SYSTEMS LTD

APPLICATION NO:
F/2000/2864

LOCATION:
14 Red House Close, Lower Earley Reading.

APPLICANT:
Mr Plank C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey side extension to dwelling (Amendment to consent F/2000/2123)

EARLIEST DATE FOR DECISION: **24/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Plank
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/2864

Parish: **EARLEY**

Location: **14, Red House Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling (Amendment to consent F/2000/2123)**

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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informative
1. 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 EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2864	GA
BUILDING CONTROL NUMBER.	FP 2000/1279	Alan.
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	14. Red House Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. amendment to consent F/2000/2123	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D550-02A	D550-02A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/1/01	

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: George Allpress

Application Number: F/2000/2864

Applicant: Mr M Plank C/O Colin Dawson and Associates.

Location: 14 Red House Close, Lower Earley, Reading.

Proposal: Proposed two storey side extension to dwelling (Amendment to Consent F/2000/2123).

Site Notice Displayed? :	YES	NO	DATE
	Yes		**14/12/00**

Date of Neighbour Notifications : 30/11/00

Date of Site Visit : 14/12/00

Date Registered : 22/11/2000

Earliest Date for Decision : 24/12/2000

Latest Consultation Date/Site Notice Expiry Date : 24/12/2000
04/01/01 (GA)

This application will have expired on: 17/01/2000. 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 :

Environmental Design - no objection - a couple of conifers will probably need to be removed - the vegetation along the rear boundary is far enough away not to be affected.

Highways recommend approval subject to conditions ensuring continuance of garaging and parking, and the extension always remaining ancillary to the dwelling.

Earley Parish/Town Council confirm no objection

At the time of writing no further representations have been received in response to the Council's consultation procedure.

Planning Issues:
The main issues addressed by this proposal are: neighbour amenity, street scene and off-street parking provision.

The following policies apply: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/2864

Appraisal:

The application is made seeking planning permission for an amendment to the consent granted on the 11th September 2000.

The amendment comprises introduction of an external chimney breast.

The amendment makes no material difference to neighbour amenity or the street scene.

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

Application Number: F/2000/2864
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED ... SIDE ELEVATION OF THE EXTENSION
4	CO62	RO62	ANCILLARY ACCOMMODATION (INSERT: ..extension..
INF.			INFORMATIVE
1	N16		INSERT: .... Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

John Murray
4/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 14 Red House Close, Lower Earley, Reading.

APPLICATION NUMBER: F/2000/2864

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within settlement. Contemporary cul-de-sac of large detached dwellings.

3. DESCRIPTION OF SITE/BUILDING Two storey detached single family dwelling with attached double garage on west. Located at southernmost point of cul-de-sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.12 to the east, no.16 to the north west.

5. SITE CONSTRAINTS

TREES	Leylandii conifer hedge.
ACCESS/PARKING	Double garage and at least space for 2 on front drive
LEVELS	Level
BOUNDARY TREATMENT	Timber fencing and 4.0 metre high conifer hedge on no. 12's boundary.
OTHERS	None

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 7 December 2000

Location:	14 Red House Close, Earley, Reading
Proposal:	Proposed two storey side extension to dwelling (Amendment to consent F/2000/2123)
Application Number:	F/2000/2864

In response to your consultation dated 30 November 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposals. In constructing the extension, a couple of the conifers will probable need to be removed and due to the closeness of the extension to the boundary with no. 12 there leaves no scope for replacement planting. The vegetation along the rear boundary is far enough away not to be affected by the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 30 November 2000

Application Number: F/2000/2864

Proposal: Proposed two storey side extension to dwelling (Amendment to consent F/2000/2123)

Parish: EARLEY TOWN

Site Address:
14, Red House Close, Lower Earley, Reading.

Applicant:
Mr Plank C/O Colin Dawson And Associates.

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/ C04A, R04A.

2/ C12Z, R12Z.

3/ The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

R12Z.

Signed: _____ **Print name:** Adam Coggins 5/12/00.

FROM: George Allpress

DATE: 30 November 2000

DELIVERED
CS
COPIES TO:
ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2864

Proposal: Proposed two storey side extension to dwelling (Amendment to consent F/2000/2123).

Site Address: 14, Red House Close, Lower Earley, Reading.

Applicant: Mr Plank C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 24/12/2000** .

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 NOV 2000	Map No. 66. Site 008
Officer: GA	Application No. F/2000/2864
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/2123)

Location: 14 RED HOUSE CLOSE

Parish: EARLEY Ward: Redhatch 30.11.2000

Applicant: MR PLANK

re Sub mission

Fee Received 00-00 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			
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 : 30.11.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

S/N + 9, 12, 15, 18, 19 Red House Close
Rushy Mead, Cutbush Lane ✓

22.NOV.2000 2864

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Director of Environmental Services
Wokingham District Council
Planning Services Department
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK/550
21st November 2000

Dear Sir

RE; 14 RED HOUSE CLOSE, LOWER EARLEY
TWO STOREY SIDE EXTENSION

Please find attached an application for amended proposals to the above property.

I have included a chimney on the east elevation which was not shown on the original approval reference F/2000/2123 dated the 11th September 2000.

I would be pleased if you could assess the application under your delegated powers for approval.

The application has been submitted within twelve months of the previous, and therefore, no submission fee is payable.

If you have any concerns with regards to the enclosed, please do not hesitate to contact me.

Yours faithfully

Colin Dawson

Encs;

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

① ~~FIRE~~ RED HOUSE CLOSE 03 310 007

ADDRESS CUTBUSH LANE AREA T PARISH EARLEY

PLOT No. 01445 07235.45 ORD. SHEET No. SU7469

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16496	HICKS DEVS. LTD	DEM. & ERECTION OF 31 DWELLINGS (LAND AT REAR)	14.1.82	REF
16886	L.G. RIVERS	LARMLAND TO PUBLIC OPEN SPACE	11.3.82	N/A C/A
17037	HICKS	O/APP. 28 HOUSES & GARAGES	11.3.82	C/A
20703	"	R.M. "	8.3.84	N/A C/A
AR22879	"	"	17.7.84	APP N/A
23267	"	PART OPEN SPACE AS SITE COMPOUND	4.4.85	N/A REF
23262	"	GARAGE TO SALES	24.4.85	N/A C/A
23271	"	FLAGS & SIGNS	24.4.85	N/A C/A
25348	"	RENEWAL GARAGE AS SALES	16.6.86	TP.
25761	"	(2 HOUSES & GARAGES ON PLAY AREA / OPEN SPACE)	9.7.86	REF
~~26072~~ 28663		NO2 NEW ACCESS	22.1.88	C/A

DATE OF COMPLETION

MINISTRY DECISION 25761 - APPEAL DISMISSED - 27.11.86

SPECIAL ORDERS T.P.O. 62 TPO 279/85

DRAINAGE

② 1764

ADDRESS RED HOUSE CLOSE PARISH EARLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30536	No12		10.8.88	C/A
BRA 5256	MR. RICHARDSON "	2/ST. & 8/ST. EXTS.	11.7.88	APP
34555	MR & MRS. J NASH 3	PLAYROOM - RELAX. COND Y ON 20703	22.11.89	C/A
BRA 8438	"	8/ST. EXT.	17.1.90	APP
35534	No. 10		19.6.90	C/A
BRA 8730	MR. J. SEARLE	GR & 1ST FLOOR EXTS	21.3.90	APP
35669	MR. H. PLANK No. 14	2/ST. EXT. & CONSERVATORY	14.5.90	REF
35470	" "	" "	25.7.90	C/A
BRA 9317	" "	" "	14.8.90	APP
39716	DR & MRS. P. KIRKBRIDE No 28	REPL. GARAGE / UTILITY /	31.7.92	C/A
LP/92/0838	" "	BEDROOMS OVER	6.10.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

LP/93/1175 RUSHBURY LTD " 6 8/ST. EXT GRAND

1933

(3) Red House Close

ADDRESS

PARISH Lower Earley

PLOT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
40705	MR & MRS A. TINSON No. 6	S/St. Ext.	23.2.93	C
41287	No. 8		29.7.93	C
F/93/1585	MR & MRS NICHOLAS "	S/St. Ext / 1ST FLOOR Ext	18-6-93	APP
FP99/0664	Mr. D. Phillips	F/FL/Rect.	6.4.99	APP
F/2000/1787	Mr & Mrs Kinch No 21	S/St Front Ext & 2/St R. Ext	4.9.00	A
F/2000/2123	MR M Plant. (14)	2ST. SIDE EXT.	11.09.00	A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Colin Dawson - F/FL/R Ext. - 19/5/98 (No. 9).
" Mr. Mott - Consrv. - 8/9/99 - No. 16 + 27.10.99

Environmental Services

For office use only.
Application number: 2864

22.NOV.2000*

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 M J Plank 14 Red House Close Lower Earley Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
3	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.	Site 14 Red House Close Lower Earley, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension.	About the application Two storey side extension Amendment to Planning Permission F/2000/2123

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 facing bricks to match existing Red plain tiles to match existing roo Dark stained timber windows 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 ☒

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.		
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 M J Plank

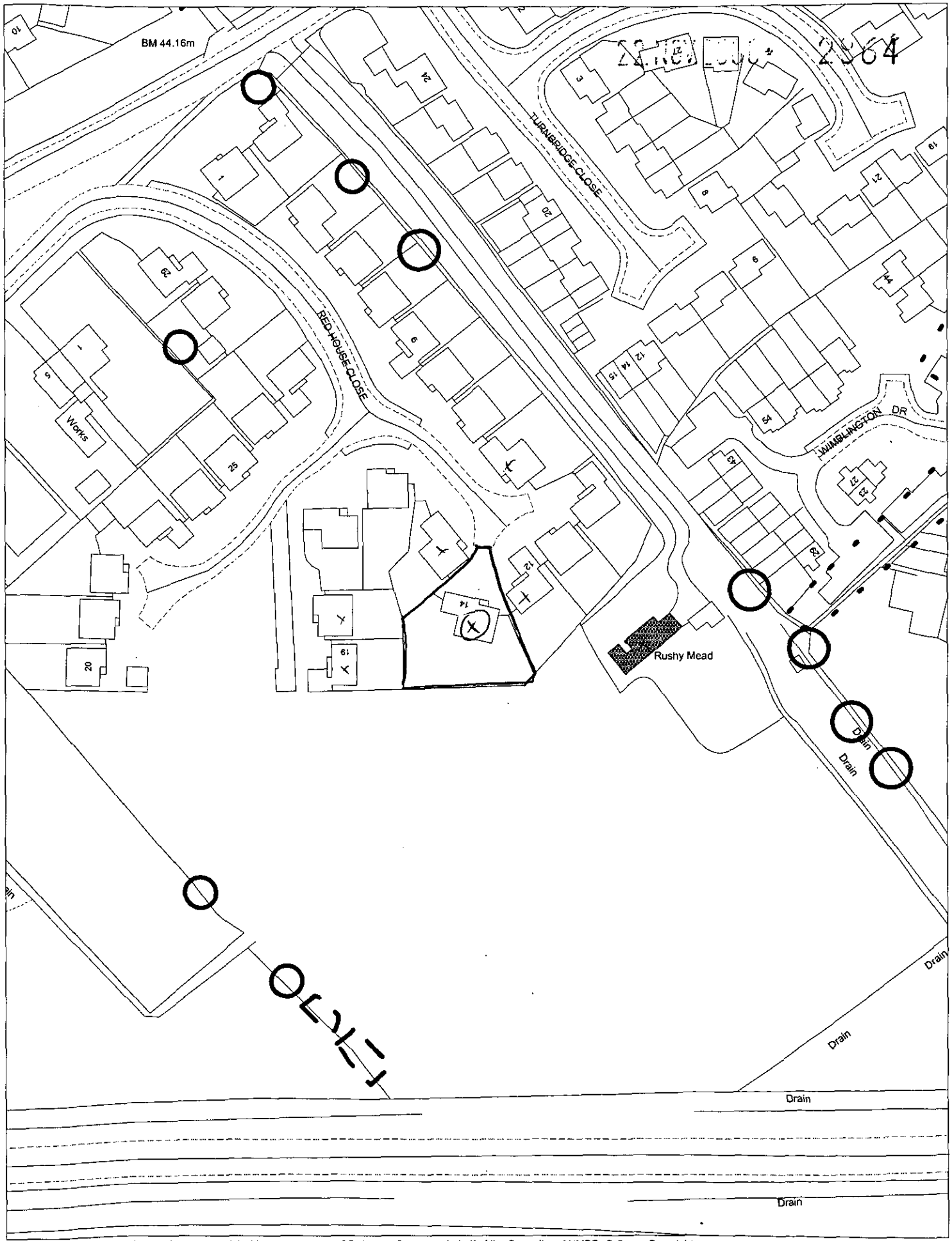
Date 21/11/00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2864**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
28 November 2000

Scale: 1 : 1250

N
W E
S