION NO:
F/2000/0571

LOCATION:
28 Robindale Avenue, Earley Reading.

APPLICANT:
Mr & Mrs S Jennings C/O Impulse Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **11/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Jennings
C/O Impulse Design
36 Loxwood
EARLEY
Berkshire
RG6 5QZ

Application Number: F/2000/0571

Parish: **EARLEY**

Location: **28 Robindale Avenue, 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. 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.

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. 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 on the north-east elevation.

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. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 29 March 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

Date: 17.03.00

My ref: F/2000/0571

WOKINGHAM DISTRICT COUNCIL

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

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0571
28 , Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0571**
28 , Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☑ No ☐
Reason for Transfer:
obtrusive to the street scene on the bend. This small road cannot sustain the growing amount of extensions in relation to other persons in time, par

Signed: J Carpenter Date: 27-3-00

Councillor D Carpenter

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/0571
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 S Jennings
c/o Impulse Design
36 Loxwood
Earley
Berkshire

Dear Mr & Mrs Jennings

PLANNING PERMISSION 2000/0571
SITE: 28 ROBINDALE AVENUE EARLEY READING RG6 7JR

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 2000/0571 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

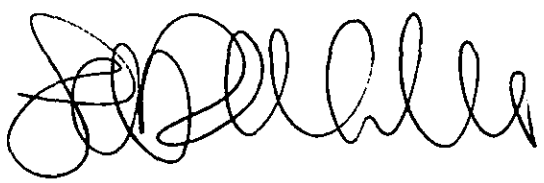
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the 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



JOSS MILLER
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0571	JM
BUILDING CONTROL NUMBER	FP 2000/1125 Alan	
APPLICANT/AGENT	Impulse Design	
ADDRESS OF SITE	28 Rokeby Dale Ave. EARLSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1163-99-3A	1163-99-3A
FLOOR PLANS	1163-99-2B	1163 99-2A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/9/00	

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	

Application Number F/2000/0571
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works.
4	SC08	SR05	Any windows on the north east elevation

RECORD OF SITE VISIT

SITE ADDRESS: 28 Robindale Avenue Earley Reading.

APPLICATION NUMBER: F/2000/0571

OFFICER: Joss Miller

DATE OF SITE VISIT: 24/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

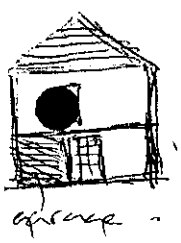
2. DESCRIPTION OF SURROUNDINGS
Semi-detached houses on both sides of road. (1950's)

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick & tile.



rear of 30.

4. RELATIONSHIP TO ADJOINING PROPERTIES
26 Extn (S/S) approx 3m from house 1.8m fence.
30 Garage to side and S/S side extn with glazed door. window to recn. First floor window on side of house.



garage.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS Rear of garden approx 1.5m higher than patio area.

BOUNDARY TREATMENT 1.8m fence on both sides

OTHERS & 3m shed across recn boundary

See app. & showing No 30.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0571

Applicant : Mr & Mrs S Jennings C/O Impulse Design.

Location : 28, Robindale Avenue, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		21/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/2/00

Date Registered : 15/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 11/04/2000

Consultation Responses :
Highways – condition.

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

Application Number: F/2000/0571

Appraisal :

This application is for a 2 storey side extension.

Neighbours.
The neighbour at No 26 will not be adversely effected by the extension as it will be obscured by the main footprint of the applicants house thereby minimising any impact.
No 30 is set back from the road and has a single storey side extension and a window at first floor level. The extension is situated to the west of the neighbour at No 30. The garage is approx .5m forward of the applicants front building line and the first floor element is set back from the front building line by approx .5m. The roof is hipped away from the neighbours and is set down from the main ridge line by 1.2m The extension is also stepped in by approx 1m which also reduces the impact on the neighbouring property. All other neighbours are a sufficient distance to minimise any impact.
Street scene.
The extension has been set down from the main ridge height and set back from the front footprint of the house. These elements serve to reduce the impact on the street scene
The parking is sufficient to satisfy the Councils standards.

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

Tel: (0118) 974 6463

Date: 17·03·00

My ref: F/2000/0571

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/0571
28, Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 17·03·00

My ref: F/2000/0571

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

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0571
28 , Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27·03·00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0571**
28 , Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 17.03.00

My ref: F/2000/0571

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0571
28, Robindale Avenue, Earley, Reading.
Proposed two storey side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

FROM: Joss Miller

DATE: 18 February 2000

DELEGATED

PLANNING	27663
FOL	
DC	ENF
APP	
CS	
27 MAR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0571

Proposal: Proposed two storey side extension to dwelling..

Site Address: 28 , Robindale Avenue, Earley, Reading.

Applicant: Mr & Mrs S Jennings C/O Impulse Design.

Your observations are required in respect of this application **by 13/03/2000** .

Councillors felt that this application should be refused. There was concern about the terracing effect that these proposals would have which would have a detrimental effect of the street scene.

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 18 February 2000

Application Number: F/2000/0571

Proposal: Proposed two storey side extension to dwelling..

Site Address:
28 , Robindale Avenue, Earley, Reading.

Applicant:
Mr & Mrs S Jennings C/O Impulse Design.

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).

Sc 23 - Parking & Garaging (SR06)

IN08

Signed: N.S.Trotter **Print name:** N Trotter

25-2-00

Received by Wokingham District Council

Application No: F/2000/0571

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
28 , Robindale 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. (closed all day Wednesday)
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 13/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~12 JAN 2000~~ 15 FEB 2000	Map No. 52 Site 0.05
Officer: JM | Application No. F/2000/0571/	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

15.FEB.2000* 0571

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

Location: 28 ROBINDALE AVENUE

Parish: EARLEY Ward: L. Hungerford 18-2-2000

Applicant: MR/MRS JENNINGS

Fee Received 95-00 (8) 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	Boundary shown in different position on elevations/ floor plans (see below)	20/1	
6	Floor plans			
7	Metric scale disclaimer		✓ 15 FEB 2000	
8	Encroachment letter	Encroachment likely (garage/ bedroom). Need letter or ~~Amend Sect 66 & Serve notice~~.	20/1	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.2.2000 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/N + 9, 10, 11 Dunaways Close. ✓ .....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 28 ROBINDALE AVENUE PARISH ~~WOODLEY~~ Earley 1.4.86

PLOT No. ORD. SHEET No. SU.7571 (52)

BUILDER P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
865/54	P.H. Smith (Reading) Ltd	Semi/Det. House	9/11/54	App. C/A
PD/218/59	Mr. G.R. Holloway	Garage	7/7/59	App. N/A
PD/622/70	Mr. P.H. Burroughs	Ext of Kitchen	31-12-70	App - N/A
BR 10737	MR G. SCOTT	KITCHEN/ROOMS OVER	4.5.74	APP N/A
10642	"	"	8.6.74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

By hand 14/2/00

Environmental Services

For office use only.
Application number:
15 FEB 2000

Householder planning application form

15.FEB.2000* 0571

WOKINGHAM DISTRICT COUNCIL

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

1	Your name	MR & MRS S. JENNINGS
	Address and postcode	25, ROBINDALE AVENUE
		EARLEY
		READING
		BERKS
	Phone number	
2	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD
		EARLEY,
		READING,
		BERKS. RG6 5QZ.
	Phone number	0118 9212252
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.	25, ROBINDALE AVENUE
		EARLEY
		READING
		BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	BRICKWORK AND TILES TO MATCH EXTG.
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 ☑

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
MR+MRS SMITH.	30, ROBINDALE AVENUE, EARLEY, READING. BERKS.	11TH FEB 2000

None of the land forms part of an agricultural holding.

Your signature: P.P.O' FARRELL on behalf of MR+MRS S. JENNINGS.

Date 11-2-2000

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



Site Plan, Scale: 1 to 2500

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Date: 11 January 2000

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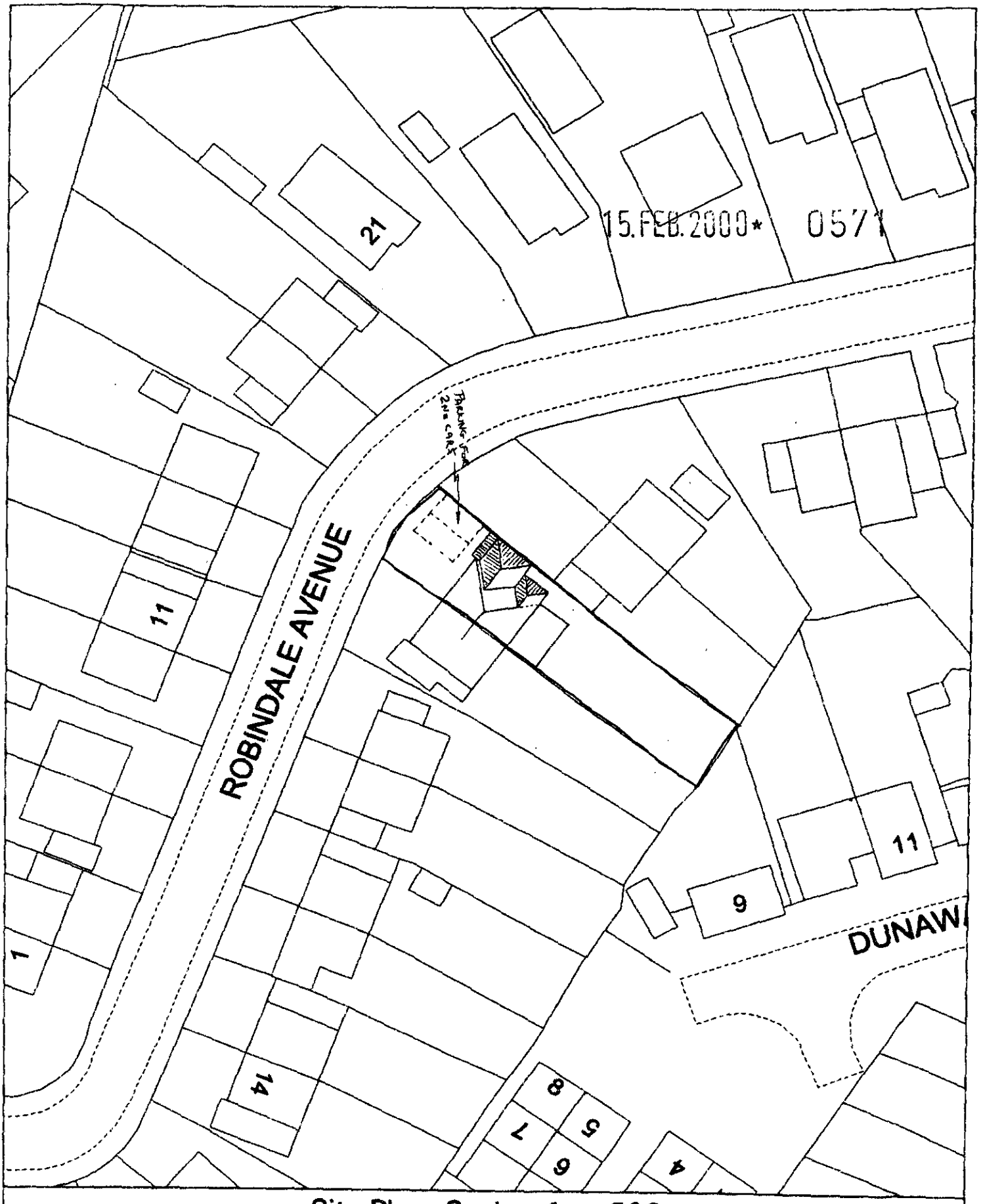

Site Plan, Scale: 1 to 500

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APPROVED

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Date: 11 January 2000



Site Plan, Scale: 1 to 1250

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Date: 14 January 2000

N
W E
S