APPLICATION NO:
F/2000/2043

LOCATION:
197 Beech Lane, Lower Earley Reading.

APPLICANT:
Mr & Mrs S Stephens C/O Haslams

PROPOSAL:
Proposed two storey rear extension to dwelling and loft conversion.

EARLIEST DATE FOR DECISION: **25/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/09/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Stephens
C/O Haslams
156 Friar Street
Reading
Berkshire
RG1 1HH

Application Number: F/2000/2043

Parish: **EARLEY**

Location: **197, Beech Lane, Lower Earley, Reading.**

Proposal: ***Proposed two storey rear extension to dwelling and loft conversion.***

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east and west elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority showing the roof on the north elevation hipped in and the dormer window inserted in the north elevation and does not approve the proposals as originally submitted.

Informative
2. 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 OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/11/2000

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.

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2043	JM
BUILDING CONTROL NUMBER.	FP 2000/0908	Alan
APPLICANT/AGENT	Haslams	
ADDRESS OF SITE	197 Beech Lane EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext lo/r conversion internal alterations	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1852 1/02 rec'd 24/7/00	1852 1/03 rec'd 1/11/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC - hipped rear with rear dormer note to Alan.		
DATE	21/11/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	21/11/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	28/7/00
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Your Ref: F/2000/2043

Our Ref: KW/nbmf/18521

Date: 18 August 2000

HASLAMS

PLAN
POL
DC JM 33294
MP
CS

COPIES TO: ACK:
FILE:

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1038
Mobile Telephone: 07879 600063
Direct Email: kw@haslams-surveyors.co.uk

Ms J. Miller
Wokingham District Council
Planning Services
Environmental Services Department
P.O. Box No. 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

ADDITIONAL PLAN 2043

Dear Ms Miller

LOFT CONVERSION/SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS AT 197 BEECH LANE, EARLEY – MR & MRS S. STEPHENS

Further to your letter of 1 August I attach revised plans containing the information you require.

We have spoken on the telephone regarding this application. You expressed concern about the increased ridge height. Whilst I would normally agree with you that one would try to keep the ridge height down to the existing, I think in this case this is not a problem. The adjacent property to the east is a two storey house. The ridge line of the house is therefore much higher on that on the roof of this bungalow. To the west there is a bungalow but it is set higher than this one.

The properties along Beech Lane are located in quite large gardens. This means that as a street scene there is no obvious or continuous ridge line to interrupt.

Finally, keeping the ridge line down to the existing roof level actually makes construction more difficult and I think produces a less pleasing extension. The roof hip lines would have to set in on either or both sides of the rear elevation creating awkward changes inthe slope which would be less attractive than the smoother lines of the extension as shown on the plans.

The plans now show a car parking arrangement for the front of the property. As previously noted, the plot size is quite generous. Parking on the existing forecourt is not a problem. Should it be necessary to provide further spaces then these could be created although the present owners, Mr & Mrs Stephens, are only likely to have two cars anyway.

.../...

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

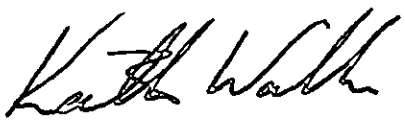
Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

I trust I have provided you with the information you require, but should there be anything further please do not hesitate to contact me.

Yours sincerely



Keith Walker Dip Arb FRICS MCI Arb
HASLAMS

cc: Mr & Mrs S. Stephens

WORK SHEET FOR : Joss Miller

Application Number : F/2000/2043

Applicant : Mr & Mrs S Stephens C/O Haslams.

Location : 197, Beech Lane, Lower Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling and loft conversion.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/8

Date of Neighbour Notifications : 1/8/00

Date of Site Visit : 9/8

Date Registered : 24/07/2000

Earliest Date for Decision : 25/08/2000

Latest Consultation Date/Site Notice Expiry Date : 25/08/2000

This application will have expired on: 18/09/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Earley TC - No objections
Highways - Conditions

Planning Issues :
Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/2043

Appraisal :

This application is for a two storey rear extension and loft conversion.
Neighbours.
No 193 is a bungalow situated at least 2m from the boundary with 1.8m boundary fence. There is a north facing kitchen window on 2.5m deep extension and dining room window on existing rear footprint of dwelling. There is also a secondary dining room window on the east elevation. The applicant's existing footprint is approx 2.5m from the boundary of 193. The extension is 4m deep at the rear. The loft conversion makes it a two storey extension, however the ridge is only 0.4m higher than that of the original roof. This roof has a hipped end to the rear and a dormer window and is hipped away from both neighbours at the side.
No 199 is a house and has no side windows and a 1.8m fence on the boundary. It is situated on the boundary with the extension 2.5m from the boundary at the nearest point to No 199. Any impact on these properties with regard to overbearing, overshadowing and privacy issues is not considered sufficient to warrant a refusal.
All other neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The majority of the extension will be obscured from the street scene by the main footprint of the bungalow. The extension is appropriate in its design and, therefore, any impact on the street scene will be minimised.

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

Application Number F/2000/2043
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C049	R049	
4	C044	R044	first floor level & above. east & west elevations
		NO2	'plans'
			roof on north elevation hipped in and dormer window inserted in north elevation.
			BSP
			OS1, EN1
			LALP
			LTV1, LBE1, LBE2,
			WDLP
			WOS2, WOS3, WBE1, WBE2

6/11/02

RECORD OF SITE VISIT

SITE ADDRESS: 197 Beech Lane
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2043

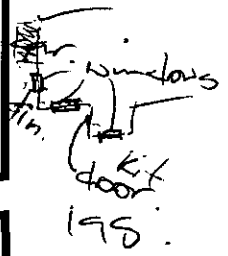
OFFICER: Joss Miller

DATE OF SITE VISIT: 7/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Bungalows and houses on one side of road. (Detached)

3. DESCRIPTION OF SITE/BUILDING
Bungalow (brick and tile).
Detached.



4. RELATIONSHIP TO ADJOINING PROPERTIES
195. See sketch. 1.8m fence.
199 - 4m dp s/s extension at rear.
No side windows. 1.8m fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING ✓

LEVELS Back garden approx. 1m higher than footprint of bungalow

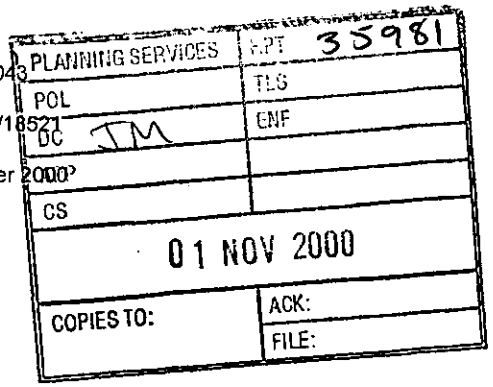
BOUNDARY TREATMENT See above.

OTHERS

Your Ref: F/2000/2043

Our Ref: KW/nbmf/18521

Date: 31 October 2000



HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1038
Mobile Telephone: 07879 600063
Direct Email: kw@haslams-surveyors.co.uk

Ms J. Miller
Wokingham District Council
Planning Services
Environmental Services Department
P.O. Box No. 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Ms Miller

LOFT CONVERSION/SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS AT 197 BEECH LANE, EARLEY – MR & MRS S. STEPHENS

Further to your telephone call I attach revised plans.

The scheme has now been revised to change the rear gable wall to a hipped construction containing a dormer as per your request. I trust this now meets with your approval and that you will be now be able to deal with the application under your delegated powers.

Yours sincerely

Keith Walker Dip Arb FRICS MCI Arb
HASLAMS

cc: Mr & Mrs S. Stephens

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

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Managing Agents & Arbitrators
Established 1838

With Haslams Estate Agents & Auctioneers

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 SEP 2000	
COPIES TO:	MHS
	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/2043 PLANNING OFFICER: Joss Miller

PARISH: EARLEY

PROPOSAL: Revised Plans: showing proposed front elevation and parking plan for 2 cars.

ADDRESS: 197 Beech Lane

APPLICANT: Mr. & Mrs. Stephens

No Objection

SIGNED: _____ DATE: 21 SEP 2000

CLERK TO EARLEY TOWN COUNCIL

FROM: Joss Miller

DATE: 01 August 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ADS	
CS	
29 AUG 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2043

Proposal: Proposed two storey rear extension to dwelling and loft conversion..

Site Address: 197, Beech Lane, Lower Earley, Reading.

Applicant: Mr & Mrs S Stephens C/O Haslams.

Your observations are required in respect of this application **by 25/08/2000** .

NO OBJECTION

SIGNED: _____ DATE: 24 AUG 2000

Clerk To Earley Parish/Town Council.

Date: 30 August 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2043

Location: 197, Beech Lane, Lower Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Applicant: Mr & Mrs S Stephens C/O Haslams.

Case Officer: Joss Miller

The new plans show the following: Proposed front elevation added & parking plan for 2 cars. Drawing nos 18521/02, 18521/03.

Comments are required by 13/09/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

CONDITIONAL APPROVAL

Sc: 23 (INSERT: Garaging & Parking) SR:06

ADAM COSSINS 31/08/00

Date: 30 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2043

Location: 197, Beech Lane, Lower Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Applicant: Mr & Mrs S Stephens C/O Haslams.

Case Officer: Joss Miller

The new plans show the following: Proposed front elevation added & parking plan for 2 cars. Drawing nos 18521/02, 18521/03.

Comments are required by 13/09/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2043(Planaps) / (Ludhouse) Date Rec. 21/8/00

Location: 197 Beech Lane

Parish Earley

Applicant: Mr & Mrs Stephens.

Description of attached plans front elevation (proposed) added. & parking plan for 2 cars.

Drawing No's: 18521/02 18521/03

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 195, 197, 199 Beech Lane. 5, 6, 7 Ashley Close 78, 80, 82, 84, 90 Fleetham Gdns

Date for Responses 2 weeks

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 30.08.B5.

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6443 (Direct Line)

Date. 29 August, 2000

My ref. CD/FP2000/0908(2043)

Mr & Mrs S Stephens
C/o Haslams
156 Friar Street
READING
Berkshire RG11HH

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,

197 BEECH LANE, EARLEY
TWO STOREY REAR EXTENSION AND LOFT CONVERSION

I have been informed that construction work has commenced on site, and I am writing to remind you that the related planning application (F/2000/2043) has not yet been determined. Therefore construction is occurring without planning permission. I would suggest that all work ceases until the application has been determined. If work continues on site it will be at your own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number.

Yours faithfully



MRS C DODSWORTH
Development Control/Building Control Liaison Officer

cc: Principal Planning Enforcement Officer

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 01 August 2000

Application Number: F/2000/2043

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Parish: EARLEY TOWN

Site Address:
197, Beech Lane, Lower Earley, Reading.

Applicant:
Mr & Mrs S Stephens C/O Haslams.

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

Please could highways have an additional plan showing the parking arrangement for 3 vehicles within the curtilage of the property.

Parking standards requires spaces on drive to be 2.4 x 4.8m min.

Signed: _____ **Print name:** ADAM COGGINS

3/8/00.

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

Tel: (0118) 974 6463

Date: **01 August 2000**

My ref: F/2000/2043

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/2000/2043
197, Beech Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and loft conversion.

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/2000/2043**
197, Beech Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and loft conversion.
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: **01 August 2000**

My ref: F/2000/2043

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/2000/2043
197, Beech Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and loft conversion.

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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/2000/2043**
197, Beech Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and loft conversion.
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: **01 August 2000**

My ref: F/2000/2043

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/2000/2043
197, Beech Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and loft conversion.

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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/2000/2043**
197, Beech Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling and loft conversion.
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/2000/2043

PROPOSAL:
Proposed two storey rear extension to dwelling and loft conversion.

LOCATION:
197, Beech Lane, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/08/2000. 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

01 August 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JUL 2000	
Officer: JM	Application No. F/2000/2043

Map No. 58 Site 0 10
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 197 BEECH LANE

Parish: EARLEY Ward: Redhatch, 1.8.2000

Applicant: MR/MRS STEPHENS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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	Show PARKING. ✓		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	NEED TO SEE EXISTING WINDOWS + DOORS as well.	✓	
6	Floor plans	WHERE IS front DOOR?	✓	
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 : 1-8-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 195, 197 + 199 Beech lane
~~8~~ 78, 80, 82, 84 + 90 Fleethon Gardens.
5, 6 + 7 Ashley close ✓

1789/a

SECTION 66 CERTIFICATE

Application No.

24.JUL.2008 3

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) .....

  .....

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

  on (d) .....

1789/b

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) . . . . . .

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).

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 . . . K Walker . . . . . .

On behalf of . . . Mr & Mrs Stephens . . . . . .

Date . . . 20th July 2000 . . . . . .

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

Pc 63 895 197

ADDRESS 197 BEECH LANE PARISH EARLEY

PLOT No. ORD. SHEET No. 58 SU.7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
517/51	Mr. A. Brooks	Detached Bungalow	9.10.51	App. Op

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1509/ab

PLANNING APPLICATION PART 1

24.JUL.2000 * 2043

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS S. STEPHENS
	ADDRESS	FLAT 5 BEETHAM HOUSE
		BEETHAM, CUMBRIA
	POST CODE	LA7 7AP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	HASLAMS
	ADDRESS	156 FRIAR STREET
		READING, BERKSHIRE
	POST CODE	RG1 1HH Tel No. 0118 9601010
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	197 BEECH LANE
		EARLEY
		READING, BERKSHIRE RG6 5UP
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	EXTENSION TO REAR OF HOUSE
		LOFT CONVERSION
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	FREEHOLD

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan	X	1:100 Floor Plan	X
		1:500 Block Plan	X	Other	
		1:100 Elevations	X		
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE			ALTERATION or EXTENSION	X
	CONSTRUCTION OF NEW BUILDING			DEMOLITION	
	OTHER				

9. What type of Planning application are you applying for ?	RESERVED MATTERS		Go to Question 10.
	OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
	FULL PERMISSION	X	Go to Question 11.
	TEMPORARY PERMISSION		State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
			Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE		SITING	
	MEANS OF ACCESS		DESIGN	
			LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

EXISTING HOUSE

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~ — FRUIT TREES IN REAR GARDEN

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

WALLS - IN BRICK TO MATCH

ROOF - IN TILES TO MATCH

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / NO — NO CHANGES

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED K Walker ON BEHALF OF MR & MRS STEPHENS DATE 21-07-00

Before submitting this application check that you have answered all the relevant questions 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.

Keith Walker.