APPLICATION NO:
F/2000/1337

LOCATION:
8 Toseland Way, Lower Earley Reading.

APPLICANT:
Mr Clements

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **08/06/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Clements
8 Toseland Way
Lower Earley
Reading
RG6 7YA

Application Number: F/2000/1337

Parish: **EARLEY**

Location: **8, Toseland Way, Lower Earley, Reading.**

Proposal: **Proposed first floor rear 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. All new external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level and above in the south elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

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

John Mitchell CH
Development Control Manager
Date: 06/07/2000

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 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 10 August, 2001
My ref. BC/DC/F/2000/1337

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 F Clements
8 Toseland Way
Lower Earley
Reading
RG6 7YA

Dear Mr Clements

PLANNING PERMISSION F/2000/1337
SITE: 8 TOSELAND WAY, LOWER EARLEY, READING

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 F/2000/1337 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1337	JM
BUILDING CONTROL NUMBER	FP 2001/2026	Smith
APPLICANT/~~AGENT~~	W F Clements	
ADDRESS OF SITE	8 Toseland Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	First floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 28/6/01	Rec'd 17/7/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/7/01	

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/2000/1337

Applicant : Mr Clements .

Location : 8, Toseland Way, Lower Earley, Reading.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 15/5

Date of Site Visit : 28/6

Date Registered : 17/04/2000

Earliest Date for Decision : 08/06/2000

Latest Consultation Date/Site Notice Expiry Date : 08/06/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

Earley TC – No objection

Planning Issues :

Effect on street scene & neighbouring properties LBE1.

Application Number: F/2000/1337

Appraisal :

This application is for a first floor rear extension.

Neighbours.

The rear footprint of No 7 is set back from the applicant by approx. 4m. There are no side windows at first floor, a glazed back door, ~~and~~ side window ~~s~~ to single storey rear extension. The first floor extension has a depth of 3.5m, a width of 4.1m and a height of 5.0m to the eaves and 6.5m to the ridge. The roof has a gable end and the extension is sited to the north of No 7. The roof is also set down approx 1.0m from that of the main ridge height. There are no windows on the side extension so there will be no loss of privacy. The extension is of a modest scale and it's siting will minimise any potential impact on the neighbour in terms of overbearing & overshadowing issues. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The main footprint of the house will obscure the extension from the street scene. The design & scale of the extension will minimise any impact it would have from the public footpath.

There is sufficient parking to satisfy highways policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1337
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC08	SR05	first floor level and above. south elevation.

John Murrell
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Toseland Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1337

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

7. No side windows at set further back from applicant g/f glazed back door, small window and side windows to s/s r. extn.
Public footpath to side/rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 4 spaces.

LEVELS

BOUNDARY TREATMENT 1.8m fence all round with shrubery

OTHERS

FROM: Joss Miller

DATE: 15 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1337

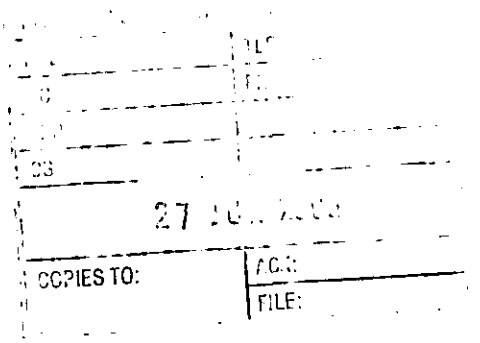
Proposal: Proposed first floor rear extension to dwelling.

Site Address: 8, Toseland Way, Lower Earley, Reading.

Applicant: Mr Clements .

Your observations are required in respect of this application **by 08/06/2000** .

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **15 May 2000**

My ref: F/2000/1337

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1337
8, Toseland Way, Lower Earley, Reading.
Proposed first floor rear 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/2000/1337**
8, Toseland Way, Lower Earley, Reading.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **15 May 2000**

My ref: F/2000/1337

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

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Application Number: F/2000/1337
8, Toseland Way, Lower Earley, Reading.
Proposed first floor rear extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1337**
8, Toseland Way, Lower Earley, Reading.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **15 May 2000**

My ref: F/2000/1337

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1337
8, Toseland Way, Lower Earley, Reading.
Proposed first floor rear 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/2000/1337**
8, Toseland Way, Lower Earley, Reading.
Proposed first floor rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/1337

PROPOSAL:
Proposed first floor rear extension to dwelling

LOCATION:
8, Toseland Way, Lower 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 08/06/2000. 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

15 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2000	
Officer: JM	Application No. F\2000\1337

Map No. 53 Site 0.02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 8 TOSELAND WAY

Parish: EARLEY Ward: Little Hungerford 15.5 2000

Applicant: MR CLEMENTS

Fee Received 95-00 (19) 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 : 15.5.2000 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 + 7, 17, 18 + 19 TOSeland way

1 Skelmerdale way

1 + 2 Ribbleton Close

By hand 14/4/00

MR. F. Clements
8, Toseland Way
Lower Early
Reading. RG6 7YA
TEL 01189 663123
ANSWER PHONE

W.D.C.
PLANNING DEPT
14/04/00
ATTN: MRS Hurst

Dear Mrs Hurst,

Following our meeting on your offices on Wednesday 12 April, Please find attached the documents you requested, marked as requested. Also attached cheque for £95-00 for planning application.

Yours Sincerely

17.APR.2000* 1337

By hand 14/4/00

Environmental Services

For office use only.
Application number: 17. APR. 2000* 1337

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. F. CLEMENTS 8, TOSELAND WAY LOWER EARLEY READING RG6 7YA 01189 663123
	Agent's Name Address and postcode Phone number	N/A
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 1 ABOVE ATTACHED
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR BEDROOM 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.	RED BRICK TO MATCH EXISTING BRICK
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: 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: [signature]

on behalf of

Date 14-04-00

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

1.4.86

ADDRESS 8 TOSELAND WAY PARISH WOODLEY GARLEY

PLOT No. 156 AREA 'A' LOWER GARLEY ORD. SHEET No. SU.7670 53 54

BUILDER OR 163

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17356	BRYANT	DETACHED HOUSE & GARAGE	7.5.82	N/A CIA
BR 18895	"	"	21.6.82	APP. N/A
BRA 176	MR. L. CLEMENTS	GARAGE & UTILITY	20.1.86	APP N/A
25012	"	"	26.2.86	CIA
BRA 10018	"	SUNKOUNGE	18.3.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17.APR.2000 1337

1.4.86

ADDRESS 8 TOSELAND WAY PARISH WOODLEY/LOWER EARLEY

PLOT No. 156 AREA 'A' LOWER EARLEY ORD. SHEET No. SU.7670 53/54

BUILDER as 167

Plan No.	Applicant	Description of Development	Date of Decision	Decision
173526	BRYANT	ALTERED HOUSE & GARAGE	7.5.82	N/A CIA
BR 18895	"	"	21.6.82	APP. N/A
BRA 176	MR. & MRS. CLEMENTS	GARAGE & UTILITY	20.1.86	APP N/A
25012	"	"	24.2.86	CIA
BRA 10018	"	SUNKEN GE	18.3.91	APP

DATE OF COMPLETION

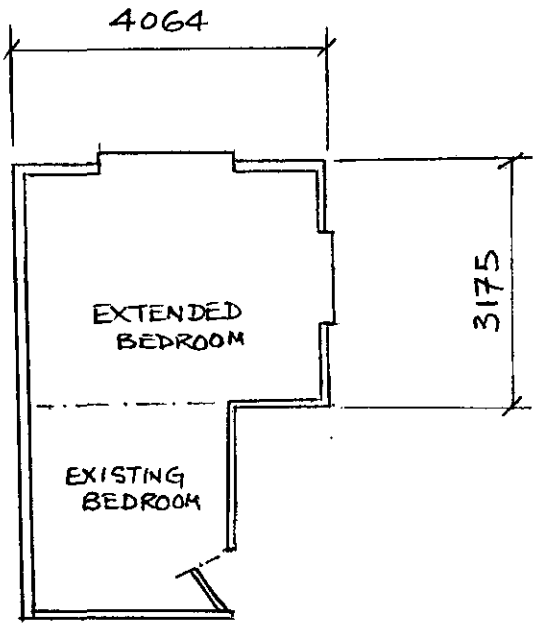
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17.APR.2000* 1337



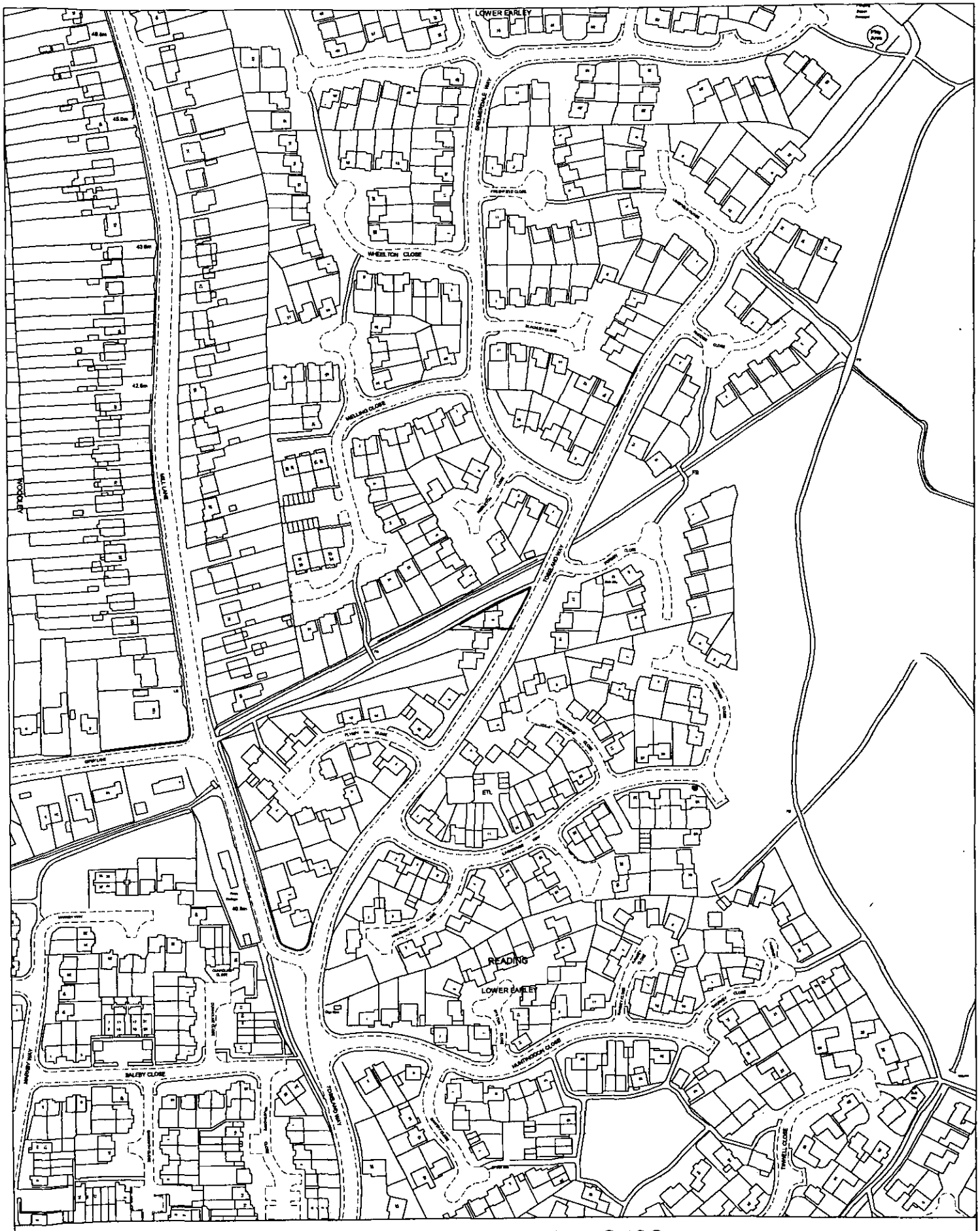
FLOOR PLAN OF EXTENDED BEDROOM

SCALE 1:100

Nº 8 TOSELAND WAY, LOWER EARLEY

FOR MR & MRS F. CLEMENTS

17. APR. 2000* 1337



Site Plan, Scale: 1 to 2500

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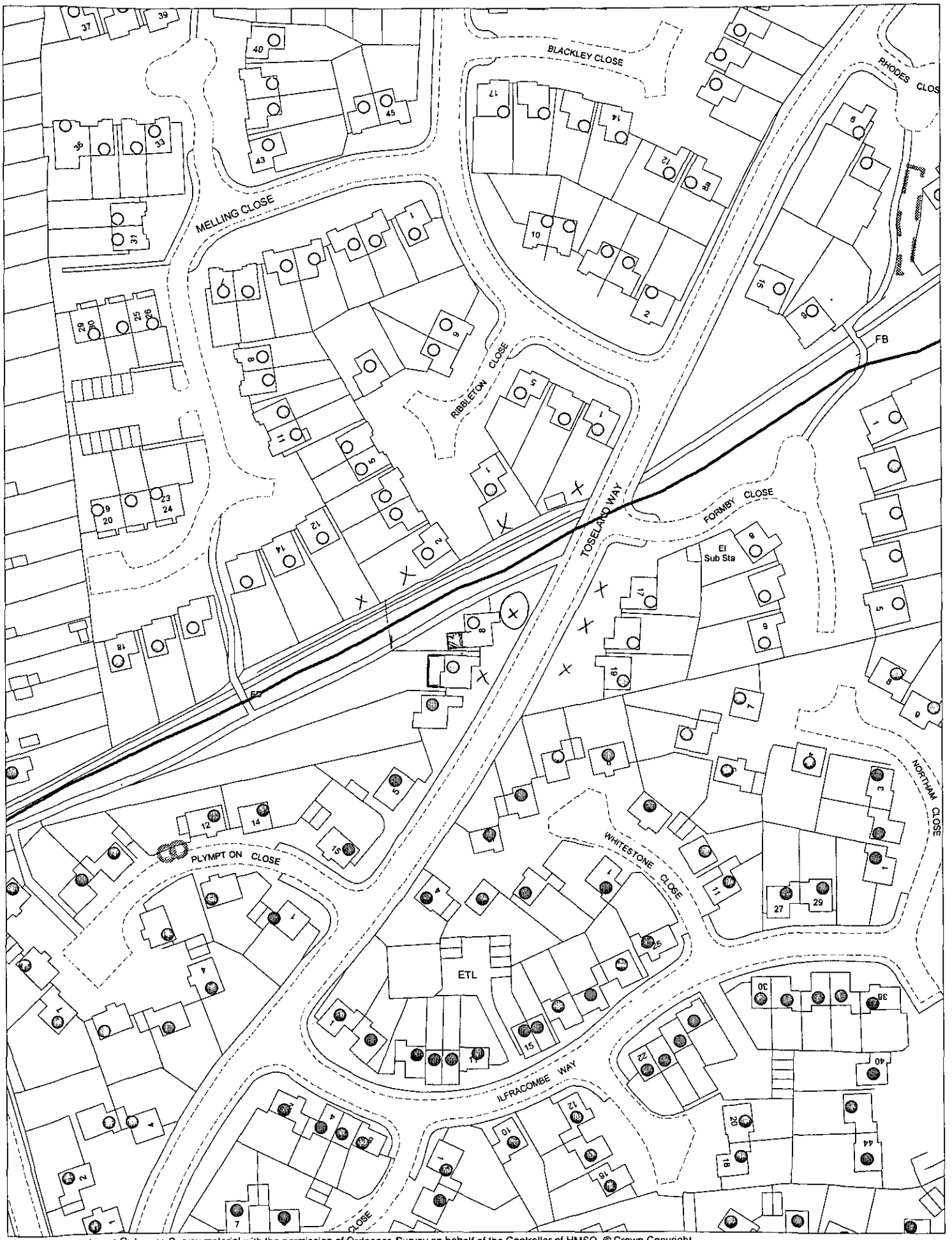
Date: 9 May 2000

N
W E
S

17. APR. 2000* 1337



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Development Control Section, Environmental Services, Wokingham District Council.

27 April 2000

Scale: 1 : 1250

17. APR. 2000* 1337