APPLICATION NO:
F/2002/6043

LOCATION:
169 Beech Lane, Earley Reading.

APPLICANT:
Mr/Mrs P Gaylor C/O Andesign

PROPOSAL:
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

EARLIEST DATE FOR DECISION: **04/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/04/2002

CASE OFFICER: **Phillip Taylor**

1157
D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Gaylor
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6043

Parish: **EARLEY**

Location: **169, Beech Lane, Earley, Reading.**

Proposal: **Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. All buildings have potential to act as roost sites for bats which are a legally protected species. If bats or signs of bats are encountered at any point during the demolition of the garage, then all works must stop immediately and the local English Nature Office informed.

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

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 26/04/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

File P. Taylor 6043

Applicationo	Name & Address
F/2002/6043	Mr & Mrs R Hall 171 Beech Lane EARLEY RG6 5QE
Application Approved	Letters sent 1st May 2002

WOKINGHAM UNITARY
Aiming for Excellence

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6043	Philip Taylor
BUILDING CONTROL NUMBER.	FP2002/2812	Central
~~APPLICANT~~/AGENT	Indesign	
ADDRESS OF SITE	169 Beech Lane EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext. & demolish existing double garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3290A	AH/E/3290A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Phillip Taylor

From: Andy Glencross
Sent: 20 March 2002 11:44
To: Phillip Taylor
Subject: Planning Application F/2002/6043 169 Beech Lane Earley

Hi Phillip

If the garage at this site has a flat roof then no bat survey will be required. We should merely attach the following informative instead.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

If however it has a pitched roof then the following should process will be required.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the building/s by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited this site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Applicationo	Name & Address
F/2002/6043	Mr & Mrs R Hall 171 Beech Lane EARLEY RG6 5QE
Application Approved	Letters sent 1st May 2002

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6043

Applicant : Mr/Mrs P Gaylor C/O Andesign.

Location : 169, Beech Lane, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 2/04/02

Date Registered : 04/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application will have expired on: 29/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Andy Glencross - Bats survey - Information required
Earley Town Council - Unneighbourly and requests refusal
Engineering Services - Any damage caused to the highway must be repaired to the satisfaction of the authority. Graham Bamwell.
Highways - Driveway needs to be widened to 7.2m in interests of Highway Safety
x1 Objection letter from Neighbour (171) - see file.

Planning Issues :

Impact of Neighbours, Character of the area and Highways

Policy : LBE1, LBE2
WOS3, WBE1
LD3

Application Number: F/2002/6043

Appraisal :

The application property is a medium sized detached house located on the eastern side of Beech Lane within the identified settlement of Lower Earley. The dwelling has not been previously extended.

- The proposal is for a two storey side and rear extension and the demolition of the existing double garage. The extension would accomodate a single garage, utility room and study at ground floor level and Bedroom with dressing room at first floor level.
- The extension will have a lower roof ridge and is set ~~backward~~ back from the front. The projection of two storey level would be level with the adjacent neighbour (No 171) with only the single storey element projecting past (1.8m) with a mono pitched roof.
- The other adjacent neighbour (No 167) would be unaffected by the proposal as no windows would face their garden.
- Because the two storey element lies parallel to the rear of No 171 the bulk of the extension would be unseen. The single storey element is not considered to overbear especially as the double garage which presently is positioned on the nearest end of the boundary is to be removed.
- The extension would be visible from the road but its bulk would not be seen. Because it is set back and lower than the main house it is considered not to harm the streetscene.
- The highways department has no objection to the scheme and recommends conditional approval.

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

Application Number F/2002/6043
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C044	R044	First floor level side elevations of the extension "
			Informative
			All buildings have potential to act as roost sites for bats which are a legally protected species. If bats ~~are~~ or signs of bats are encountered at any point during the demolition of the garage then all works must stop immediately and the local English Nature office informed.

RECORD OF SITE VISIT

SITE ADDRESS: 169 Beech Lane Earley Reading. APPLICATION NUMBER: F/2002/6043	OFFICER: Phillip Taylor DATE OF SITE VISIT: 9/04/02

1 SITE/STATUTORY NOTICE DISPLAYED ?	Yes
2. DESCRIPTION OF SURROUNDINGS	beech line mixed dev residential
3. DESCRIPTION OF SITE/BUILDING	median detached with d/detach garage. – (to be demolished)
4. RELATIONSHIP TO ADJOINING PROPERTIES check window types. projects = 2.0m window is inset by 70cms	171 – projects beyond 171 at rear window on rear elevation no flank wall windows 167 not really affected

daughters bedrooms.
dry room

5. SITE CONSTRAINTS TREES ACCESS/PARKING LEVELS BOUNDARY TREATMENT OTHERS	Use of garage as a workshop now it would be tenant with the neighbour 171. Working from home

Application Number : F/2002/6043	**Map No :** 58
Case Officer : PT	**Site Area :** 0.03
Valid Date : 4/03/02	**Received Date: 04/03/2002**

Level : Delegated Application

Description : Proposed two storey side/rear extension to dwelling. Demolition of existing double garage

Location : 169, Beech Lane, Earley, Reading.

Parish : EA **Ward : RED**

Applicant : Mr/Mrs P Gaylor C/O Andesign.

Fee Required: £95 **Fee Received: £95**

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer — widened access across public footpath

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures — Demolition of garage.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

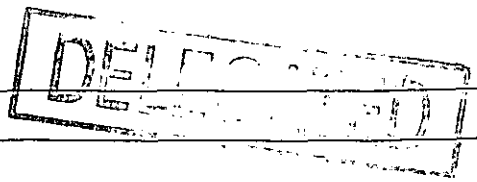
STN + see map

.....

No pre-apps.

FROM: Phillip Taylor

DATE: 11 March 2002



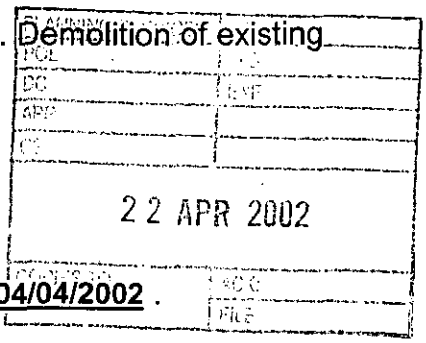
EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6043

Proposal: Proposed two storey side/rear extension to dwelling. Demolition of existing double garage..

Site Address: 169, Beech Lane, Earley, Reading.

Applicant: Mr/Mrs P Gaylor C/O Andesign.



Your observations are required in respect of this application **by 04/04/2002** .

Councillors considered this proposal to be unneighbourly, and requested, therefore, that it should be refused.

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

OB8

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	

02 APR 2002

COPIES TO	ACK: ✓
	FILE:

Mr. & Mrs R. Hall,
171,Beech Lane,
Earley,
Reading,
RG6 5QE
Telephone: 01189 862626

Your Ref: Phillip Taylor

29th March 2002

Dear Sir,

Re: Planning Application F/2002/6043
169 Beech Lane, Earley
Proposed two storey extension/Demolition of existing double garage.

We are in receipt of your recent letter regarding the above application and we do have some concerns regarding this proposed extension.

a) Demolition of garage – At the moment the garage wall forms our boundary - how will this be replaced? The garage cannot be taken down without our consent if it is within our boundary, as our deeds show.

b) Re-site/rebuild of garage – Original construction of garage was disallowed because there was not sufficient space between the houses (1974) and garage was moved further down the garden to allow this space. The garage proposed will not give us any access to maintain boundary fence, and will also be next to our living room and dining room. Is the proposed garage for the purpose for which it is meant, i.e.garaging of vehicles and not as a work shop? We are concerned about the volume of noise if it is used as a workshop.

c) Two-storey extension – This is replacing a single storey garage and will restrict any light at the back of the house (dining-room and bedroom) and any light in the back garden.

d) Waste - The extra waste from their proposed utility room and en-suite concerns us. Although new pipes will be installed the outflow pipes come across our garden at the front and if any blockage occurs due to the extra use it will be difficult to clear.

e) Car Park - The proposed car parking area at the front of 169 is to be covered in pea shingle. This will create excessive noise day and night as vehicles come and go. We note that he has extended his boundary front wall to allow space for vehicles. Surely, the new garage will allow him to park his van off the road!

Cont'd

Obviously, we will be guided by your expertise in this matter and we hope that our concerns will be taken into account when this application is being considered. Mr. Gaylor has not spoken to us about any of the proposed building, your letter was the first we knew of the matter, so we would like to be kept informed of any further developments. When the site is inspected perhaps we could be present so that we can have the application explained to us in full.

We are not seeking to be un-sympathetic or un-cooperative to his needs, but equally he should be open to our concerns and the restrictions he is placing on our everyday environment. We have in fact, lived in this house since it was built, some 27 years ago and the proposed two-storey building is putting our future enjoyment of house and garden in jeopardy.

Yours faithfully,

R J Hall

Robert and Linda Hall.

Copy sent to Earley Town Council.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

16 MAR 2002

FILE

MEMORANDUM

FROM: **GRAHAM BARNWELL,**
Public Rights of Way Officer.

MY REF: GB/NK/H17/5
[20019003] Extn: 6333

TO: **PHILLIP TAYLOR,**
Planning & Transportation.

YOUR REF:

DATE: 18th March 2002.

APPLICATION F/2002/6043
169 BEECH LANE, EARLEY

I have no objection to this application.

Any damage caused to the highway must be repaired to the satisfaction of this Authority. I will arrange for the necessary phtographs to be taken prior to works starting.

GRAHAM BARNWELL

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 11 March 2002

Application Number: F/2002/6043

Proposal: Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

Parish: EARLEY TOWN

Site Address:
169, Beech Lane, Earley, Reading.

Applicant:
Mr/Mrs P Gaylor C/O Andesign.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1, Driveway to be widened to a minimum of 7.2 metres and the associated crossing extended to accommodate this.

2, C049, R049

3, C122, R122

Signed: _____ **Print name:** Adam 13/3/02

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

Tel: (0118) 974 6442

Date: 11 March 2002

My ref: F/2002/6043

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6043
169, Beech Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6043**
169, Beech Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

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

Tel: (0118) 974 6442

Date: 11 March 2002

My ref: F/2002/6043

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F 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/2002/6043
169, Beech Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

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

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6043**
169, Beech Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6442

Date: 11 March 2002

My ref: F/2002/6043

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6043
169, Beech Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6043**
169, Beech Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

Received by Wokingham District Council

Application No: F/2002/6043

PROPOSAL:
Proposed two storey side/rear extension to dwelling. Demolition of existing double garage.

LOCATION:
169, Beech Lane, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6043 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager
11 March 2002

Organisation_Name	Building_Name	address1	Postcode
		167BEECH LANEREADING	RG6 5QE
		169BEECH LANEREADING	RG6 5QE
		171BEECH LANEREADING	RG6 5QE
		82BEECH LANEREADING	RG6 5QE
		86BEECH LANEREADING	RG6 5QE
		16THANINGTON WAYREADING	RG6 5QF
		10ASHLEY CLOSEREADING	RG6 5QY
		11ASHLEY CLOSEREADING	RG6 5QY

Environmental Services

For office use only.
Application number: 04.MAR2002* 6043

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	MR & MRS P. R. GAYLOR
	Address and postcode	169 BEECH LANE
		EARLEY
		BERKS
		RG6 5QE
	Phone number	9757347
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE / REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑	No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS. P. R. GAYLOR

Date 17/3/2002

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

Photo Equipment [illegible] BEECH HOUSE

ADDRESS 169 BEECH LANE PARISH EARLEY

PLOT No. 1 ORD. SHEET No. SU 7470 (58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
201/71	Exors of R. Duguid	Outline Det. Hse	18 3 71	N/A C/A
737/73	Mr. D. Leach	Detach Hse with integral garage	14 6 73	- C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

04.MAR2002* 6043



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2002

Scale: 1 : 1250