20/1/03.

APPLICATION NO:
F/2002/8196

LOCATION:
21 Erleigh Court Gardens, Earley Reading.

APPLICANT:
Mr/Mrs G Yates C/O G M Stevens

PROPOSAL:
Proposed two storey side extension to dwelling. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/02/2003

CASE OFFICER: **Richard Knight**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Yates
C/O G M Stevens
28 Aspen Grange
WESTON RHYN
Shropshire
SY10 7TS

Application Number: F/2002/8196

Parish: **EARLEY**

Location: **21 Erleigh Court Gardens, Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling. Demolition of existing 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 match in size, colour, texture and profile those of the existing building.

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8196	Richard Knight
BUILDING CONTROL NUMBER	~~H~~ 2003 | 3986	Andy Brett
APPLICANT/AGENT	G. M. Stevens.	
ADDRESS OF SITE	21 Erleigh Court Gardens EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99-02 23A	99-02 2-2
ELEVATIONS	— "	— "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	6/3/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Richard Knight

DATE: 23 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8196

Proposal: Proposed two storey side extension to dwelling. Demolition of existing garage..

Site Address: 21, Erleigh Court Gardens, Earley, Reading.

Applicant: Mr/Mrs G Yates C/O G M Stevens.

Your observations are required in respect of this application **by 16/01/2003**

CE	HPT
	TRS
CS	

20 JAN 2003

COPIES TO	ACK
	FILE

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

WORK SHEET FOR : Richard Knight

Application Number : F/2002/8196

Applicant : Mr/Mrs G Yates C/O G M Stevens.

Location : 21, Erleigh Court Gardens, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/01/03

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/03

Date Registered : 16/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 10/02/2003. 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 :

Planning Issues :

Application Number: F/2002/8196

Appraisal :

This application relates to semi-detached property on corner plot with large side garden and attached s/s garage. The area is typified by 1930's bay fronted dwellings mainly with enclosed gardens.

The proposal is in character with a hipped roof, projecting front gable and bay window. There is ample parking on-site

Side boundary has low brick wall with fence above. There are two decorative trees in the garden - one, a small holly, may be affected but is of no intrinsic value.

With the extension there will still be a minimum gap of approx 5.5 metres to the side boundary. This is better than the dwelling on the opposite corner.

Given the space retained around the proposal and the design there will be no detriment to the street scene or any neighbouring properties.

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

Application Number F/2002/8196
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 21 Erleigh Court Gardens Earley Reading.

APPLICATION NUMBER: F/2002/8196

OFFICER: Richard Knight

DATE OF SITE VISIT: 16/0/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on Front Wall

2. DESCRIPTION OF SURROUNDINGS
1930's Bay fronted Semis. Enclosed gardens with mainly dwarf brick walls. Some hedging.

3. DESCRIPTION OF SITE/BUILDING
Corner Plot. Red Brick with infill pedering at 1st Floor. Attached garage with mono-pitch roof. Large side garden. Decorative tree in corner of rear garden. Fence on brick wall side Boundary. Some Shrubbery.
Holly tree next to garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Homes opposite side boundary. ...n away with open fronted gardens laid to Tarmac.
21A has no side windows but rear conservatory extension

5. SITE CONSTRAINTS
TREES → One in rear corner not at mid. Shaped Shaped holly at front near edge of proposal.
ACCESS/PARKING Garage / Double width driveway.
LEVELS level.
BOUNDARY TREATMENT See notes.
OTHERS None.

Application Number: F/2002/8196

Case Officer : RXK

Valid Date : 16/12/02

Map No : 41

Site Area : 0.04

Received Date: 16/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling. Demolition of existing garage.

Location : 21, Erleigh Court Gardens, Earley, Reading.

Parish : EA Ward : WH1

Applicant : Mr/Mrs G Yates C/O G M Stevens.

Fee Required: £110 Fee Received: £110 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SIN. & See map.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6502

Date: 23 December 2002

My ref: F/2002/8196

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: F/2002/8196
21, Erleigh Court Gardens, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8196**
21, Erleigh Court Gardens, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lissaman

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

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

Tel: (0118) 974 6502

Date: 23 December 2002

My ref: F/2002/8196

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

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21, Erleigh Court Gardens, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.

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Trevor Watson
Development Control Manager

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Case officer: **Richard Knight** Application Number: **F/2002/8196**
21, Erleigh Court Gardens, Earley, Reading.
Proposed two storey side extension to dwelling. Demolition of existing garage.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Storry

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

Received by Wokingham District Council

Application No: F/2002/8196

PROPOSAL:
Proposed two storey side extension to dwelling. Demolition of existing garage.

LOCATION:
21, Erleigh Court Gardens, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8196 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Knight P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

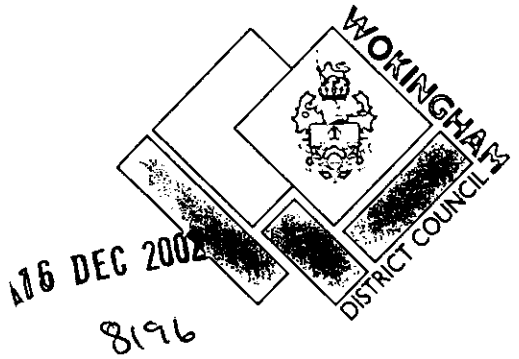
Trevor Watson
Development Control Manager
23 December 2002

Organisation_Name	Building_Number	address1	Postcode
	34	34ERLEIGH COURT GARDENSREADING	RG6 1EH
	36	36ERLEIGH COURT GARDENSREADING	RG6 1EH
	38	38ERLEIGH COURT GARDENSREADING	RG6 1EH
	40	40ERLEIGH COURT GARDENSREADING	RG6 1EH
	42	42ERLEIGH COURT GARDENSREADING	RG6 1EH
	44	44ERLEIGH COURT GARDENSREADING	RG6 1EH
	21	21ERLEIGH COURT GARDENSREADING	RG6 1EJ
	23	23ERLEIGH COURT GARDENSREADING	RG6 1EJ
	46	46ERLEIGH COURT GARDENSREADING	RG6 1EJ
		21AERLEIGH COURT GARDENSREADING	RG6 1EJ

Environmental Services

For office use only.
Application number 16.DEC.2002 8196

Householder planning application form



16 DEC 2002
8196

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

1	Your name Address and postcode Phone number	MR & MRS G YATES 21 ERLEIGH COURT GARDENS EARLEY
2	Agent's Name Address and postcode Phone number	G. M. STEVENS 28 ASPEN GRANGE WESTON RHYN SHROPSHIRE SY10 7TS 01691 776 666
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.	21 ERLEIGH COURT GARDENS EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF ATTACHED GARAGE AND ERECTION OF TWO STOREY SIDE 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.	TO MATCH EXISTING BRICKS AND PEBBLE DASH AND ROOF TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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: [signature]

on behalf of: Mr & Mrs G. YATES

Date: 12-12-02

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

GEOFFREY STEVENS MRICS MASI
Architectural Drawing Services

WITH COMPLIMENTS

28 Aspen Grange
Weston Rhyn
Shropshire
SY10 7TS

T 07979 341882
T/F 01691 774664

1933

ADDRESS 21 ERLEIGH COURT GARDENS PARISH EARLEY

PLOT No. OLD PROPERTY ORD. SHEET No. SU 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/8196	Mr/Mrs Yates	2/St S. ext. Dem of exist garage.		

MINISTRY DECISION

SPECIAL ORDERS PA. Ext -