APPLICATION NO:
F/2001/5476

LOCATION:
44 Reeds Avenue, Earley Reading.

APPLICANT:
Mr R Preston C/O Mr K Williams

PROPOSAL:
Proposed single storey front & rear extensions to dwelling.

LE · 16/1/02

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

590

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Preston
C/O Mr K Williams
10 Soham Close
Earley
Reading
Berks
RG6 4SD

Application Number: F/2001/5476

Parish: **EARLEY**

Location: **44, Reeds Avenue, Earley, Reading.**

Proposal: **Proposed single storey front & rear extensions 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 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.

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.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 13/02/2002

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.

Tel. 0118 974 6443 (Direct Line)

Date. 3 April, 2002

My ref. CD/FP2002/2963(5476)

Mr R Preston
C/o Mr K Williams
10 Soham Close
Lower Earley
READING
Berkshire
RG6 4SD

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir,

SINGLE STOREY FRONT AND REAR EXTENSIONS AT 44 REEDS AVENUE, EARLEY

Thank you for your Building Regulations Application Number FP2002/2963 received on 28 March.

I note that there are discrepancies between this application and the approved Planning Application Number F/2001/5476:

- ALTERATION TO FRONT ROOF

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 18 April.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

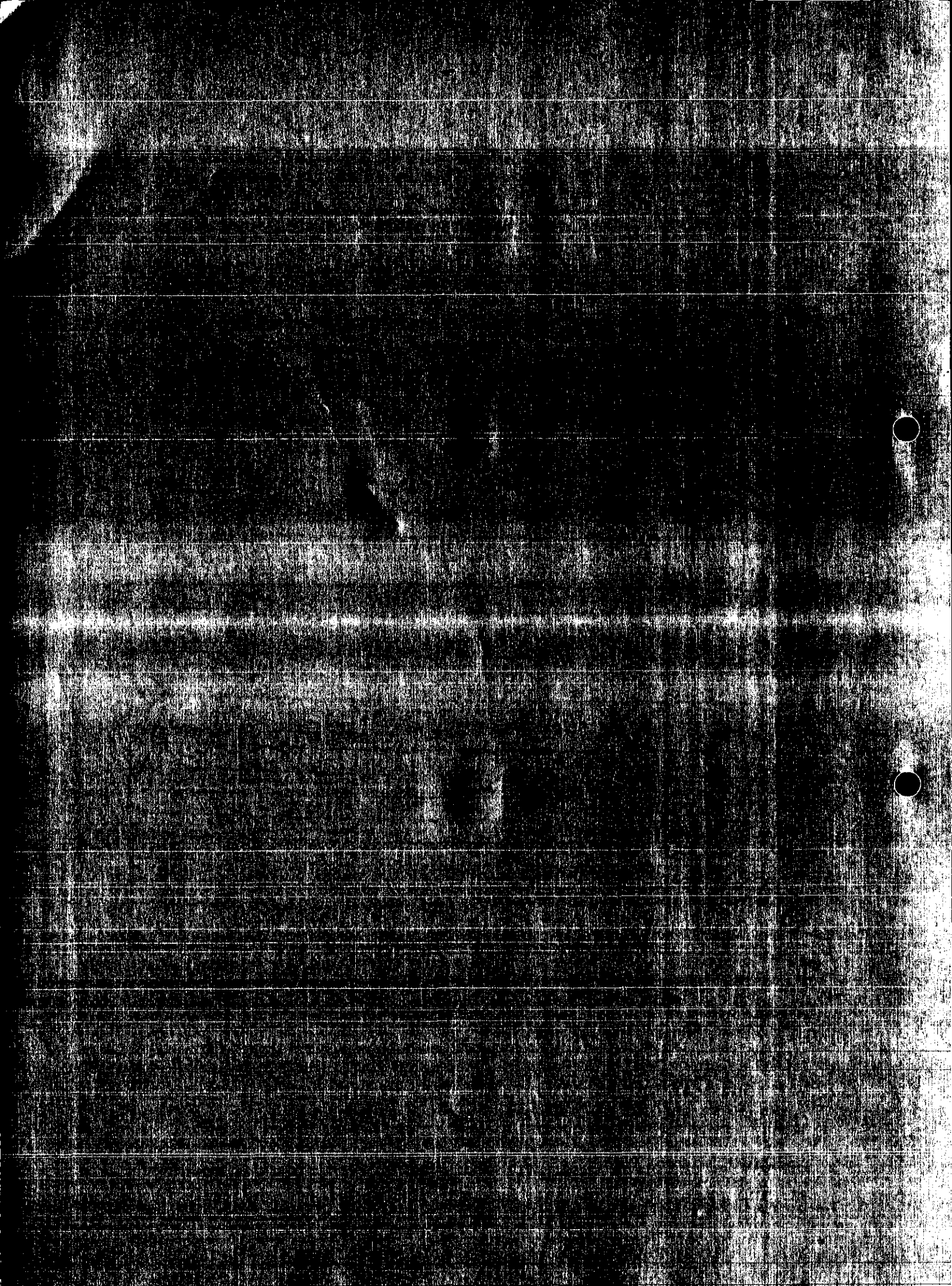
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5476	P.T.
BUILDING CONTROL NUMBER	H 2002/2963	
~~APPLICANT~~/AGENT	Mr K. Williams	
ADDRESS OF SITE	44 Reeds Avenue CARLBY	
DESCRIPTION OF PROPOSED WORK	S/S front + rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	Dated 28/11/01 recd 28/3/02	Dated 28/11/01 recd 13/12/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - front roof	altered
DATE	3/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	3/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5476

Applicant : Mr R Preston C/O Mr K Williams.

Location : 44, Reeds Avenue, Earley, Reading.
Proposal : Proposed single storey front & rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 07/02/2002. 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 :

objection letters received x2

Earley Town Council - no objection

Planning Issues :

Impact on Neighbouring Properties

Impact on Character of the area

Policy

LBE1, 2
WOS3, WBE1
LD3

Application Number: F/2001/ 5476 – 44 Reeds Avenue, Earley

Appraisal

The application property is a 3 bedroom link-detached house located within the identified settlement of Earley. The property lies on the south side of Reeds Avenue, a uniformly designed modern housing estate. The attached neighbour is No. 42 and the unattached is No.46. There have been no previous extensions.

The proposal is for a single storey front extension to enlarge the living room and a single storey rear to enlarge the kitchen. The front extension would project by 1.8m to a height of 3.5m (ridge). A pitched roof would be built over the existing flat roofed garage. The roof would be raised by 1.0m to the ridge and have a gable end.

At the rear the extension would project by 3.0m and be 4.0m wide with a mono pitched roof also 3.5m high.

Impact on Neighbouring Properties

The garages of No 23 and No.4 project into the front gardens. The garages therefore screen the front extension from No.42. No 46 lies parallel and level with 44. There is no fence or hedge dividing the properties. The front extension is not considered to adversely impact upon No.46 in terms of overbearing or over shadowing.

The rear extension is positioned nearest to 42. Windows are proposed only on the rear wall with sliding doors on the inside wall. This extension is not considered to adversely impact on neighbours.

Impact on the character of the area

No.15 Reeds Avenue has a single storey front extension of very similar design to the proposal at 44. The extension would be concealed behind the garage from the north of the avenue, reducing its impact. The extension is considered to have no negative impact on the character of the area.

The pitched roof has been objected to by two of the neighbours on the principle it is not in character with the area. The pitched roof would be the first one in an estate with many front garages. However the roof is shallow pitched and would use matching materials, which would help to reduce its impact. It is not considered the roof would adversely affect the character of the area.

Highways

Highways have no objection to the proposal

√ Approval

Application Number F/2001/5476
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			

RECORD OF SITE VISIT

SITE ADDRESS: 44 Reeds Avenue Earley Reading. APPLICATION NUMBER: F/2001/5476	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS mod density residential - semi/detached mix

3. DESCRIPTION OF SITE/BUILDING Link detached (gage) dwelling
orange brick base surrounds - white weather board
white UPVC windows.

Share d/gage with no 42. Flat roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES 46 - level front building line
bay front window to lounge.
affected by F/ext?

No 42 - affected by front roof pitch above gage. - Rear?

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Other example of front d/gage
none have what is
proposed.

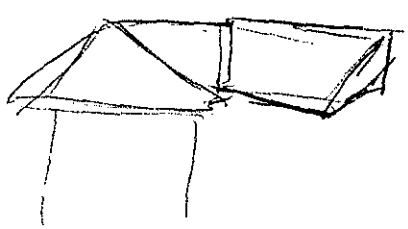
No 15
Hindhead Rd

many flat roofed
single gages all unmoded
• Some pitches on single pitch

F/ext - no gage
roof pitch

Rear garden - 1.7m lane. with screen to no 46

No 15 has pitch + mono pitch gage + porch ext



other house with same design.

(46 + 48) (44, 42)

mix of other gage at front styles

52386
PT
28 JAN 2002
COPIES TO:
ACK.
FILE:

17 Reeds Ave
Earley, Reading
Berks. RG6 5SP
28th Jan 2002

The Planning Officer
Wokingham District Council
P.O. Box 157, Shute End
Wokingham, Berks.

Dear Mr Taylor,

Ref : Planning Application F/2001/5476

With reference to your telephone conversation this morning with Mr. Brian Holder, thank you for confirming that we will be able to view the revised plans for the above once you have received them.

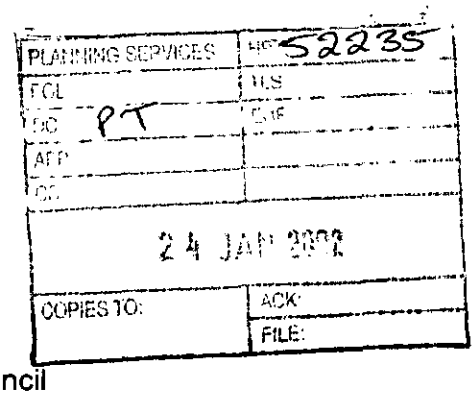
Could you please advise once these plans are available, either by post to the above address, or alternatively by :

e-mail	john_weston@ntlworld.com	
Phone	0118 9875733	J. Weston
	0118 9861595	B. Holder

Thank you for again for your time and assistance.

Yours sincerely,

Mr J. Weston



17 Reeds Ave
Earley, Reading
Berks. RG6 5SP
22nd Jan 2002

The Planning Officer
Wokingham District Council
P.O. Box 157, Shute End
Wokingham, Berks.

Dear Mr Taylor,

Ref : Planning Application F/2001/5476

Thank you again for your time yesterday. This note is just to confirm the address of the property we discussed. It is number 15 Hindhead Road, which is just off Reeds Avenue.

Yours sincerely,

Mr J. Weston

Recd 10.20AM 7.1.02.

Brian and Pauline Holder
42 Reeds Avenue
Earley
Reading
RG6 5SR

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	
07 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

4th January 2002

Dear Sir,

Application Number: F/2001/5476
Site Address: 44 Reeds Avenue, Earley, Reading
Proposal: Proposed single storey front & rear extensions to dwelling

We refer to the above mentioned planning application and as the owners of the adjoining property, would wish to raise objection to some aspects of the application.

We have studied the plans submitted with this application and whilst we have no objection to the proposed rear extension, or to the principle of extending the front of the premises to provide enlarged living accommodation, we do most strongly object to the treatment being proposed to the roof of the garage of this property at the point at which the same adjoins our own property.

We wish to point out that we enjoy good relations with our neighbours and are not wishing to prevent their property from being extended to enable them to enjoy an enlarged living space. Our main and indeed only concern to the proposals set out in the application relate to the pitched elevation of the roof to the garage.

I have enclosed with this letter a photograph showing the frontages of both our properties from which you will note that the garage to our property is attached to the garage of the application site. The point at which these properties join is also the boundary line between our properties. You will also note from the photograph that both garages of these properties currently have flat roofs and the garages enjoy a more prominent frontage to the remainder of the property which lies further back from the road.

The planning application has been submitted to alter the roof of the garage area from a flat roof design to that of a pitched roof and my main objection is to this particular proposal for the following reasons:

- The two properties being attached at this point should be viewed as a whole when considering how this change to the roof will affect the visual aspect of these two properties. I have superimposed the proposed change on the existing photographs to give an idea of how the feature will look. In my mind the change will look out of character with the adjoining property.

- Both properties are elevated from the street level, being situated on an slight incline and this already gives them a more prominent appearance in the overall street scene. To have one of these properties with a completely different outlook to the other will have an overbearing effect on the appearance and character of the two properties when viewed as part of the street scene and will therefore cause an imbalance in the overall design of the properties together. It is felt that this imbalance in design will have a more detrimental affect on the outlook and appearance of our own property which will remain with a less prominent flat roof design.

- Whilst pitched roofs have been erected on a few properties in the Avenue, it is noted that these properties enjoy a completely detached environment and therefore do not impact on any neighbouring properties as they can be viewed in isolation. It is felt that where the

properties are not completely detached however any redevelopment proposals should be viewed in relation to how they impact on any attached houses.

- It is believed that the design has not taken into account how the construction of the pitched roof could be accommodated so as not to impinge on our property. In addition, the position of the pitch to the roof raises concern that any rain water will drain directly onto our own adjoining flat roof. Maintenance of this part of the roof in the future will only be possible by using our roof to access their property at this point.

- The proposed design of the pitched roof over the garage will extend from the front of the garage to the front elevation of the house, leaving what appears to be a flat roof construction behind it and this, when viewed from the road approaching our premises, will also create an unattractive appearance to the property.

- When considering the proposal as a whole it is felt that the roof treatment to the garage of the property is providing aesthetic enhancements only and it is noted that the property could still achieve its overall objective of enlarging the living space without the need to change the elevation of the garage roof.

We would ask that due consideration is given to our objections which we feel are genuine and fair objections to the proposals set out in the planning application for the above property, in terms of the overall effect the proposals to the garage roof would have on our property and in particular its relationship with our attached garage and the street scene generally and we would ask you to properly consider the same when deciding this application.

Yours faithfully,

Mr. B. Holder

P C Holder

Mrs. P. Holder





Recd 10.20AM 7.1.02

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	
07 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

17 Reeds Ave
Earley, Reading
Berks. RG6 5SP

4th Jan 2002

The Planning Officer
Wokingham District Council
P.O. Box 157, Shute End
Wokingham, Berks.

Dear Sir / Madam,

Ref : Planning Application F/2001/5476

We refer to the above-mentioned planning application and as the owner/occupiers of the facing property, we wish to raise objection to certain aspects of the application.

We have examined the plans submitted with this application, and have no objections to the proposed rear extension. While we do not object to the principle of an extension to the front of the premises, we do strongly object to the proposed design of the roof for the extension and the existing garage.

As the submitted plans do not (in our opinion) adequately reflect the relationship of the premises with the surrounding properties, we have enclosed a photograph[1] of the frontage of number 44 and its adjoining property (number 42), as seen from the front of our property.

The planning application has been submitted to alter the roof of the garage area from that of a (shared) flat roof design to a pitched design, integral to the roof of the proposed frontal extension. We object to this proposal for the following reasons :

- Like many other properties within the estate, numbers 44 and 42 are 'linked' in such a way that an aesthetical pleasing balance is achieved. The roofline of the proposed frontal extension will destroy this balance. This is illustrated in the attached montage which has the proposed extension superimposed on the existing building.
- It is recognised that pitched roof extensions have been erected on a few other properties within the estate. However, these properties have been completely detached, and thus such changes have not adversely impacted the visual balance of the house and its surroundings.
- Much of the sense of 'openness' in this part of the estate comes from the fact that the houses on opposite sides of the Avenue are at differing elevations. This gives the 'higher' houses (such as numbers 42 and 44) a more prominent appearance when viewing the street as a whole. This prominence will render the proposed change even more obvious and overbearing.

It is our view that the proposed frontal changes will adversely affect both the view from our property, and also the overall appearance and balance to the street scene of this part of the estate.

[1] The photograph and associated montage are identical to those submitted by Mr. B. Holder

We wish to point out that we enjoy good relationships with all our immediate neighbours, and are not objecting to the proposal for extended living space, but wish to see any such changes achieved in a manner that does not damage the aesthetics of the surroundings.

We ask that due consideration is given to our objections to the proposals set out in the planning application. We feel these objections are genuine and fair as they relate to the impact on ourselves and on the general estate environment.

Yours sincerely,

Mr. & Mrs. J. Weston

Enclosures : Photograph of view of #44 taken from the front of our property
Montage showing proposed frontal extension

Copy to : Earley Town Council





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

Tel: (0118) 974 6444

Date: **19 December 2001**

My ref: F/2001/5476

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/2001/5476
44, Reeds Avenue, Earley, Reading.
Proposed single storey front & rear extensions 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5476**
44, Reeds Avenue, Earley, Reading.
Proposed single storey front & rear extensions 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**********

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

Tel: (0118) 974 6444

Date: **19 December 2001**

My ref: F/2001/5476

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

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5476**
44, Reeds Avenue, Earley, Reading.
Proposed single storey front & rear extensions 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: (0118) 974 6444

Date: **19 December 2001**

My ref: F/2001/5476

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/2001/5476
44, Reeds Avenue, Earley, Reading.
Proposed single storey front & rear extensions to dwelling.

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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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5476**
44, Reeds Avenue, Earley, Reading.
Proposed single storey front & rear extensions 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**********

Applicationo	Name & Address
F/2001/5476	Mr & Mrs J Weston 17 Reeds Avenue EARLEY RG6 5SP
F/2001/5476	Brian & Pauline Holder 42 Reeds Avenue EARLEY RG6 5SR
Application Approved	Letters sent 26.02.02

WOKINGHAM UNITARY
Aiming for Excellence

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5476**

44, Reeds Avenue, Earley, Reading.

Proposed single storey front & rear extensions to dwelling.

I ~~wish this application to be listed~~ should the officers recommendation be for refusal

and my ~~reason(s) are~~ please contact me

Signed: Mr Rolls

Councillor Rolls

Date: 3/11/02

Received by Wokingham District Council

Application No: F/2001/5476

PROPOSAL:
Proposed single storey front & rear extensions to dwelling.

LOCATION:
44, Reeds Avenue, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5476 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 11/01/2002. 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.

Head of Planning and Transportation

19 December 2001

FROM: Phillip Taylor

DELEGATED

DATE: 19 December 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5476

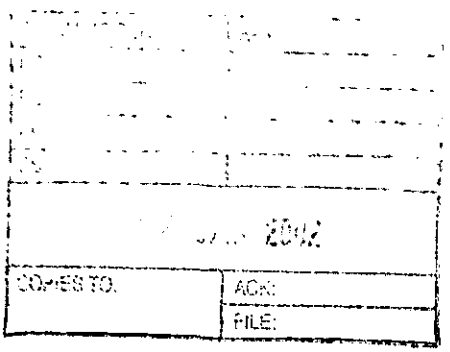
Proposal: Proposed single storey front & rear extensions to dwelling..

Site Address: 44, Reeds Avenue, Earley, Reading.

Applicant: Mr R Preston C/O Mr K Williams.

Your observations are required in respect of this application **by 11/01/2002** .

Despite having received copies of two letters of objection, Members of the Planning Committee could not identify any strong reasons to object to this proposal. Councillors did, however, request that the Planning Officer should ensure that the materials used for the proposed extensions were in-keeping.



SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Application Number : F/2001/5476	Map No : 51
Case Officer : PT	Site Area : 0.03
Valid Date : 13/12/2001	Received Date: 13/12/2001

Level : Delegated Application

Description : Proposed single storey front & rear extensions to dwelling.

Location : 44, Reeds Avenue, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr R Preston C/O Mr K Williams.

Fee Required: £95 Fee Received: £95 (1)

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	FRONT ELEVATION TO SHOW PROPOSED KITCHEN ROOFLINE REAR ELEVATION TO SHOW PROPOSED LIVING ROOM ROOF LINE		
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

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

5476

Environmental Services

For office use only.
Application number 13.DEC.2001* 5476

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 R. PRESTON 44 REEDS AVENUE EARLEY RG6 5SR
2	Agent's Name Address and postcode Phone number	MR K. WILLIAMS 10 SOHAM CLOSE LOWER EARLEY READING RG6 4SD 0118 954 7698
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.	44 REEDS AVENUE EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT & 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.	RED BRICK 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: 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.		
	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 R. Preston.

Date 5/12/01

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

ADDRESS 44 REEDS AVENUE PARISH EARLEY

PLOT No. 88 ORD. SHEET No. SU.7371 (51)

BUILDER E.E. Reed & Co Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/63	E.E. Reed & Co Ltd	Layout	2/1/64	N/A. CD
156/64	" Revised Plan	Detached House	3/9/64	App. CD.
PD/64/64	"	Roads, sewers etc	20/2/64	App. N/A
R/280/64	"	omission of Screen Fence as shown on 156/64	28.9.64	N/A. Refuse

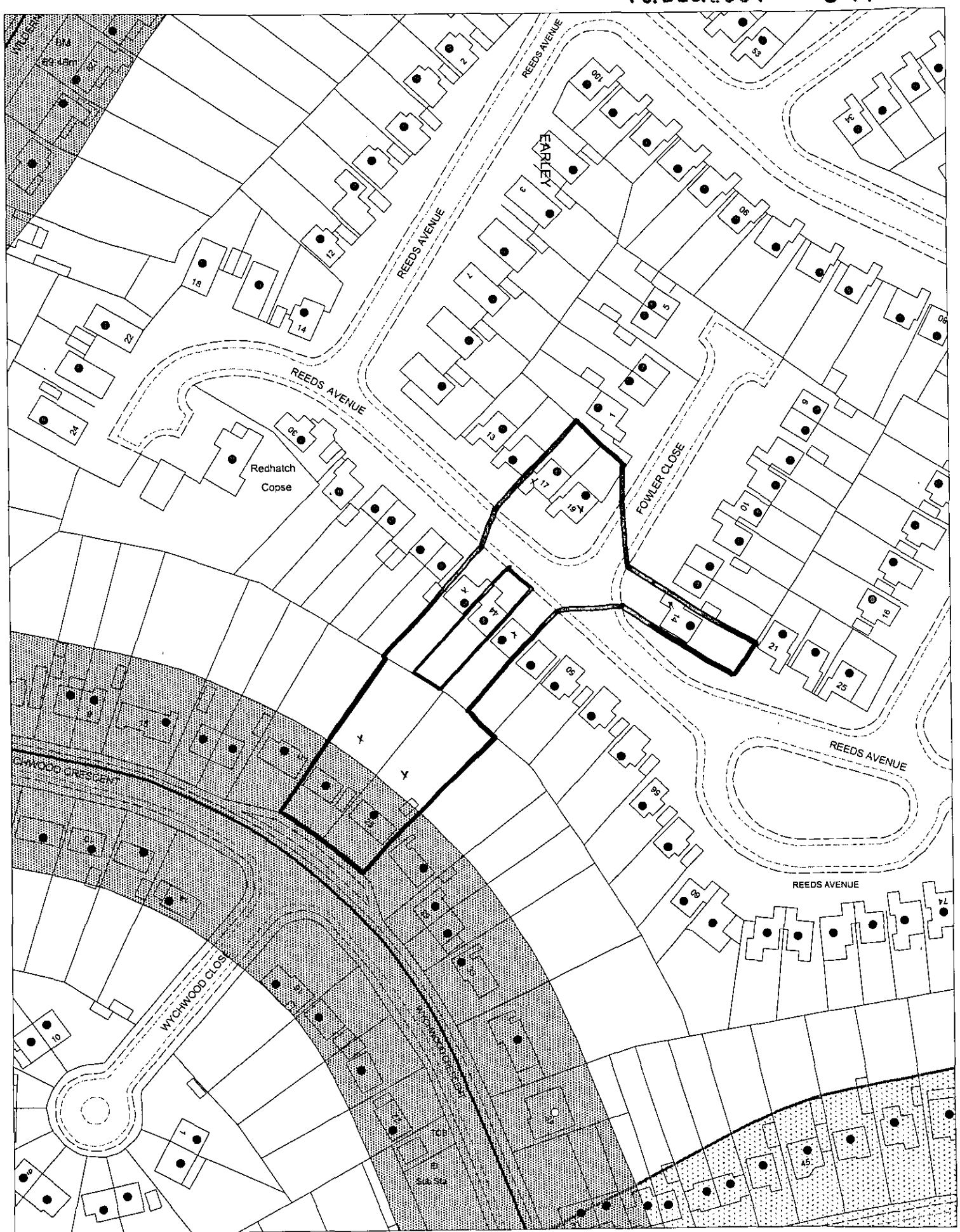
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

13.DEC.2001* 5476



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Development Control Section, Environmental Services, Wokingham District Council.
17 December 2001

Scale: 1 : 1250

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