APPLICATION NO:
F/2000/1456

LOCATION:
40 Chatteris Way, Lower Earley Reading.

APPLICANT:
Mr Mrs Kanda

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **04/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Kanda
40 Chatteris Way
Lower Earley
Reading
RG6 4JA

Application Number: F/2000/1456

Parish: **EARLEY**

Location: **40, Chatteris Way, Lower Earley, Reading.**

Proposal: **Proposed single storey 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 21/06/2000

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.

Received to late for decision 29/6/00 AJT.

FROM: Andrew Thorley

DATE: 19 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1456

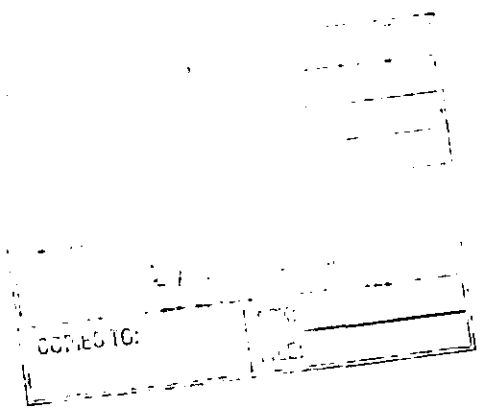
Proposal: Proposed single storey rear extension to dwelling.

Site Address: 40, Chatteris Way, Lower Earley, Reading.

Applicant: Mr Mrs Kanda .

Your observations are required in respect of this application **by 12/06/2000** .

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1456

PROPOSAL:
Proposed single storey rear extension to dwelling

LOCATION:
40, Chatteris 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

19 May 2000

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 17 July, 2000
My ref. BC/DC/2000/1456

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 Rakesk Kanda
40 Chatteris Way
Lower Earley
Reading
Berkshire
RG6 4JA

Dear Sirs

PLANNING PERMISSION 2000/1456
SITE: 40 CHATTERIS WAY, LOWER EARLEY

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 2000/1456 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 faithfully

Andrew Thorley
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1456 AT
BUILDING CONTROL NUMBER	BP 2000/0820 Andy.
APPLICANT/~~AGENT~~	Mr & Mrs R. Kanda.
ADDRESS OF SITE	40 Chatters Way Lower EARLEY.
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 3/7/00 ✓	✓ recd 8/8/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/7/00	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1456

Applicant : Mr Mrs Kanda .

Location : 40, Chatteris Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/6/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 6/6/2000

Date Registered : 09/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 04/07/2000

Consultation Responses :
Parish Council : None Received
Neighbours : None Received

Planning Issues : (identified settlement)

1) Impact upon neighbouring properties
2) Impact upon the street scene.

19/06/2000

Application Number: F/2000/1456

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a single storey rear ext' to dwelling. It will be the full width of the dwelling 9.4m and protrude 3.1m beyond the existing rear building line. (The north west elevation will see a 2.8m protrusion beyond the existing garage). It will be 2.4m to the eaves and 3.8m to the rear to ridge. There will be no windows in the side elevations of the new ext'. The site is bounded by 1.8m high fence.

No 38 to the south east, sited approx, 4m away behind a 1.8m high fence with 2m high shrubs (and a small shed adj. to boundary) A small window on ground floor (playroom) faces No 40. Due to the position of the extension proposed, it is considered that the amenity of the occupants of this property would not be adversely affected. No 42 to the west, the proposed ext' would not be visible as the garage of No 40 would block the view, ∴ no overlooking or detrimental impact to this property.

No 2 Firestone Close, to the north, set adj behind a 1.8m high fence with 3m high hedging. Due to the orientation and distance away the occupants of this property would not be overlooked.

2) Impact upon the streetscene

Materials proposed will match existing. The roof may be visible from the road (the roads are not visible from the plot due to the fencing and screening). ∴ no visual impact on streetscene.

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

(tick appropriate box)

Application Number F/2000/1456
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

John Mirrison
21/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 40 Chatteris Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1456

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS 1987 modern housing estate 2 storey detached houses individually designed styles, residential integral garages with front driveways, open plan front gardens

3. DESCRIPTION OF SITE/BUILDING Large modern 2 storey red & brown coloured brick work, white painted wooden windows + front door, concrete tiled roof, double garage at side (detached).

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location / site plan

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at front of property

LEVELS —

BOUNDARY TREATMENT — No 38, 1.8m high fence + 2m foliage single shallow window of playroom on side elev, not really affected

OTHERS — No 42, Z, 1.8m fence + 2m foliage

— No 2, Firmstone Close
1.8m fence + 3m high laurel hedge

No. Not visible from street scene.

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

Tel:

Date: **19 May 2000**

My ref: F/2000/1456

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1456
40, Chatteris Way, Lower Earley, Reading.
Proposed single storey 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1456**
40, Chatteris Way, Lower Earley, Reading.
Proposed single storey 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 Spratling

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

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

Tel:

Date: **19 May 2000**

My ref: F/2000/1456

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2000/1456**
40, Chatteris Way, Lower Earley, Reading.
Proposed single storey 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 Rolls

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

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

Tel:

Date: **19 May 2000**

My ref: F/2000/1456

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1456
40, Chatteris Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling

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If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1456**
40, Chatteris Way, Lower Earley, Reading.
Proposed single storey 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 Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAY 2000
Officer: AT	Application No. F/2000/1456

Map No 10.. Site ...010...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
F/ PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

40
Location: ~~43~~ CHATTERIS WAY

Parish: EARLEY Ward: Redhatch
19.5.2000

Applicant: MR/MRS ICANDA

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~~	(3)		
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 : 19.5.2000 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 + 38, 42, 53, 55, 57 Chatteris Way

2 Frimstone Close ✓

Environmental Services

For office use only.
Application number: 08.MAY2030* 1456

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 RAKESH KANDA
	Address and postcode	43 CHATTERIS WAY LOWER EARLEY READING BERKSHIRE. RG6 4JA
	Phone number	0118 987 4324
	Agent's Name	
	Address and postcode	
	Phone number	
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.	40 Chatteris Way
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO DWELLING
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 BRICKS. WHITE EXTERNAL DOOR + WINDOW TO MATCH EXISTING STYLE.
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: 3
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.	£95	
	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 RAKESH KANDA.

Date 8/5/2000

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

ADDRESS 40 CHATTERIS WAY PARISH FARLEY E

PLOT No. 520 ORD. SHEET No. CH. 7369 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26608	BRYANT	DET. HOUSE & GARAGE	17.12.86	CIA
BRA 2168	"	"	10.2.87	APP
26781	"	RELOC. & CUST. HOUSE TYPE	7.5.87	CIA

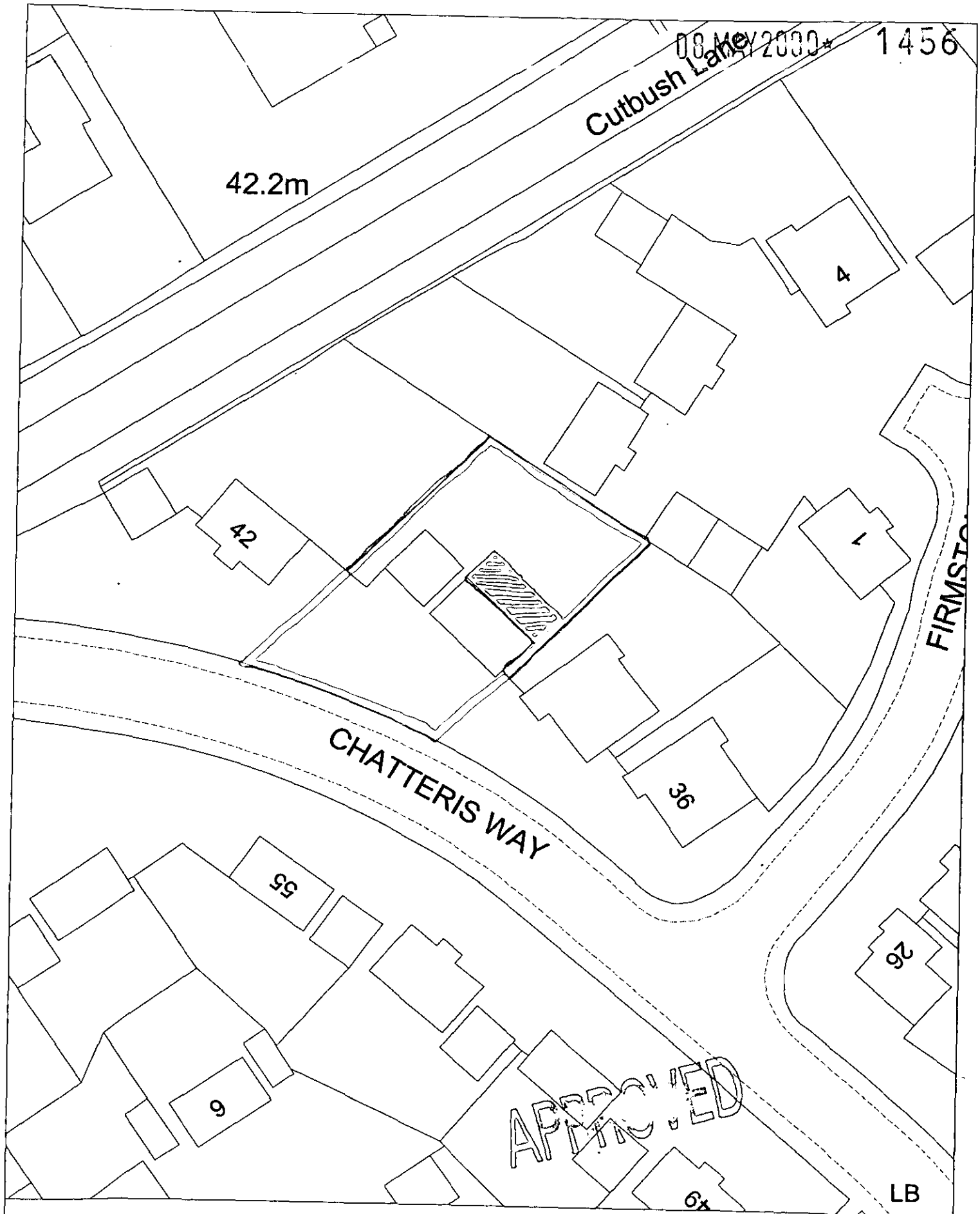
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 3 May 2000

N
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08 MAY 2000 1456

Site Plan, Scale: 1 to 2500

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Date: 3 May 2000

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