APPLICATION NO:
F/2000/1850

LOCATION:
77 Pitts Lane, Earley Reading.

APPLICANT:
Mr & Mrs Bond C/O R Dines

PROPOSAL:
Proposed two storey side/rear extension to dwelling plus detached garage.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bond
C/O R Dines
12 Elyham
Purley On Thames
Berkshire
RG8 8EN

Application Number: *F/2000/1850*

Parish: **EARLEY**

Location: **77, Pitts Lane, Earley, Reading.**

Proposal: **Proposed two storey side/rear extension to dwelling plus detached garage.**

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) no additional windows or similar openings shall be constructed in the first floor level and above in the east elevation hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

John Mitchell
Development Control Manager
Date: 25/08/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1850

Applicant : Mr & Mrs Bond C/O R Dines.

Location : 77, Pitts Lane, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling plus detached garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/7.

Date of Neighbour Notifications : 6/7/00

Date of Site Visit : 12/7

Date Registered : 27/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 22/08/2000. 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 :
Electricity board - No comments
Earley TC - No objection
Landscape - No objection
Highways - condition.

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

Application Number: F/2000/1850

Appraisal :

This application is for a two storey side & rear extension and a detached garage.

Neighbours.
No 79 has first floor side windows (bedroom and bathroom). The extension is approx. 6m from No 79 at the nearest point and is at an angle to the boundary thereby minimising any adverse effect. The windows will be at an angle thereby minimising any effect regarding overlooking issues. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The applicant has a corner plot and a double garage with a flat roof on the boundary adjacent to the road. The proposed replacement garage has a shallow pitched roof and is 5.2m by 5.2m in size and has an eaves height of 2.1m and a ridge height of 3.7m. The impact of this garage will not be significantly greater than that of the original one. The two storey extension is approx 8m from the side boundary. The design is in keeping with that of the original property and approx. half of the roof is subsidiary to the main dwelling. Therefore any impact on the street scene is minimised. There will be sufficient parking to satisfy highway policies.

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

Application Number F/2000/1850
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C044	R044	first floor level & above east elevation.
4	SC23	SR06	Parking & garaging

A Cronin
25/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 77 Pitts Lane Earley Reading.

APPLICATION NUMBER: F/2000/1850

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side boundary on gate post.

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

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



4. RELATIONSHIP TO ADJOINING PROPERTIES
79. side windows at f/f. 2m timber fence. open driveway.
Street scene - some screening - deciduous trees on boundary.
existing garage - flat roof low

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 5 spaces

LEVELS ~

BOUNDARY TREATMENT 1·6m fence on rear boundary to road. 2·5m hedge to front boundary

OTHERS

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 25th July 2000

Location: 77 Pitts Lane Earley

Proposal: Proposed two storey side/rear extension to dwelling plus detached garage

Application Number: F/2000/1850

In response to your consultation dated 5th July 2000 for the above application, the landscape comment is as follows:

The applcation is acceptable and is appropriate in its setting.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Joss Miller

DATE: 05 July 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1850

Proposal: Proposed two storey side/rear extension to dwelling plus detached garage..

Site Address: 77, Pitts Lane, Earley, Reading.

Applicant: Mr & Mrs Bond C/O R Dines.

Your observations are required in respect of this application **by 30/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 05 July 2000

Application Number: F/2000/1850

Proposal: Proposed two storey side/rear extension to dwelling plus detached garage.

Parish: EARLEY TOWN

Site Address:
77, Pitts Lane, Earley, Reading.

Applicant:
Mr & Mrs Bond C/O R Dines.

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).

SC: 23 (Insert Parking, garaging and Turning)

SR: 06.

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

24/07/00.

Our reference: PRN 08146

Your reference: F/2000/1850

SOUTHERN ELECTRIC

P.O.Box 2042
READING
Berks RG4 5YR

Telephone: 0118 9465625
Facsimile: 0118 9465626

Joss Miller Development Control Manager
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 31689
POL	TLS
DC JM	ENF
APP	
CS	
12 JUL 2000	
COPIES TO:	ACK:
	FILE:

11 July 2000

Dear Joss Miller

77, Pitts Lane, Earley, Reading Berkshire

I write with reference to the above application and can confirm that at this time Southern Electric would have no comments to make.

Yours sincerely

D. G. Hooper

Mr D.G.Hooper
Wayleave Officer/Surveyor

Received by Wokingham District Council

Application No: F/2000/1850

PROPOSAL:
Proposed two storey side/rear extension to dwelling plus detached garage.

LOCATION:
77, Pitts Lane, 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 30/07/2000. 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

05 July 2000

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

Tel: (0118) 974 6463

Date: **05 July 2000**

My ref: F/2000/1850

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2000/1850
77, Pitts Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling plus detached garage.

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/2000/1850**
77, Pitts Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling plus detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

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

Tel: (0118) 974 6463

Date: **05 July 2000**

My ref: F/2000/1850

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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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77, Pitts Lane, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1850**
77, Pitts Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling plus detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~31 MAY 2000~~ 27 JUN 2000	Map No. 41. Site ..0.06.
Officer: JM | Application No. F/2000/1850	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: 27 JUN 2000 1850

(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING PLUS DETACHED GARAGE

Location: 77 PITTS LANE

Parish: EARLEY Ward: Whitegates 5.7.2000. 6/7

Applicant: MR/MRS BOND

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

(9) 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	Red line	13/6	✓
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	floor plan garage	13/6	✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	WHERE IS ACCESS TO SITE?	13/6 ✓	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.7.2000 ✓6/7 Parish Council Informed - YES / NO ✓6/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees ✓6/7 .....
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 ✓6/7 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board (Sub-Station) ✓ 4/7
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:

✓6/7 S/N + 42, 44, 48, 75 + 79 Pitts Lane ✓

31 + 49 Hilltop Road

ADDRESS 77 PITTS LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25210	MR+MRS. N GARTON	GARAGE + VEH ACCESS	2.4.86	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

27. JUN. 2006* 1850

Environmental Services

For office use only.
Application number: 27. JUN. 2005* 1650

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS J. BOND
	Address and postcode	77 PITTS LANE EARLEY READING BERKSHIRE
	Phone number	01189 668912
2	Agent's Name	R. DINES
	Address and postcode	12 ELYHAM PURLEY-ON-THAMES READING RG8 8EN
	Phone number	01189 844827
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.	77 PITTS LANE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY 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 CLAY PLAIN TILES WHITE RENDER DARK STAINED TIMBER
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

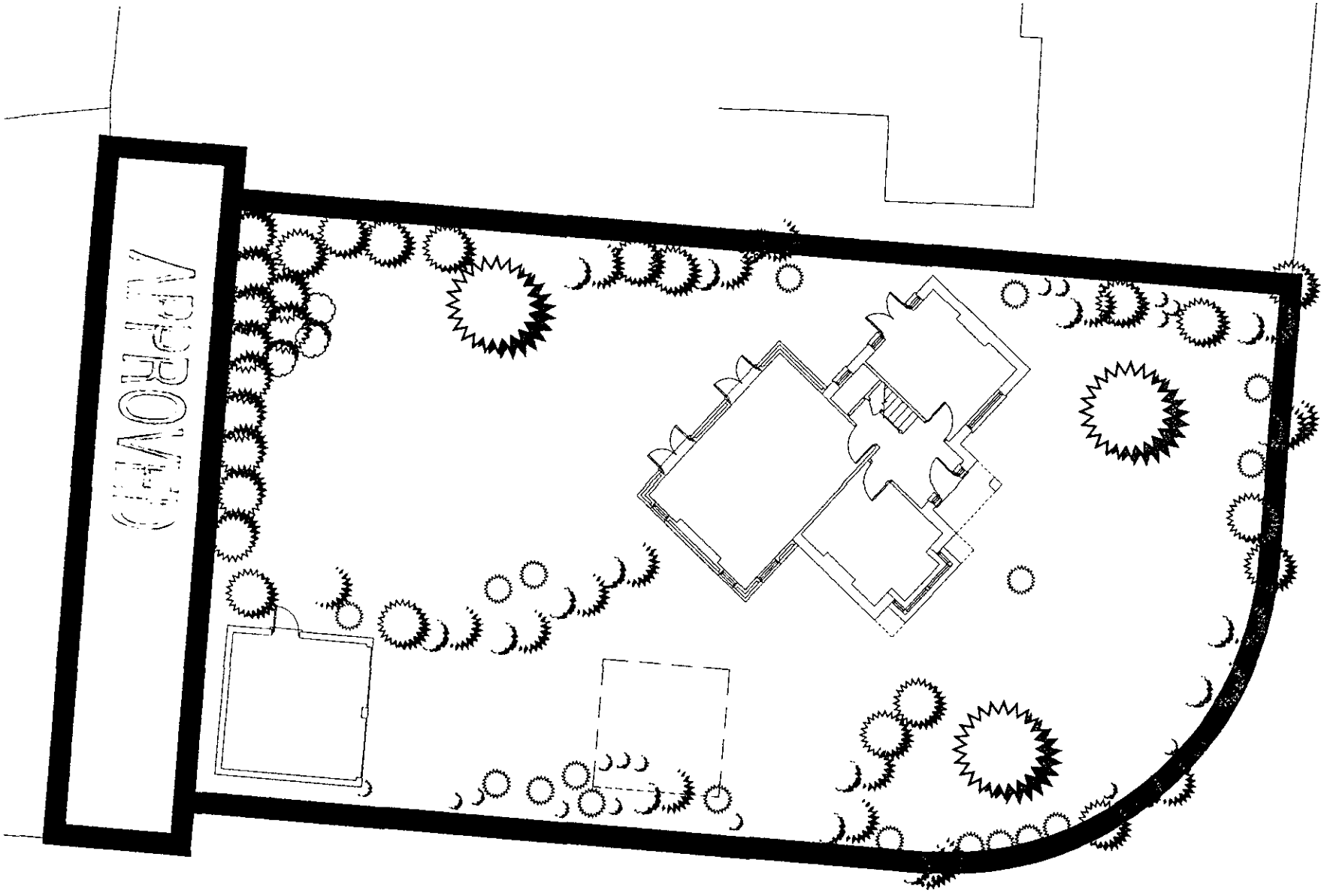
None of the land forms part of an agricultural holding.

Your signature: RSB

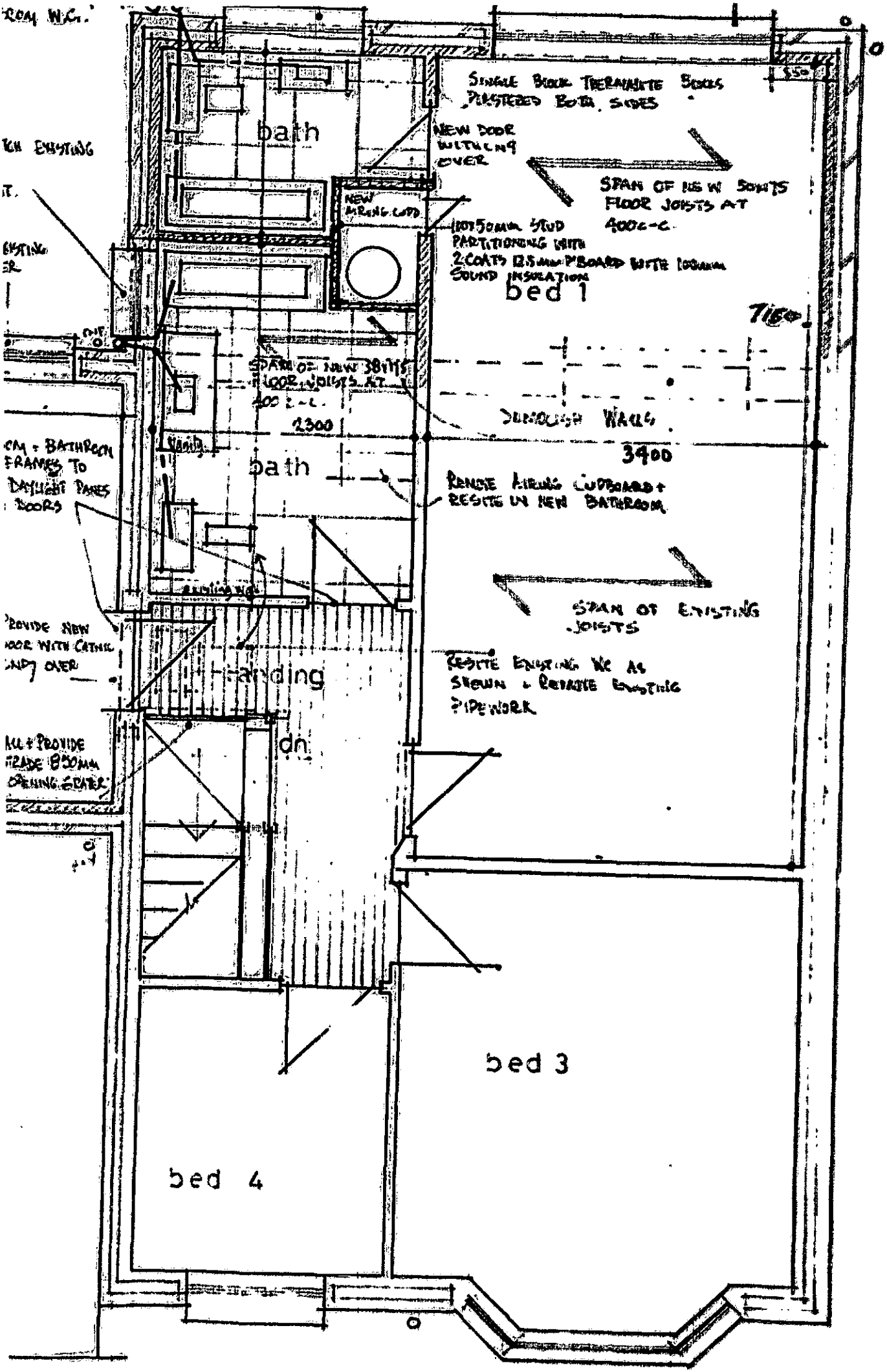
on behalf of mr + mrs J. Bond

Date 23/05/00

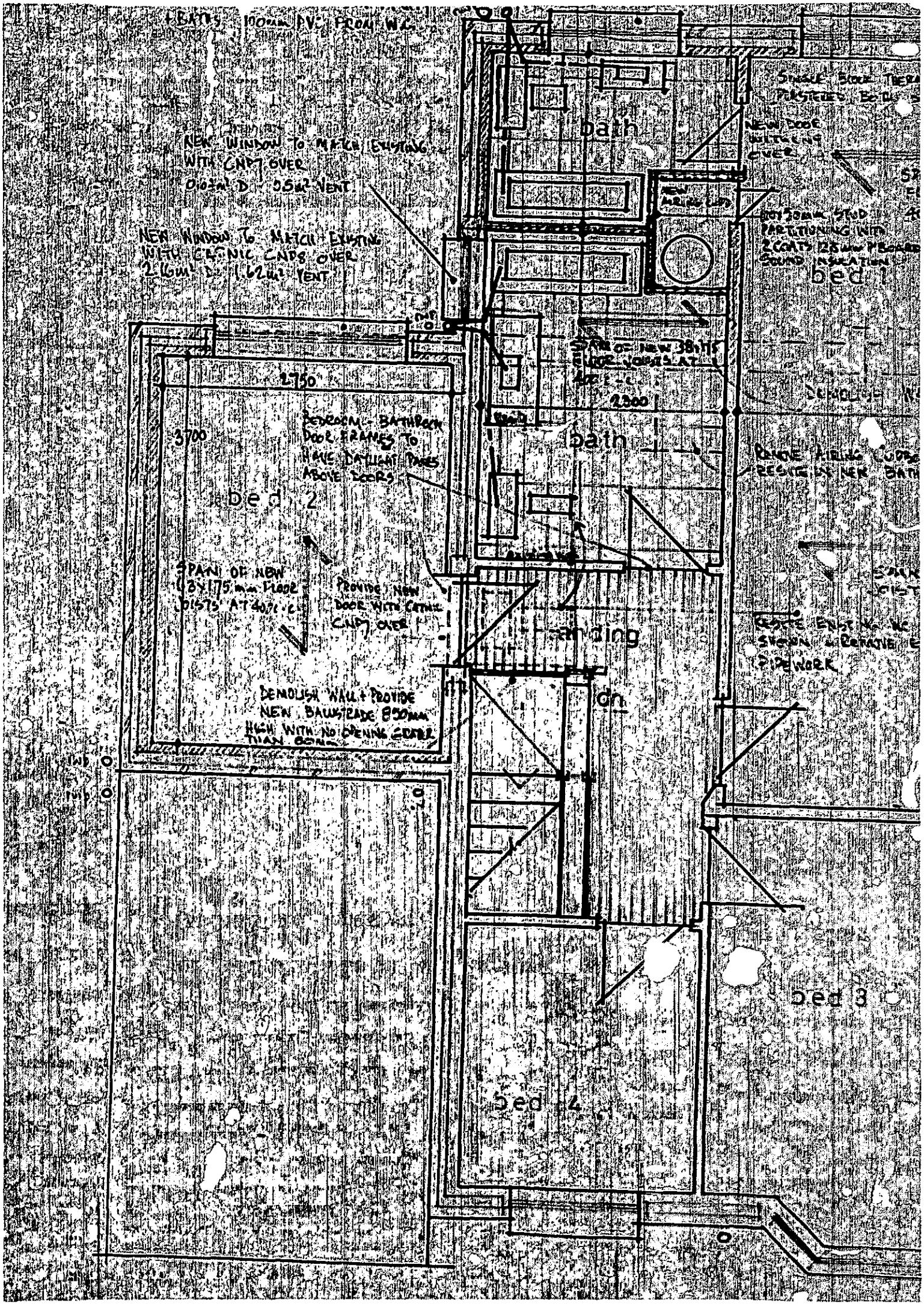
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



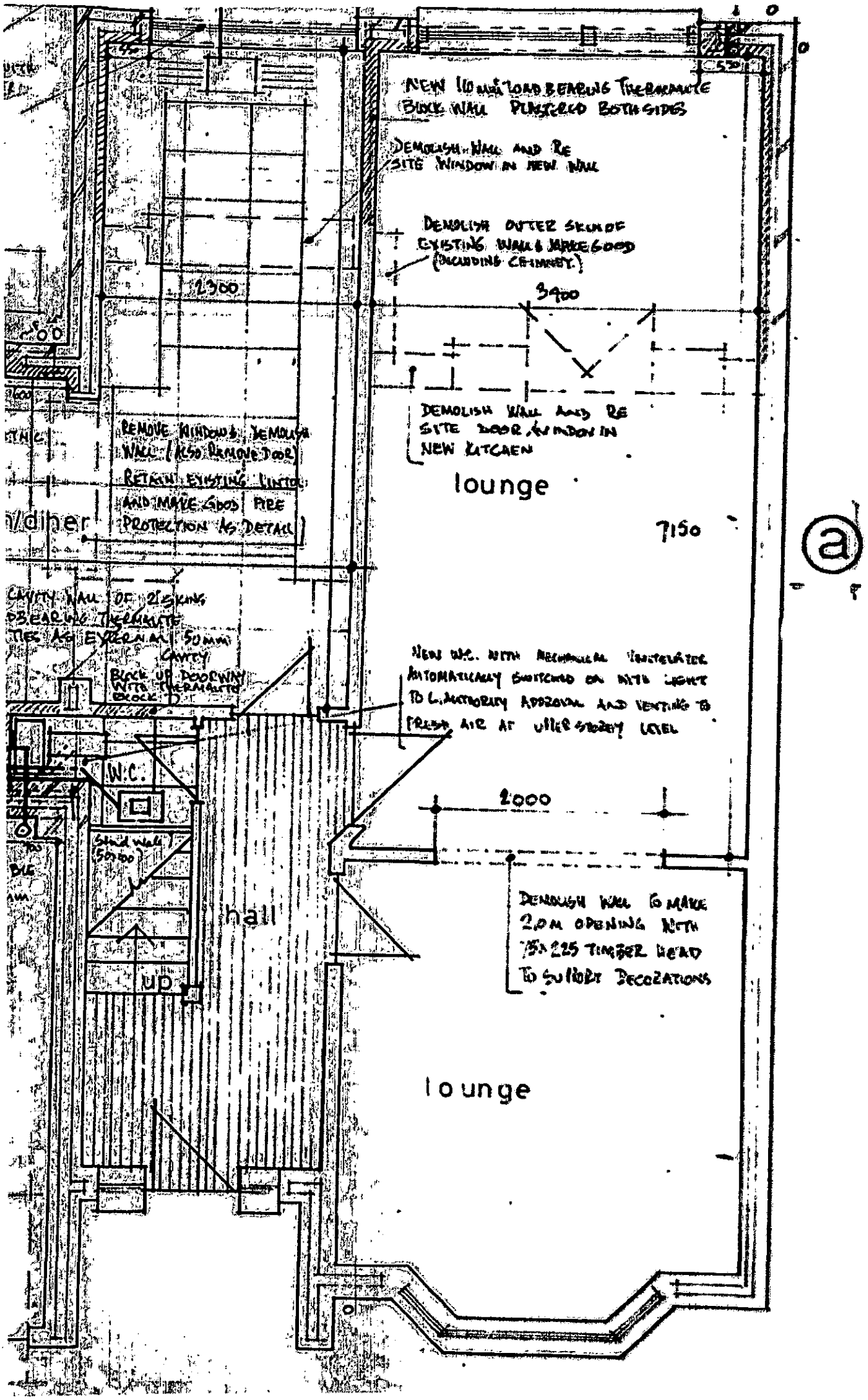
SITE PLAN 1/200

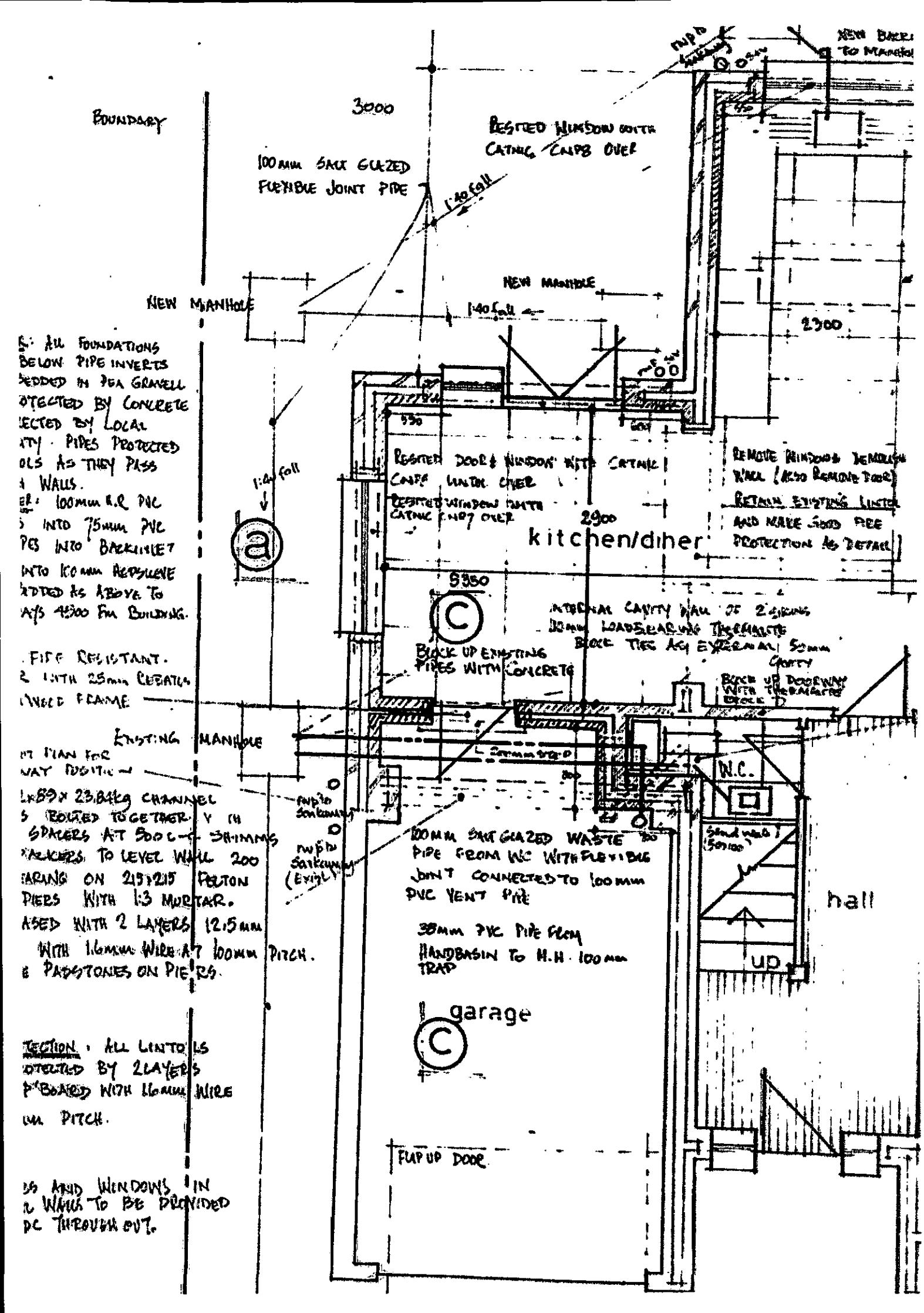


SINGLE BLOCK THERMALITE BLOCKS PLASTERED BOTH SIDES
bath
NEW DOOR WITH LNG OVER
SPAN OF NEW 50MTS FLOOR JOISTS AT 400c-c
NEW AIRING CUPD
100x50MM STUD PARTITIONING WITH 2 COATS 12.5MM P'BOARD WITH 100MM SOUND INSULATION
bed 1
7160
SPAN OF NEW 38MTS FLOOR JOISTS AT 400 c-c
2300
DEMOLISH WALLS
3400
bath
REMOVE AIRING CUPBOARD + RESITE IN NEW BATHROOM
SPAN OF EXISTING JOISTS
RESITE EXISTING WC AS SHOWN + REPAIRE EXISTING PIPEWORK
landing
dn
bed 3
bed 4



+BATHS 100mm PVC FROM W.C.
NEW WINDOW TO MATCH EXISTING WITH CNP7 OVER
NEW WINDOW TO MATCH EXISTING WITH CATNIC CNP8 OVER
2.16m² D 1.62m² VENT
bath
NEW DOOR WITHIN OVER
bed 1
2750
3700
2300
BEDROOM - BATHROOM DOOR FRAMES TO HAVE DAYLIGHT PASSES ABOVE DOORS
bed 2
bath
SPAN OF NEW 63x175 mm FLOOR JOISTS AT 400 c.c.
PROVIDE NEW DOOR WITH CATNIC CNP7 OVER
landing
DEMOLISH WALL + PROVIDE NEW BALUSTRADE 850mm HIGH WITH NO OPENING GREATER THAN 60mm
dn
bed 3
bed 4


NEW 110 mm LOAD BEARING THERMALITE BLOCK WALL PLASTERED BOTH SIDES
DEMOLISH WALL AND RE SITE WINDOW IN NEW WALL
DEMOLISH OUTER SKIN OF EXISTING WALL & JAMB GOOD (INCLUDING CHIMNEY)
3400
2300
500
DEMOLISH WALL AND RE SITE DOOR & WINDOW IN NEW KITCHEN
lounge
7150
REMOVE WINDOW & DEMOLISH WALL (1550 REMOVE DOOR) RETAIN EXISTING LINTOL AND MAKE GOOD FIRE PROTECTION AS DETAIL
diner
CAVITY WALL OF 2 SKINS OF BEARING THERMALITE TIES AS EXTERNAL 50 mm CAVITY
BLOCK UP DOORWAY WITH THERMALITE BLOCK
NEW W.C. WITH MECHANICAL VENTILATOR AUTOMATICALLY SWITCHED ON WITH LIGHT TO L.AUTHORITY APPROVAL AND VENTING TO FRESH AIR AT UPPER STOREY LEVEL
W.C.
2000
Stud wall (50x100)
hall
up
DEMOLISH WALL TO MAKE 2.0 m OPENING WITH 75x225 TIMBER HEAD TO SUITABLE DECORATIONS
lounge
a



S: ALL FOUNDATIONS BELOW PIPE INVERTS SEDDED IN PEA GRAVELL OTECTED BY CONCRETE ECTED BY LOCAL ITY. PIPES PROTECTED OLS AS THEY PASS WALLS.

ER: 100mm R.R PVC INTO 75mm PVC PES INTO BACKINLET INTO 100mm HEPSLEEVE DDED AS ABOVE TO AYS 4500 FM BUILDING.

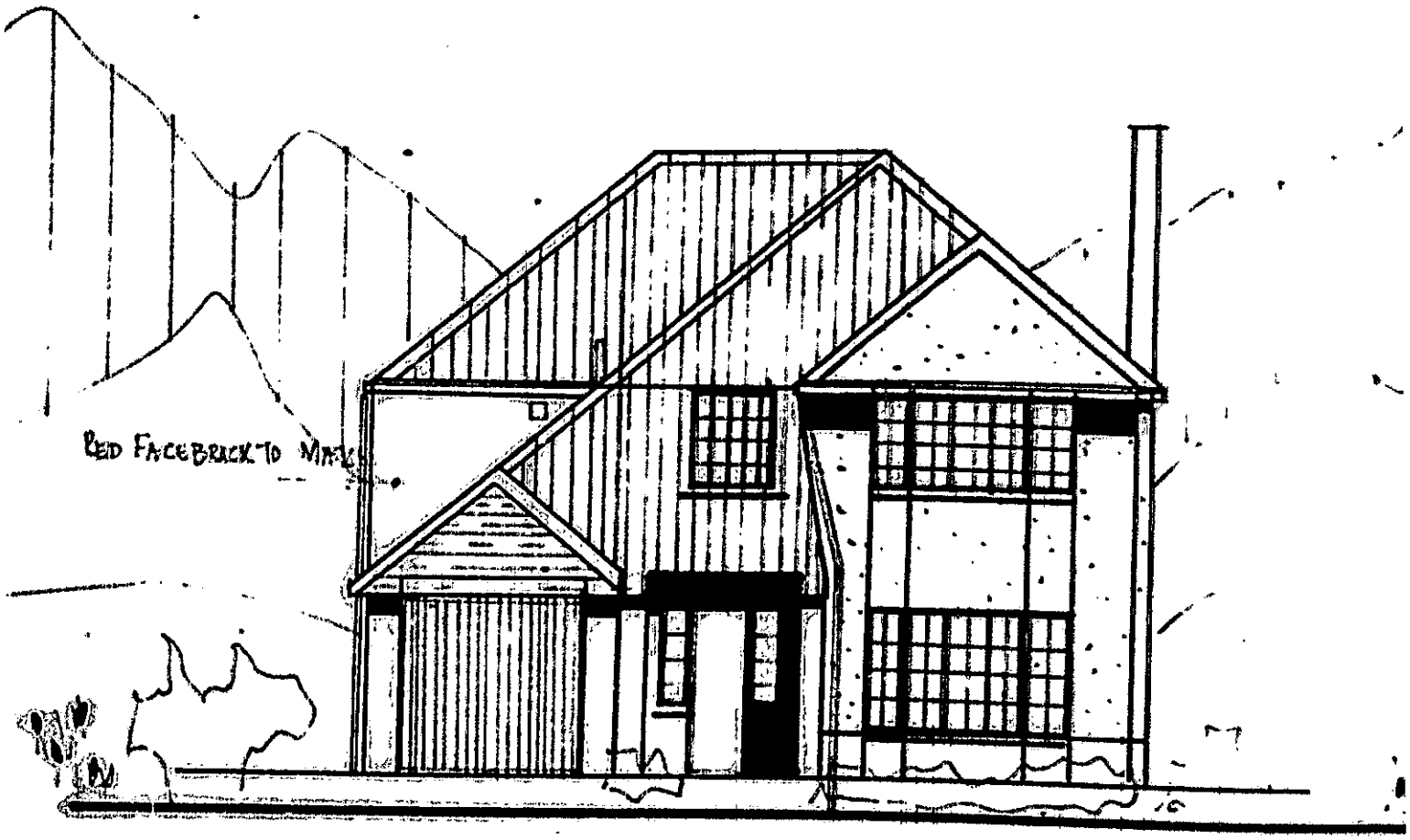
FIRE RESISTANT. WITH 25mm REBATES WOOD FRAME

PLAN FOR WAY POSITION

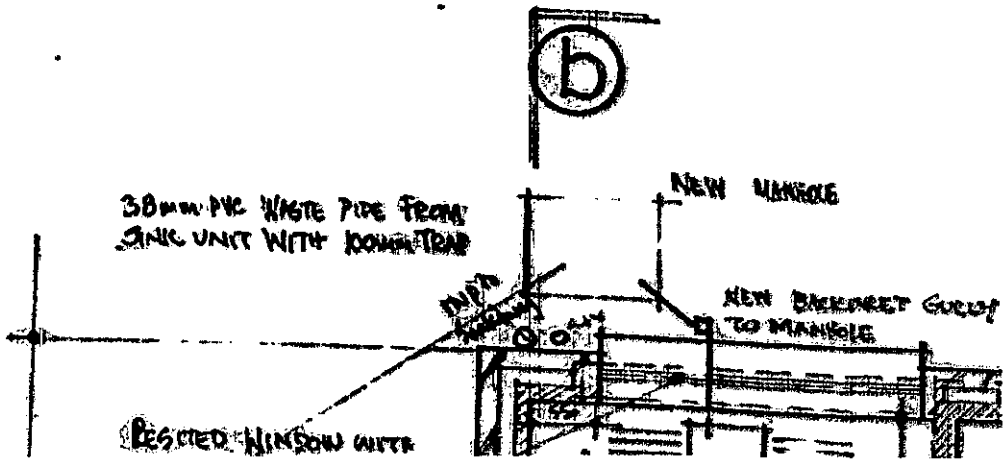
1x89x 23.84kg CHANNEL S BOLTED TOGETHER WITH SPACERS AT 500 c-c SHIMMS PACKERS TO LEVEL WALL 200 EARING ON 215x215 FELTON PIERS WITH 1:3 MORTAR. ASED WITH 2 LAYERS 12.5mm WITH 1.6mm WIRE AT 100mm PITCH. E PADSTONES ON PIERS.

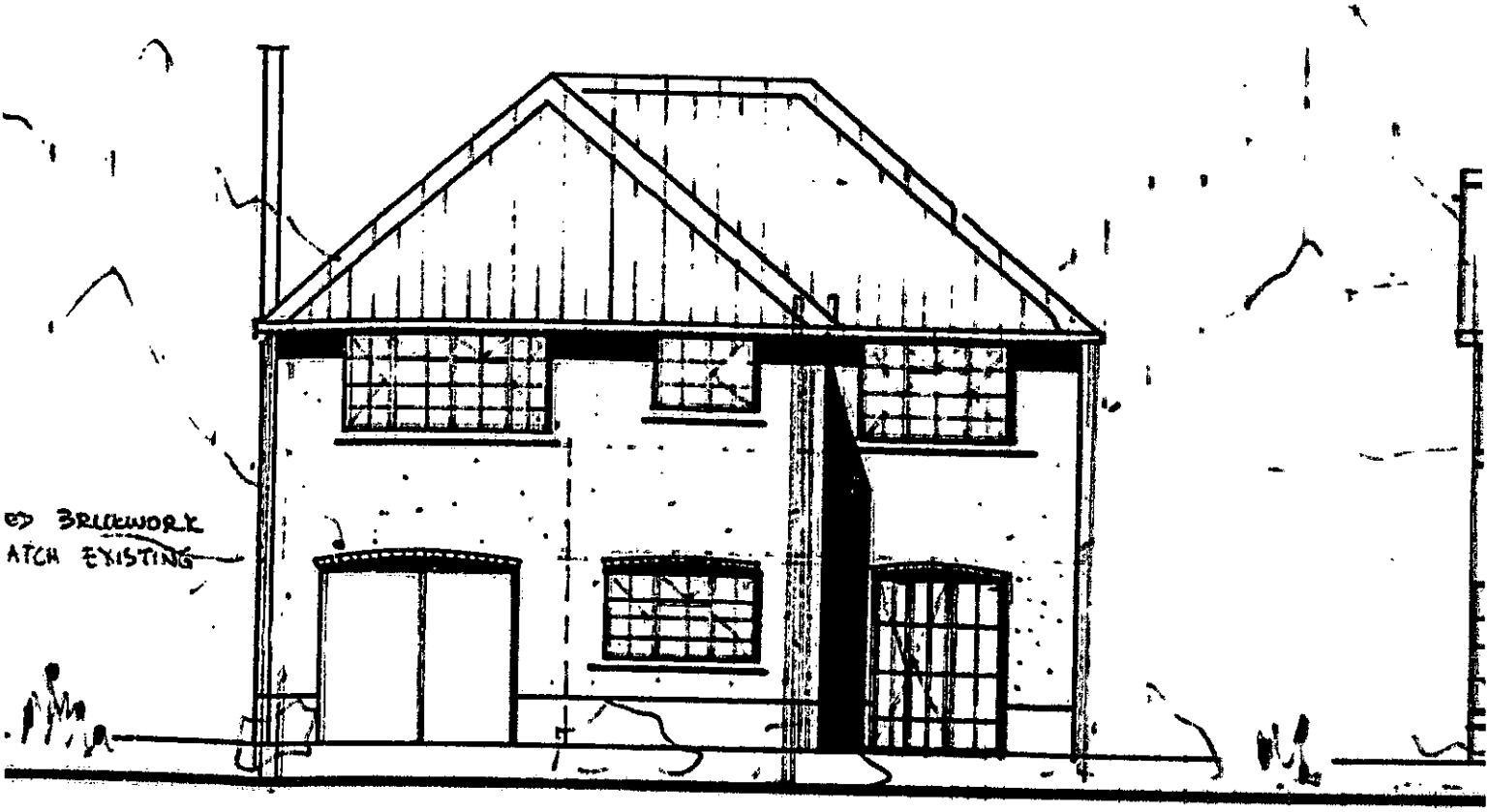
TECTION. ALL LINTOLS OTECTED BY 2 LAYERS P BOARD WITH 1.6mm WIRE m PITCH.

S AND WINDOWS IN WALLS TO BE PROVIDED PC THROUGH OUT.

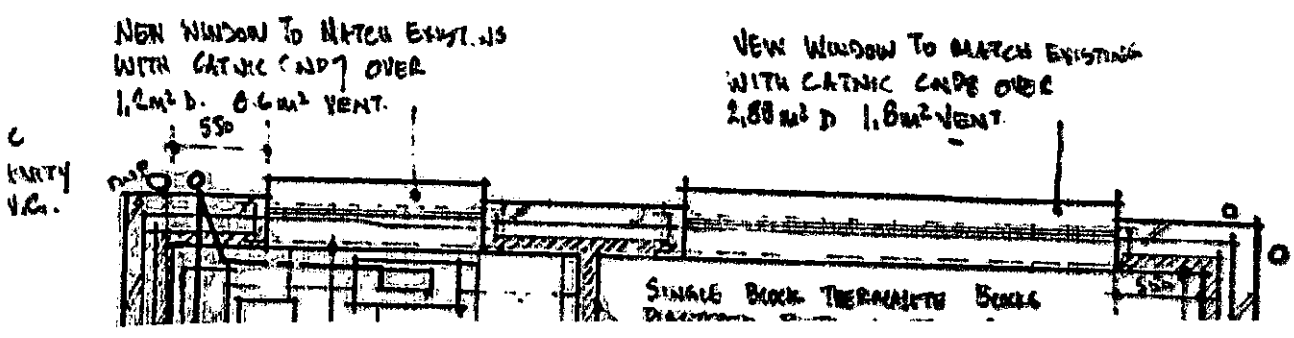

RED FACEBRICK TO MATCH

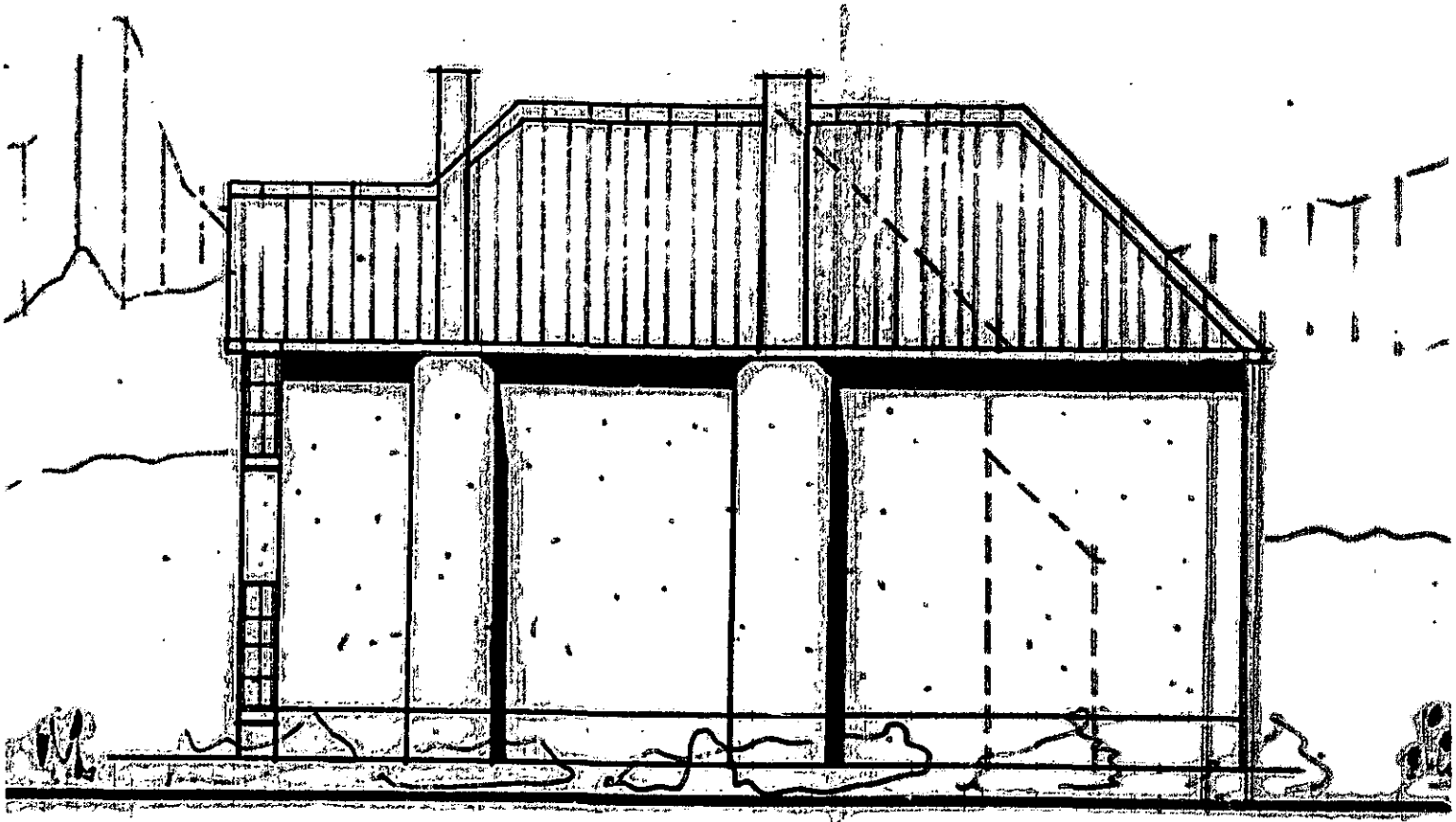
east


b
38mm PVC WASTE PIPE FROM SINK UNIT WITH BOTTLE TRAP
NEW MANHOLE
NEW BACKDROP GULLY TO MANHOLE
3000
OBSCURED WINDOW WITH
BOUNDARY

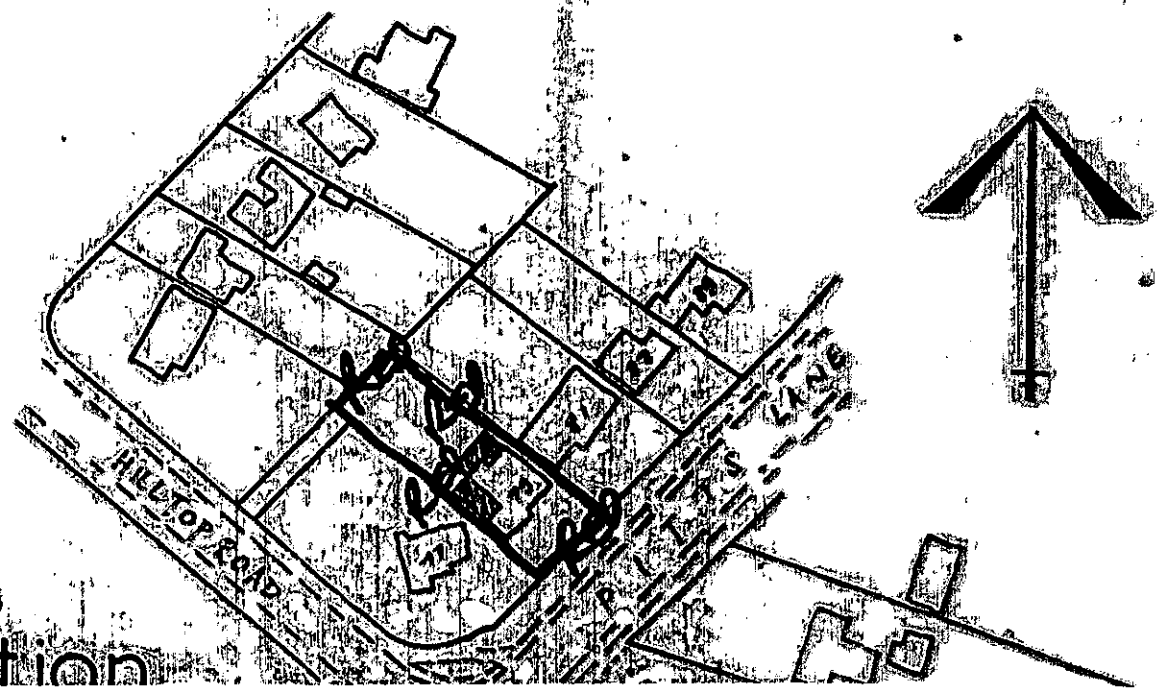

BRICKWORK
ATCH EXISTING

west

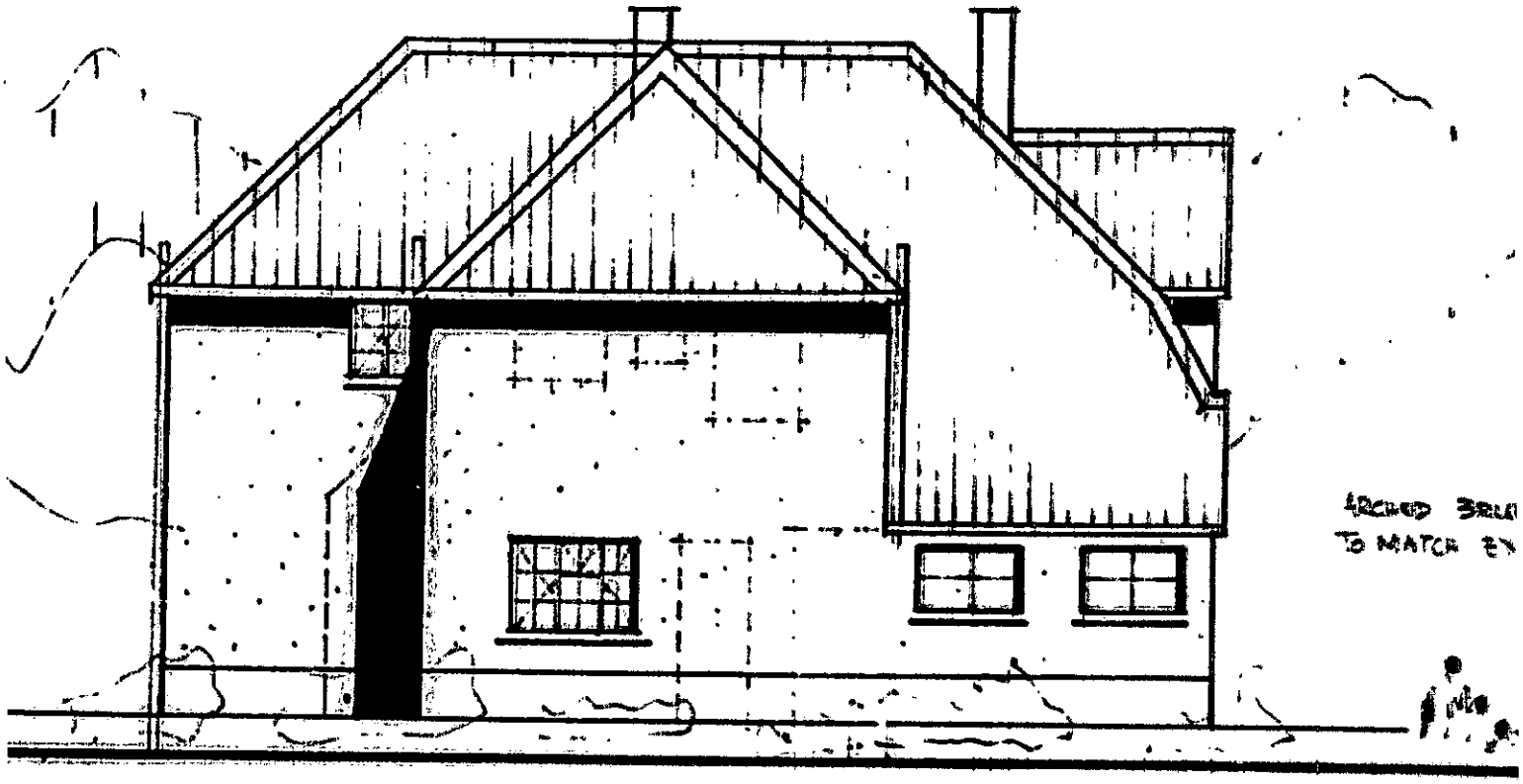

NEW WINDOW TO MATCH EXISTING
WITH CATNIC CANOPY OVER
1.2m² D. 0.6m² VENT.
NEW WINDOW TO MATCH EXISTING
WITH CATNIC CANOPY OVER
2.88 m² D 1.8m² VENT
SSD
SINGLE BLOCK THERMALITE BEADS



north

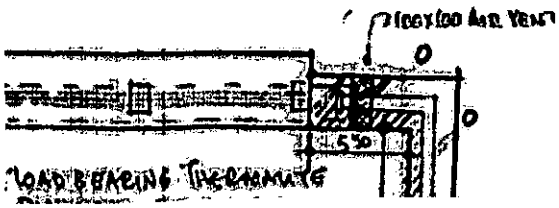


location

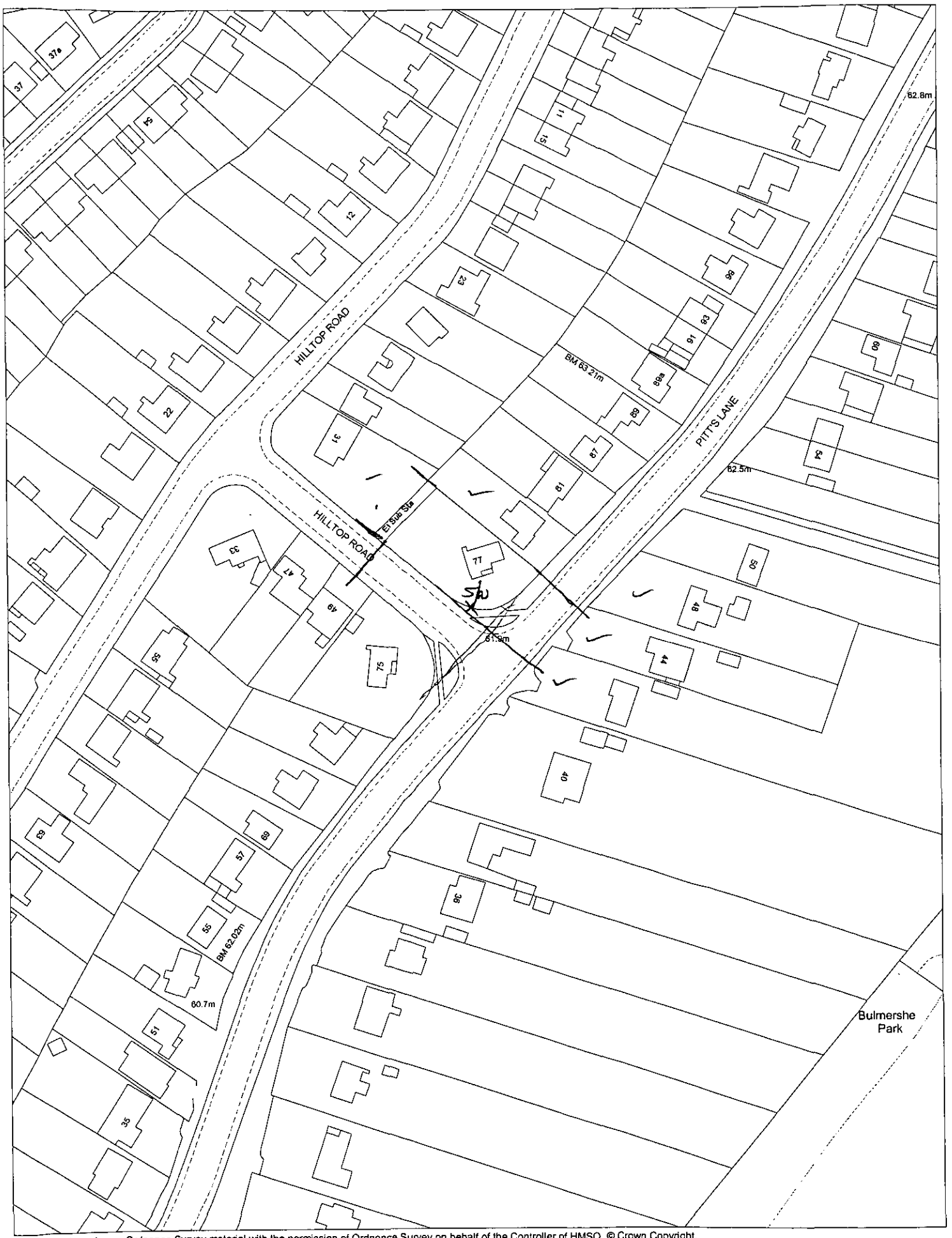


south

NEW ALUMINIUM PATIO DOORS IN
-RDWOOD FRAME WITH VENTELATORS
IN HEAD WITH CATNIC CNDS OVER



BATHROOM [illegible] PVC
WITH [illegible] TRAPS FROM VANITY
+ BATHS [illegible] PVC FROM W.C.



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Development Control Section, Environmental Services, Wokingham District Council.

24 August 2000

Scale: 1 : 1250