APPLICATION NO:
F/2000/2882

LOCATION:
3 Mays Close, Earley Reading.

APPLICANT:
Mr Ebha C/O Peter H Watkins

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 16/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Ebha
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/2882

Parish: **EARLEY**

Location: **3, Mays Close, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such, the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

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 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/01/2001

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.

REFUSED finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2882	FH
BUILDING CONTROL NUMBER	FP 2000/1329	Alan.
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	3 Mays Close EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	15/1/01	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/1/01	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2882

Applicant : Mr Ebha C/O Peter H Watkins.

Location : 3, Mays Close, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 3/1/01

Date Registered : 21/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 16/01/2001. 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 :

EARLY TOWN COUNCIL -> No objection.
NEIGHBOURS - objection (2) -> Overlooking, overshadowing, overbearing
-> Risk of flooding
-> No boundary fence
-> parking problems

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.

Application Number: F/2000/2882

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. two-storey rear extension to dwelling. The prop extension has a hipped roof, continuing the ridge height of the existing house. The prop. extension projects 4 metres from the rear existing rear elevation.

No 3 Mayo Close is set forward to the neighbouring property, of No 5 by approx 1.25 metres. The No 5 has 1 rear facing window to a habitable room closest to the prop extension, as well as 4 side facing windows at ground floor level and 1 first floor side facing window. There is no fence or boundary treatment between the side elevations of the property. It is therefore considered that the prop. extension will have an overshadowing and overbearing impact on the residential amenity of No 5 Mayo Close. There are no side facing windows to No 1 Mayo Close, ~~however there are rear facing windows~~. However it is considered that the prop. extension may be overbearing to the single storey side extension to No 1.

With the prop. extension projection of 4 metres on the north side elevation the existing driveway is reduced to a width of 2.1 metres. The width of the driveway does not comply with highway standards of the Council.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/2882
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		D	The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

15/11/07

RECORD OF SITE VISIT

SITE ADDRESS: 3 Mays Close Earley Reading.

APPLICATION NUMBER: F/2000/2882

OFFICER: Farah Humayun

DATE OF SITE VISIT: 3/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES - ADJACENT TO NEWS AGENT.

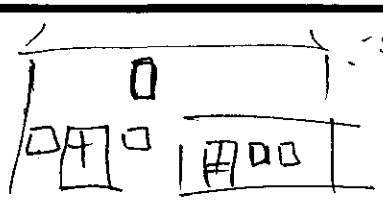
3. DESCRIPTION OF SITE/BUILDING

2 STOREY DET.

4. RELATIONSHIP TO ADJOINING PROPERTIES

REAR FACING WINDOWS TO NO 5. - SIDE FACING WINDOWS - 2 - 1 1ST FLOOR.
SINGLE STOREY NO 11 - EXTENSION TO REAR.
NO SIDE TO NO 28 CHURCH RD. NO 5 - LEAN TO SIDE FAC WINDOWS
SIDE DOOR - 1 FIRST FLOOR WINDOWS.

5. SITE CONSTRAINTS



TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 M CB FENCE - FOR 1 M.

OTHERS 1M FENCE - FENCE THEN.

ADDRESS 3 MAYS ~~LANE~~ CLOSE PARISH EARLEY

PLOT No. Old Property Renamed 22-6-77 ORD. SHEET No. SU 7472(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1382/72	Mrs Thompson	Two storey extension of heel cloakroom/dining/2 BEDS over	31. 8 72	- App
BCA 8509	Miss D. "	UNDERPIN TO EXT. WALLS	12.2.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1 E

ADDRESS 1 MAYS ~~LANE~~ CLOSE PARISH EARLEY

PLOT No. Old Property RENAMED 22.6.77 ORD. SHEET No. SU 7472 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
148/49	Messrs Hill & Sherwin Ltd	Advertisement Panel	20/5/49	N/A. C/A.
28/50	Mr. J. H. Higgins	Garage	14/2/50	App. N/A
R/224/61	Mr. L. G. Sayers	Additional Bedroom & W.C.	30/11/61	App. App.
13944	Gallaher Ltd.	Proj illuminated sign	28. 8. 80	N/A Ref
K36526	MR. J. KANDHOLA	2/ST. LIT.	17.10.90	Ref.
44411	MR & MRS. SATWANI KAUR	S/ST. LIT - REPL. GARAGE	7.6.95	C/A
~~95/60500/A~~				
FP95/3622	"	"	10.7.95	C/APP
96/64464/A	APPEAL SINGH/KAUR (RETRO)	ILL. ADV. HOARDINGS	19.11.96	REF
98/67298/F	"	Convert to 2 Flats with S/St R Ext - Change Garage to Shop Use + new Shop Front.	2.6.98	REF.

DATE OF COMPLETION

MINISTRY DECISION 96/64464/A - APPEAL DISMISSED - 24.3.97

SPECIAL ORDERS

98/67917/F	J Singh & S Kaur	Convert Garage to Shop Space S/St/R Ext + new shop front	24.9.98	C/A.
98/68138/A	c/o Citilite	Erect. Int. Ill Advertising Unit	5.10.98	REF

1933

2

ADDRESS 1 MAYS CLOSE PARISH EARLEY

PLOT No. Old Property Renamed 22.6.77 ORD. SHEET No. SU 7472 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/68539/A	Citilite	Erect Int. Ill. Sign	23.12.98	REF
FP98/8135	Mr. & Mrs. Singh	S/St/Kitchen & Garage Conversion to provide shop space & toilet	5.11.98	C/A
99/10172/F	"	Erect 6 Bollards front of Bldg	7.9.99	C/A

MINISTRY DECISION 98/68539/A - APPEAL DISMISSED - 22/4/99

SPECIAL ORDERS

Applicationo	Name & Address
F/2000/2882	Mr & Mrs C MacKenzie 5 Mays Close Earley RG6 1JY
F/2000/2882	G Kandohla 1 Mays Close Earley RG6 1JY

App. refused
Letter sent 22/01/01

Our ref: SP\2001\002968\001
Your ref: F/2000/2882

Date: 26th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 39318
POL	TLS
DC	ENF
A?P	
CS	
31 JAN 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Farah Humayun

Dear Sir/Madam

2 STOREY REAR EXTENSION TO DWELLING
3 MAYS CLOSE, EARLEY, READING

Thank you for your letter dated 5 January 2001 which was received on 8 January 2001. You are asked to quote the following reference in any correspondence: SU77SW/15/2. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO APPLICANT

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Peter H Watkins, 48 Broomfield Road, Tilehurst, RG30 6AL

Recd 11.35AM 27.12.00

OBS FH

COPIES TO: ACK: FILE:

Gurvinder Kandohla
1 Mays Close
Earley
Reading
Berkshire
RG6 1JY

December 19, 2000

Farah Humayun
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Farah

RE: 3 Mays Close – Application No. (F/2000/2882) & Previous Garage Extension
28 Church Road – Garage Roof Rainfall Objection

3 Mays Close Current Application (F/2000/2882)

I object to the proposed planning application on the basis that...

- The blocking of natural daylight & sunlight to my property, in particular to my upstairs bedroom & downstairs disabled bedroom adjoining 3 Mays Close.
- 3 Mays Close has experienced subsidence, and has been under pinned. My worry is that any disruption to the existing foundations, and when digging new foundations will have an affect on 3 Mays Close, and my property, in particular my disabled bedroom & bathroom, adjoining 3 Mays Close.
- All the properties in Mays Close have been built on a water table, after the recent rainfall, large parts of my garden & 3 Mays Close were under water, especially near the rear of the properties (including the proposed area for extension at 3 Mays Close). Hence, I believe that if this proposed construction were allowed to go ahead, like similar constructions at Loddon Bridge, where extreme flooding has been seen in the past few months, the risk of flooding to our properties will increase. If such a proposal is allowed, and in the future my property experiences flooding as a direct result from the proposed extension. I will seek legal advice against the Council Planning Department.
- In previous years I have submitted proposals to the council for 2 storey extensions on my property, and every time they were disallowed under the statement from the council, that the new proposed property is overbearing in

size to the existing neighbouring properties. Is this not a similar situation here as well?

- From my other neighbours, I understand that the owners of 3 Mays Close are in the Market Trade, and drive very large Mercedes Trucks/Vans. I have seen them park these trucks outside the property on the corner of Mays Close, in the process blocking access to my forecourt, and blocking off the pavement to pedestrians. It is very dangerous to park a vehicle on a corner so close to a junction. I do not want any access to my property blocked by such parking. Can you please make sure that when my neighbours at 3 Mays Close park their vehicles, they do so without blocking any access to my forecourt. This also means that they are not allowed to park on my forecourt, which has been allocated to customer parking by the council. On further inspection of the plans, it is proposed that there is parking for 3 cars along the side of the property. Please be aware that only **3 very small cars** will be able to park along there, with great difficulty of getting in and out of the cars.

3 Mays Close, previous application for re-siting Garage

When this application was put forward in re-siting the garage at 3 Mays Close, so that 1/12 Th of the garage roof overhangs into my property, I objected. On the basis that the garage roof should not overhang into my property and that at least \0 ~~20~~ cm must be left from the boundary line, before any buildings can be erected. I believe these are still current planning laws. I know, because I have been subject to these in the past by the council, and any buildings that I have constructed are not on the boundary line. But the council did not listen to my objections and let this proposal go ahead. At the time I did not agree (and still do not agree) with the council, but as they are the governing body in such matters, I understood this to be the final conclusion, and building work was allowed to progress. It is only now that it has come to my attention, after seeking advice from my solicitor on other matters, that such a proposal should not of been allowed by the council. So the question I ask the council, is that, since the overhanging of the garage roof into my property is clearly illegal, and building on the boundary line is questionable as well. How did the council allow such a blatantly obvious error to proceed further, when this application was submitted to them? The current situation is that I do not want the garage roof to overhang into my property, as it currently does. What action is the Council going to take in resolving this matter? And please advise, with respect to the wall of the garage being built on the boundary line. I wait to hear from the Council, before seeking further legal advice.

28 Church Road, application for rear extension & raising height of Garage

Last year plans were passed for 28 Church Road to add a rear extension to their property. This has been completed, and in the process the height of the Garage was raised by 4 bricks, and a new roof was placed (I'm not sure if this was part of the proposed plans). The old roof was tilted backwards, so that guttering at the rear of the garage drained off rainwater. There is no such guttering in place now, and the new roof has now been re-tilted such that all rainwater just falls over into my property. I only noticed this recently due to the recent heavy rains that we

have experienced. This is also obviously wrong, so I want this immediately corrected. Please note that I am not allowing any for guttering to be overhanging into my property.

Many thanks

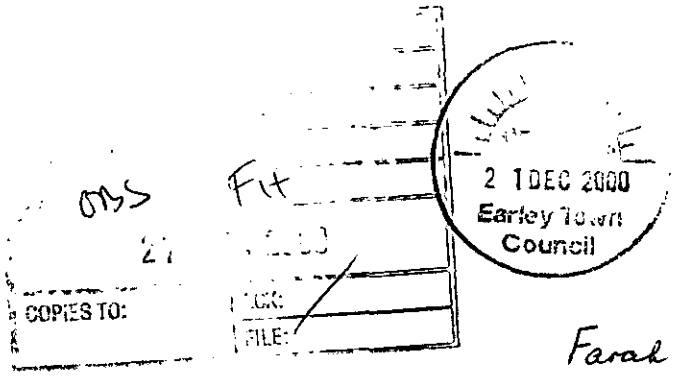


Gurvinder Kandohla

(On behalf of my father, Mr Joginder Singh)

Cc – Earley Town Council

Ref P/3/MB/AB/AF2



Farah H.

5 Mays Close
Earley
Reading
Berks
RG6 1JY
19.12.00

Dear Sir/Madam

Re: Planning Application No.F/2000/2882 - extension to 3 Mays Close - Mr Ebha

As occupiers of the adjacent house we strongly oppose the proposed extension. The reasons for our objections are listed herewith:

1) At present there are no windows overlooking our property/garden and as we understand the plans include 2 windows directly overlooking our patio/garden/house

2) Our patio area will be greatly affected in reduction of light. We will in effect be surrounded on all sides by buildings which will create a very much boxed in area.

3)The property was sold in July 2000 and we were advised that there would be a family i.e.; 2 adults and 3 children moving in. We were also advised by the previous owner that the property was required immediately for the family, the previous owner did in fact have to move into rented accommodation in order to vacate the house quickly enough. To date there has been no one living in the house.

4) We moved to this Close last December and have found a very close knit family community . We do not want to be living next door to a multi-occupied property, which appears will be the case if all these extra rooms are built.

5) No 3 Mays Close and No 1 (the shop) have already been underpinned due to subsidence and we believe that any further disruption to the foundations could cause damage to our property. It could also change the water table which is at a very high level already. Will you be able to confirm that any damage or flooding to our property will be repaired. Who will meet the expenses caused by this extension to damage at our property or indeed any damage to the other 4 properties in the Close.

cc: WDC

P/C 21.12.00

6) There is no boundary fence protecting our property from damage/trespass/abuse by builders or any other work men. We also have 2 young children and do not want to put them at risk.

7)The planning permission request was not assessable to the public- it was put on the window of the house and in order for the public to read they would need to have walked onto the property. We believe the notice should have been put on the front of the driveway.(It was also removed very quickly, we saw it there for 2 days only!)

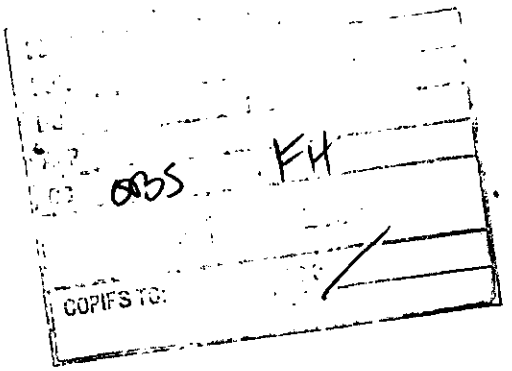
8) The possible use of the house as a multi-occupancy building would lead to parking problems as there would be insufficient room for more than 2 cars. We already have a severe problem with parking in the close due to being situated near to a local primary school and the last thing we need are more cars to add to the congestion.

I trust you will realise by this letter how strongly we object to this extension and will act accordingly.

Yours Sincerely

C P Mackenzie(Mr) and N A Mackenzie(Mrs)

F.H.



5 Mays Close
Earley
Reading
Berks
RG6 1JY

19.12.00

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6) There is no boundary fence protecting our property from damage/trespass/abuse by builders or any other work men. We also have 2 young children and do not want to put them at risk.

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I trust you will realise by this letter how strongly we object to this extension and will act accordingly.

Yours Sincerely

C P Mackenzie(Mr) and N A Mackenzie(Mrs)

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 04 December 2000

Application Number: F/2000/2882

Proposal: Proposed two storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
3, Mays Close, Earley, Reading.

Applicant:
Mr Ebha C/O Peter H Watkins.

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).

Comment.

The proposed parking layout does not comply to the Highway Authority's standards.

Conditions.

1/ The driveway must be widened to 4.8 metres (min) up to the front of the dwelling. It must be constructed with a bonded material. The associated crossing must be extended to accommodate the widened drive. R125.

2/ No part of any building (s) hereby permitted shall be occupied or used until the vehicle parking and turning space identified in condition 1 has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes. R122.

Signed: _____ **Print name:** Adam Coggins - 6/12/00

FROM: Farah Humayun

DATE: 04 December 2000

DEPOSITED
COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2882

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 3, Mays Close, Earley, Reading.

Applicant: Mr Ebha C/O Peter H Watkins.

Your observations are required in respect of this application **by 28/12/2000** .

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **04 December 2000**

My ref: F/2000/2882

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

Dear Councillor

Application Number: F/2000/2882
3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2882**
3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6482

Date: **04 December 2000**

My ref: F/2000/2882

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

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3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2882**
3, Mays Close, Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2000/2882

PROPOSAL:
Proposed two storey rear extension to dwelling.

LOCATION:
3, Mays Close, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR *to arrive on or before* 28/12/2000. 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

04 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 1 NOV 2000	
Officer: FH	Application No. F/2000/2882

Map No. 46 **Site** ...009....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 3 MAYS CLOSE

Parish: EARLEY Ward: Whitegates
4.12.2000

Applicant: MR EBHA
Joint cheque with B/control.

Fee Received 95-00 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	Scale? 1:1250		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Space shown for car parking at side of house only 2.1m wide for highways check.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side of kitchen - shown as door + window on elevation but just window on floor plan.	request with SI	
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 : 14.12.2000 D. 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 (INTERNAL) .....
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 + 1 & 5 Mays Close } Farley
89 Church Road }

Environmental Services

For office use only.
Application number: 21.NOV.2006 2982

Householder planning application form

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

1	Your name Address and postcode Phone number	M. EBHA 3 MAYS CLOSE EARLEY 9669739
	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST. RG30 6AL 9423096
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.	3 MAYS CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTN
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.	CLAY TILES & BRICK TO MATCH
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: 5
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.	£95-00	
	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. EBHA

Date 18-11-2000

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

0118 9423696.

PLANNING DEPT 37932
PH
AP
CS
COPIES TO: ACK: FILE:

48 BROOMFIELD ROAD
TILEHURST
READING RG 30 6AL.
15th. Dec. 2000

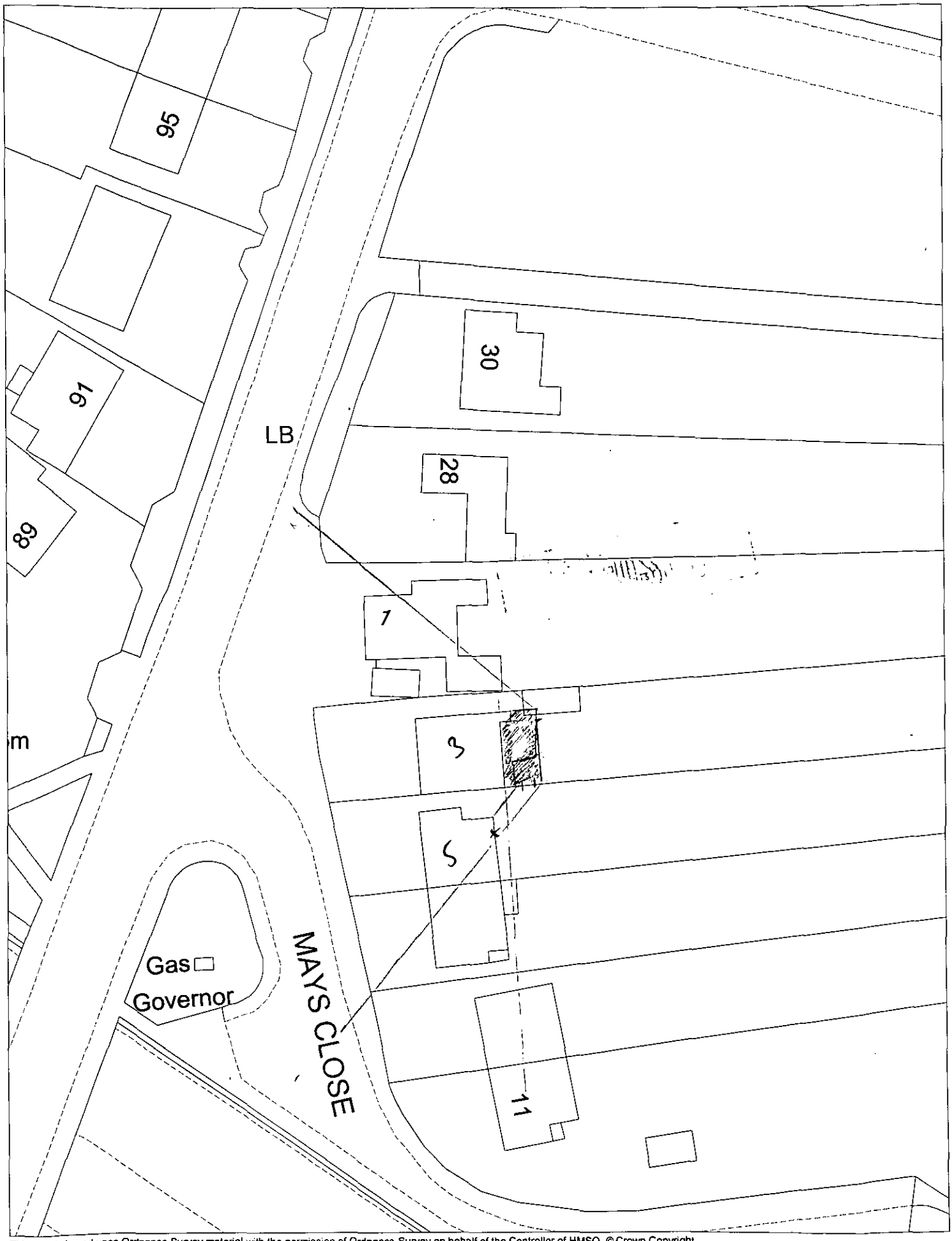
RE. 3 MAYS CLOSE, EARLEY.

Dear Sir,

Please find enclosed six revised copies of the drawing showing corrected elevation as requested.

Yours faithfully

T. W. Watt



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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001

Scale: 1 : 500

N
W
S