APPLICATION NO:
F/2000/1382

LOCATION:
18 Betchworth Avenue, Earley Reading.

APPLICANT:
Mr & Mrs I Johnson C/O Anthony St Clair

PROPOSAL:
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **23/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I Johnson
C/O Anthony St Clair
White Lodge
Upper Warren
Caversham
Berkshire
RG4 7EB

Application Number: F/2000/1382

Parish: **EARLEY**

Location: **18, Betchworth Avenue, Earley, Reading.**

Proposal: **Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.**

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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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 levels and above in the east and west elevations.

Condition
4. The bedroom window in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass and fixed shut.

Condition
5. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
6. The use hereby permitted shall not be commenced until 2m (close-boarded) fence has been erected on the west boundary. This will replace any boundary treatment removed as a result of the development and will thereafter be maintained as such.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To ensure a satisfactory external appearance.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 19/07/2000

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)

Date. 25 August, 2000

My ref. JM/JM/MA/F/2000/1382

Your ref.

Mr A St Clair
White Lodge
Upper Warren Avenue
Caversham
Reading
Berkshire
RG47EB

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:

Dear Mr St Clair,

RE: PROPOSED AMENDMENTS TO 18 BETCHWORTH AVENUE, EARLEY (F/2000/1382)

Thankyou for your letter which was received on 18 August 2000.

I can inform you that the alterations to the application highlighted on drawing 00...4...2, consisting of the omission of the bedroom window on the east elevation, the insertion of a kitchen window on the south elevation, the insertion of a garage door on the south elevation and the conservatory doors on the west elevation, can all be considered minor amendments and, therefore, will not require a new application.

I hope this information is of use to you. If you have any further questions relating to this matter, the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

ANTHONY ST CLAIR DIP.ARCH. (Oxford)

White Lodge Upper Warren Avenue Caversham Reading Berkshire RG4 7EB
Telephone 0118 947 7351

33132

CD.

COPIES TO: FILE:

Reply req'd

14TH AUGUST 2000

MRS C DODSWORTH

REFERENCE: 18 BETCHWORTH AVENUE
EARLEY : NO F/2000/1382

4 COPIES OF AMENDED PLANS / ELEVATIONS ENCLOSED, AS REQUESTED, WITH THE MINOR ALTERATIONS MARKED

WITH COMPLIMENTS

Anthony St Clair.

Joss

Plans same as BC now. CD 16/8/00.

Recd 1.30pm 27.7.00

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1382**

18, Betchworth Avenue, Earley, Reading.

Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

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

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

Signed: [signature]

Councillor Rolls

Date: 26/7/00

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/1382

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 I Johnson
c/o Anthony St Clair
White Lodge
Upper Warren Avenue
Caversham
Berkshire
RG4 7EB

Dear Sirs

PLANNING PERMISSION F/2000/1382
SITE: 18 BETCHWORTH AVENUE, 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 F/2000/1382 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

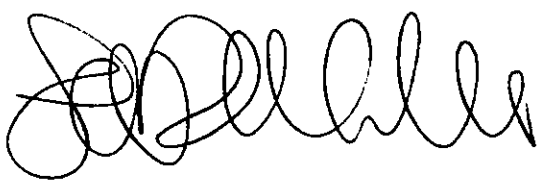
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client 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



Joss Miller
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 9 August, 2000

My ref. CD/FP2000/0985(1382)

Mr & Mrs Johnson
C/o Mr A St. Clair
White Lodge
Upper Warren Avenue
Caversham
READING
Berks RG4 7EB

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/Madam,

18 BETCHWORTH AVENUE, EARLEY
TWO STOREY SIDE AND FRONT EXTENSIONS, AND SINGLE STOREY REAR EXTENSION

Thank you for your Building Regulations Application Number FP2000/0985 received on 7 August.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1382:

- Rear garage door inserted
- Alterations/omissions to rear kitchen windows
- Bedroom 1 side window omitted
- Conservatory door repositioned

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 23 August.

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	1382	JM
BUILDING CONTROL NUMBER.	AP2000/0985 Allen	
~~APPLICANT~~/AGENT	Anthony St Clair	
ADDRESS OF SITE	18. Bethcoorth Avenue EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side & front exts & S/S rear ext to form conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00-4-2	00-4-1
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ? SeenLoss	BC - rear garage door inserted - alterations/omission to rear kitchen window - bedroom 1 side window omitted - conservatory door repositioned	
DATE	9/8/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	9/8/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1382

Applicant : Mr & Mrs I Johnson C/O Anthony St Clair.

Location : 18, Betchworth Avenue, Earley, Reading.
Proposal : Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5

Date of Neighbour Notifications : 16/5/00

Date of Site Visit : 31/5

Date Registered : 28/04/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 23/06/2000

Consultation Responses :
16 & 20 Betchworth Ave. - object - loss of light, overlooking
overdevelopment.
Earley TC - Loss of light, overdevelopment, parking
Highways - condition.

Planning Issues :
Effect on street scene & neighbouring properties
DBC.
Identified settlement.

Application Number: F/2000/1382

Appraisal :

This application is for a two storey front & side elevation and single storey rear extension.
No 16 has 3 first floor windows on the side elevation (landing, LC, bathroom) and 3 on the ground floor (LC, secondary dining area and secondary kitchen) The two storey side extension will be 3.5m wide & 2m wide & 6m deep, and will have a catslide roof to the front of the property with a dormer window. The ridge height will be 7.2m high, 0.7m lower than that of the original roof. The single storey side extension has a hipped pitched roof with an eaves height of 2.6m and a ridge height of 4.3m. It is considered that any impact on the neighbouring property regarding overbearing overshadowing and privacy issues is not sufficient to warrant a refusal. However, a boundary fence should be erected in order to replace any boundary treatment removed as a result of the development.
The 2 storey development at the front of the property also has a catslide roof and front dormer window. It is 3m deep and is situated 5m in front of No 20 although it is flush with the remaining front footprint of the original house. It is not considered to have an adverse effect on No 20 in terms of overbearing and overshadowing issues, however, the additional bedroom window should be obscure glazed to prevent overlooking. The conservatory is of a light structure that is not considered to have an sufficient adverse effect on any neighbours to warrant a refusal.
All other neighbours are a sufficient distance for any impact to be minimised.

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

Street scene.
The proposals are of a sympathetic design to the original house and the bulk is significantly reduced by the catslide roof. Therefore the impact on the street scene is minimised.
There is sufficient parking to satisfy Council policies.

Application Number F/2000/1382
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC08	SR05	first floor levels and above east and west elevations.
4	SC20	SR05	bedroom window east elevation (and fixed shut)
5	SC53	SR12	works (close-boarded)
6	SC51	SR05	'2m fence' 'erected' 'on the west boundary.' Delete the rest and add 'This will replace any boundary treatment removed as a result of the development and will thereafter be maintained as such.'

19/1/02

RECORD OF SITE VISIT

SITE ADDRESS: 18 Betchworth Avenue Earley Reading.

APPLICATION NUMBER: F/2000/1382

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? On front boundary.

2. DESCRIPTION OF SURROUNDINGS
Detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
16. 3 first floor windows (see sketch).
20. Open boundary

Street scene – front boundary open – house approx 1m lower than highway.

5. SITE CONSTRAINTS



TREES

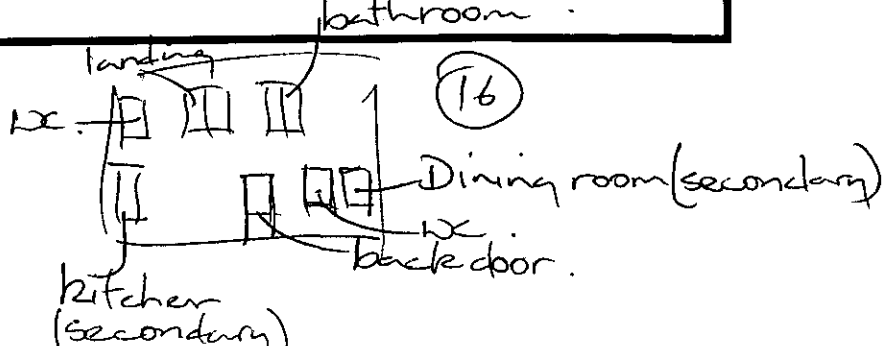
ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT 2m hedge on boundary.

OTHERS



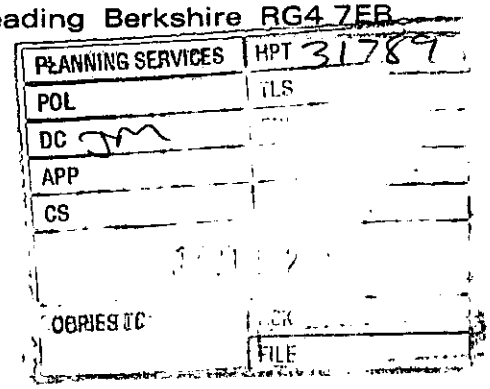


Applicationo	Name & Address
F/2000/1382	Mr P Johnson & Mrs Falkner 20 Betchworth Avenue Earley RG6 7RJ
F/2000/1382	Mr & Mrs J Thomas 16 Betchworth Avenue Earley RG6 7RJ

App approved,
Letter sent 24/07/00

ANTHONY ST CLAIR DIP.ARCH. (Oxford)

White Lodge Upper Warren Avenue Caversham Reading Berkshire RG4 7EB
Telephone 0118 947 7351



13th July 2000

Ms Joss Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Ms Miller

18 Betchworth Avenue Earley : F/2000/1382

Further to our telephone conversation today I confirm the following:-

1.. No part of the proposed additions will encroach upon either of the adjoining neighbours property above or below ground.

2.. The boundary on the north-west side between no.18 and no.16 Betchworth Avenue will be maintained on its present line and any replacements required due to the proposed building work will be at the expense of the applicant.

3.. The secondary bedroom window on the south-east elevation can be fixed with obscured glass if required.

Yours sincerely

Anthony St Clair.

Tel:9262119

16 Betchworth Avenue
Earley
Reading
Berks
RG6 7RJ

31 May 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	JCM
02 JUN 2000	
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	FILE:

Joss Miller
Planning Officer
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Miller

Re:Planning Application No F/2000/1382:Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory-18 Betchworth Avenue,Earley,Reading

Thank you for your letter dated 16 May 2000 giving us notice of the above application.

We have examined the application form and associated plans and wish to make the following comments and observations for your consideration:

A) Comments on Application Form

(a) Section 15:How will the site be enclosed?

The applicants' answer to this question is 'Existing fences' This is correct in part,but the demolition of the existing double garage will remove a section of wall on the boundary between 18 and 16 Betchworth Avenue.A replacement section of fencing or wall would be required in place of the demolished wall.[commented on further below]

(b) Section 16:How will surface water be disposed of? The applicants' answer is 'to soakaway' We assume that all soakaways will be sited well away from (a)built structures on our property and (b) the boundary line.

B) Comments on plans (dated 00-4-1) of proposed alterations and additions

(a) Inaccuracies and omissions on plans

(i) The area occupied by "existing double garage demolished" is inaccurately represented by the bold dashed lines. **The dashed line indicatingthe eastern wall of the existing double garage is incorrectly located with respect to the boundary line between 16 and 18 Betchworth Avenue.**The garage wall,in its entirety,in fact runs exactly along the boundary line-from its rear end to its north end,where it is connected to the wall of the side gate of our property.[This section of garage wall was built in the mid/late 1960s by mutual agreement between the then owner occupiers of 16 and 18 Betchworth Avenue.It replaced a section of privet hedge and wire mesh fencing which defined the boundary between the two properties.]

Demolition of the existing double garage would result in an unfenced/unwalled length of boundary,resulting in several undesirable consequences (discussed below).

(ii) Siting of additional windows

Windows on the southeast elevation of the plans are additional,but are not indicated as such (yellow outline) on the copy of the plans that we inspected.

(b) Proximity of the corners of the proposed addition to the kitchen and the new garage to the boundary

The two southmost corners of these units are very close to the boundary line.We are concerned that foundations laid might cross the boundary on to our property,in particular those relating to the addition to the kitchen.

(c) Window in western wall of proposed addition to kitchen

This window is situated only 1.1 metres from the boundary

and 3.3 metres from the back door of our house.We would expect the specification for the window to be 'non-opening and obscure glazed',to ensure privacy.

C) Consequences for 16 Betchworth Avenue of demolishing existing double garage

(a) Security

Demolition of garage would leave our property potentially open to easy access by burglars.This would be so during building operations and afterwards.The application form (Section 15) indicates that the applicants envisage enclosure of the site will be by means of 'existing fences'.This would clearly be inadequate,particularly as the triangular-shaped area between the west side of the new single garage and the boundary line would be open if no new fences or walls were erected.

(b) Stability of wall associated with side gate of 16 Betchworth Avenue

We are concerned that demolishing of the garage wall would reduce the stability of the gate wall that is presently connected to it.Furthermore,the gate wall could be damaged during demolition.

D) Loss of light to windows on east elevation of 16 Betchworth Avenue

The addition of the proposed'bedroom 3' would,we believe, significantly reduce light to our upstairs bathroom,landing and lavatory-and also to our groundfloor,front sitting room. The sitting room is north facing and the design of our house incorporated an east side window to provide optimum daylight throughout the day ,particularly through winter months.We would not wish to lose this..[We note that on the applicants'

plans additional windows are incorporated in the east side sitting room wall,presumably for the same reasons that the architect of our house incorporated a window on the east wall of our sitting room].

E)Maintenance of the two triangular-shaped areas of ground between the boundary and the proposed addition to the kitchen and the new garage

We are concerned that access to these areas seems to be inadquate,if necessary and suitable fencing/walls were to be erected.There would be no access from the back garden of 18 Betchworth Avenue,and only a space of about 30cm between the garage and boundary to allow access from the front of the property to the southernmost triangle of ground.These areas of ground could potentially become overgrown.

F)Builders' access to our property during building operations and safety matters

We are concerned that,in view of the close proximity of the proposed extensions to our property,excessive access to our property would be required for an extended period (siting of scaffolding and the like).We believe that there would be a real risk of damage to our ground floor windows that face towards the proposed work area. Furthermore,access to our back garden via our back door could present a hazard during building operations.

G)Disruption during building work

We anticipate that there would be months of disruption while builders were on site,by way of noise,dust and loss of privacy. We think it to be essential that the hours and days during and on which building work would be allowed should be restricted.

We should point out that some of the foregoing concerns were made known to the applicants in mid-April,after an early-stage meeting and provision of photocopies of part of the plans.However,at that time,Mr Johnson informed us that he thought it seemed"unlikely that any benefit would accrue to either party as a consequence of further discussion".

We offer the above comments and observations for your consideration

Yours sincerely,

J.E.Thomas (Mr)

G.M.Thomas (Mrs)

By hand 31.5.00.

OTS

POL	
DC	
APP	JKM
CS	
01 JUN 2000	
COPIES TO:	ACK:
	FILE:

30 May 2000

RE: Planning Application F/2000/1382

The Planning Officer
Wokingham District Council
Enviromental Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir or Madam:

SUBJECT: Planning Application F/2000/1382 - Proposed Building Changes To 18 Betchworth Avenue

Thank you for notifying us of the proposed building changes to 18 Betchworth Avenue, you asked if we had any observations or comments, they are as follows :-

1. The ***proposed*** ground floor windows which are currently shown as existing (which they are not) on the South East and Ground Floor views of the plan, are they going to open into the current building extension, (not shown on drawing) or is it planned that this existing extension will be demolished ? What sort of glass is going to be used as these windows will directly overlook our property ?

2. The ***proposed*** 1st floor window on the South East view shown as actual (same as [1] above but not part of the current property). Again what sort of glass will be used as this will look directly into my property ? Also will this window prohibit me from building a 1st floor extension upon my garage, if I decide so to do ?

3. The proposed changes to the front of the house (the new dinning room) will considerably restrict my view when backing onto the highway and surely isn't it in advance of the building line ?

4. It is assumed that as the new Conservatory will sit over the sewer for the whole of Betchworth Avenue and that adequate foundations will be used to prevent possible sewer collapse ?

5. As to the development as whole, we are concerned that the new extensions are too big for the size of the plot and not in character with the rest of the estate.

Yours faithfully,

Mr P A Johnson & Mrs V V Faulkner
20 Betchworth Avenue

cc: Earley Town Council
Council Offices
Radstock Lane
Earley
READING
RG6 5UL

FROM: Joss Miller

DATE: 16 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1382

Proposal: *Proposed two storey side and front extensions to dwelling plus single storey* rear extension to form conservatory..

Site Address: 18, Betchworth Avenue, Earley, Reading.

Applicant: Mr & Mrs I Johnson C/O Anthony St Clair.

Your observations are required in respect of this application **by 09/06/2000** .

Whilst members of the Planning Committee had no objection to the rear conservatory, they considered that the two storey side and front extensions proposed were unneighbourly and intrusive and would create an unacceptable loss of light to the neighbouring property. It was also considered that the proposals represented an overdevelopment of the site, which would be of detriment to the street scene, and there was concern also that adequate parking would remain on the site if this proposal was to proceed.

For these reasons, therefore, it is requested that this application is refused.

PLANNING SERVICES
DC
APP
CS
COPIES TO:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 16 May 2000

Application Number: F/2000/1382

Proposal: Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

Parish: EARLEY TOWN

Site Address:
18, Betchworth Avenue, Earley, Reading.

Applicant:
Mr & Mrs I Johnson C/O Anthony St Clair.

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).

Comments:-

SC:23 (INSERT: Parking, Garaging).

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles

25/05/00.

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

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1382

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/2000/1382
18, Betchworth Avenue, Earley, Reading.
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

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/2000/1382**
18, Betchworth Avenue, Earley, Reading.
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

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: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1382

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

Application Number: F/2000/1382
18, Betchworth Avenue, Earley, Reading.
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

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

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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/2000/1382**
18, Betchworth Avenue, Earley, Reading.
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.
*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 6463

Date: **16 May 2000**

My ref: *F/2000/1382*

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/2000/1382
18, Betchworth Avenue, Earley, Reading.
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

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/2000/1382**
18, Betchworth Avenue, Earley, Reading.
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1382

PROPOSAL:
Proposed two storey side and front extensions to dwelling plus single storey rear extension to form conservatory.

LOCATION:
18, Betchworth 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. (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 09/06/2000. 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

16 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 APR 2000	Map No. 52 Site 004
Officer: JM	Application No. F/2000/1382.
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE AND FRONT EXTENSIONS TO DWELLING PLUS SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 18 BETCHWORTH AVENUE

Parish: EARLEY Ward: Redhatch 16.5.2000

Applicant: MR/MRS JOHNSON

Fee Received 95-00 (2) 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 : 16.5.2000 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 + 1, 3 Luckmore Drive ✓

16, 20, 23, 25, 27 Betchworth Avenue

32 Andrews Road

1789/a

SECTION 66 CERTIFICATE

Application No.

APR.
28 MAY 2030* 1582

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . MR AND MRS I JOHNSON

Date . . . . . 27 : 4 : 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 18 BETCHWORTH AVENUE PARISH EARLEY

PLOT No. 367 ORD. SHEET No. SU. 7471 (5

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C
169/59	"	Detached House	8/12/59	App. C
PD/489/64	Lt. Cdr. J. Foley Fisher	Garage	3/9/64	App. N
PD/625/64	"	Conversion of Integral Garage into study.	29/10/64	App. N
R/219/66	"	Extension	1/9/66	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
APP.
28. ~~MAY~~ 2000* 1382

1.	APPLICANT'S NAME	MR AND MRS I JOHNSON
	ADDRESS	18 BETCHWORTH AVENUE EARLEY READING
	POST CODE	RG6 7RJ PHONE 0118 9268305
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANTHONY ST. CLAIR
	ADDRESS	WHITE LODGE UPPER WARREN AVE CAVERSHAM READING
	POST CODE	RG4 7EB PHONE 0718 947735
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	18 BETCHWORTH AVENUE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING HOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.048 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLDERS
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	00:4:1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

WALLS : MID-RED FACINGS TO MATCH EXISTING
ROOF : BROWN-GREY CONCRETE TILES TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED A Bolton ON BEHALF OF MR+MRS I JOHNSON DATE 27:4:2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

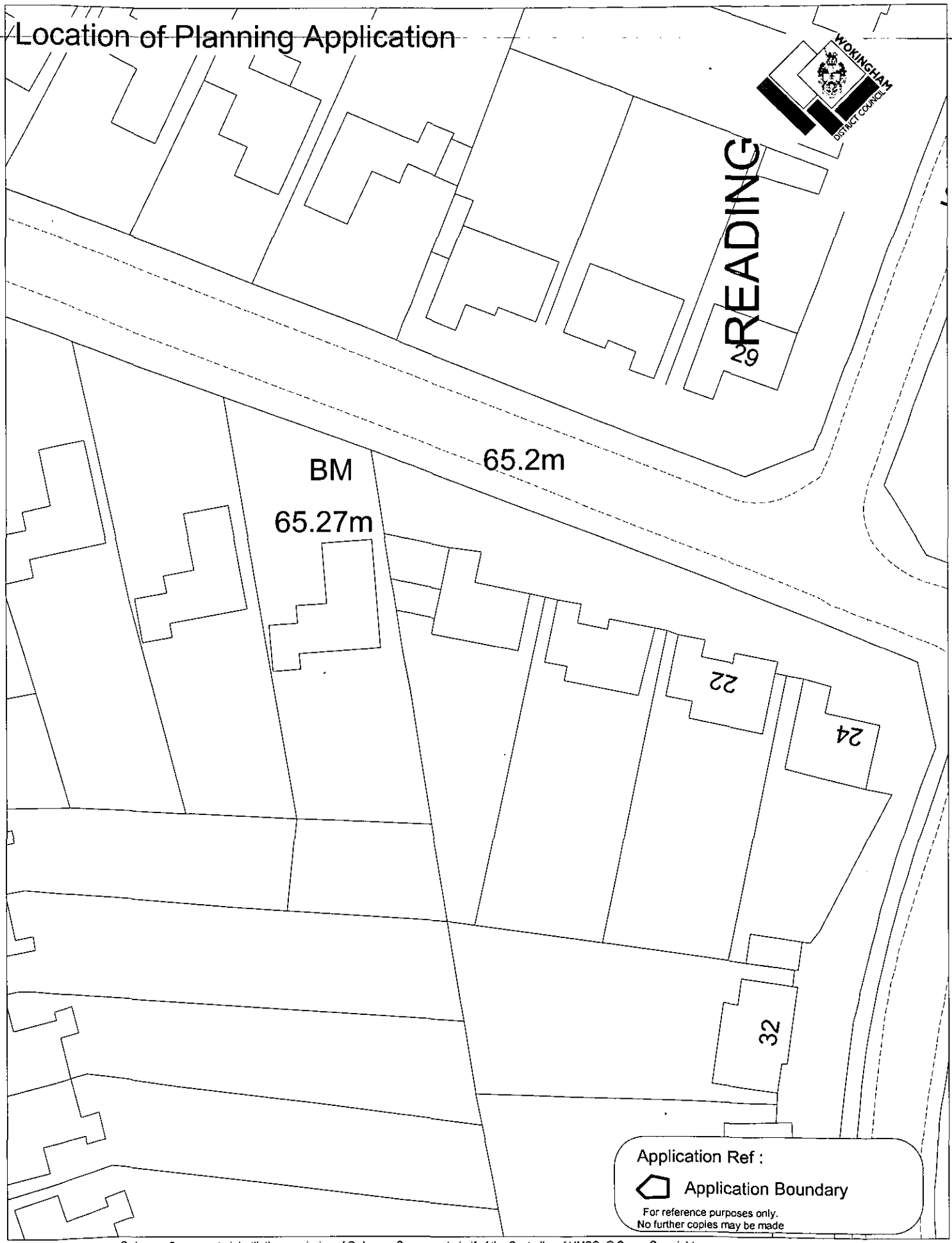
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Location of Planning Application



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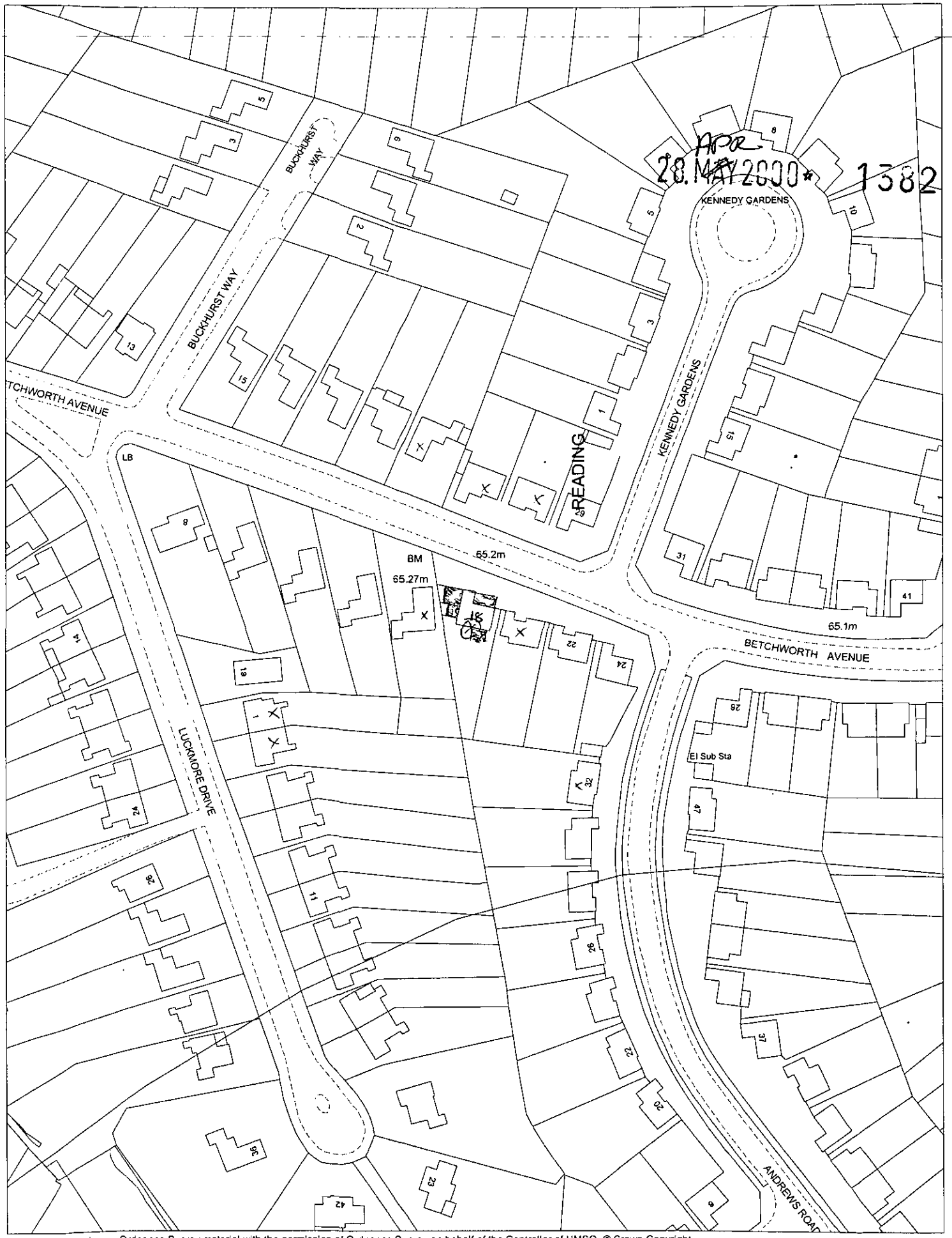
Development Control Section, Environmental Services, Wokingham District Council.

21 August 2000

Scale: 1 : 500

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 1250

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W E
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