SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1519

LOCATION:
69 Pitts Lane, Earley Reading.

APPLICANT:
Mr C Dudman C/O Peter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling plus rear conservatory.

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/1519

Parish: **EARLEY**

Location: **69, Pitts Lane, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus rear conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 13/07/00 showing reduction of ridge height to 7.8m.

Condition
5. Existing hedgerows shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
6. Before development commences a parking plan showing 2 parallel spaces in front of the garage shall be submitted and approved in writing by the Local Planning Authority.

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

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

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

Reason
5. In the interests of visual amenity.

Reason
6. 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: 26/07/2000

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

Enclosed for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1519	JM
BUILDING CONTROL NUMBER.	BP 2000/0646	Paul
~~APPLICANT~~/AGENT	Peter H Watkins	
ADDRESS OF SITE	69 Pitts Lane RALEIGH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext (+ s/s rear conservatory DC only	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 15/8/00.	recd 13/9/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Note to Paul. I rang Peter Watkins for revised plans for BC.	DC - reduced ridge height to 7.8 metres.	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	3/8/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6463 (Direct Line)

Date. 24 August, 2000

My ref. JM/JM/F/2000/1519

Your ref.

Mr C Dudman
69 Pitts Lane
Earley
Reading
Berkshire
RG6 1BX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Dudman,

RE: CONDITION 6 (PARKING PLAN) FOR 69 PITTS LANE, EARLEY (F/2000/1519)

Thankyou for your letter which was received on 17 August 2000.

I can inform you that the parking plan submitted for condition 6 of application F/2000/1519 is acceptable and, therefore, can now be discharged.

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

Yours sincerely

JOHN MITCHELL
Development Control Manager

File:
CONDITION33201

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1519

Applicant : Mr C Dudman C/O Peter H Watkins.

Location : 69, Pitts Lane, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus rear conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/5.

Date of Neighbour Notifications : 25/5.

Date of Site Visit : 31/5

Date Registered : 15/05/2000

Earliest Date for Decision : 18/06/2000

Latest Consultation Date/Site Notice Expiry Date : 18/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses :
71 - No comments.
Earley TC - Parking provision & minor terracing
Highways - Concern re lack of parking

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

Application Number: F/2000/1519

Appraisal :

This application is for a two storey side extension and a single storey front and rear extensions.
Neighbours.
No 71 has a 2.5m hedge on the front boundary and 1.8m fenced to the rear. There is one ground floor and one first floor window on the side elevation. Both windows are obscure glazed. The 2 storey extension has an eaves height of 4.8m, a ridge height of 7.7m a width of 3.9m and a depth of 7.7m The extension is .6m from the boundary. No 71 is 2m from the boundary at the nearest point. There is one high level window at ground floor level. The roof is hipped on all sides and is flush with the original roof. The single storey front extn projects forward of the front building line by 1.2m, with a lean to roof with a ridge height of 3.5m. The rear extension has a depth of 2.3m, a lean to roof with a ridge height of 3.3m. Although the proposal is situated to the south of No 71 it is not considered to have a sufficient impact in relation to overbearing, overshadowing and privacy issues to warrant a refusal. The majority of the proposal would be obscured from No 59 by the main footprint of the applicant's house and, therefore any impact would be limited. The conservatory is 3.3m deep and 3.2m high this, with the porch is considered to be of a modest size which would not result in any adverse impact. All other neighbours are a sufficient distance for any impact to be minimised.

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

(tick appropriate box)

Street scene
The 2 storey ridge line is flush with that of the existing. The first floor element is set back from the front foot print of the house by .6m and the garage front and porch extend forward by 1.2m. The remainder of the development is concealed to the rear of the house. The proposal is not considered to have an adverse impact on the street scene. There is sufficient parking to satisfy Council policies.

Application Number F/2000/1519
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC28	SR06	Parking and garaging
3	SC58	SR12	works.
4	SC04	SR04	Plans '13/7/00' - reduction of ridge height to 7.8m'
5.	SC99	SR09	'Existing hedgerows shall not be damaged &etc...'
6.		SR06	Before development commences a parking plan showing 2 parallel spaces in front of the garage shall be submitted and approved in writing by the Local Planning Authority.

26/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 69 Pitts Lane Earley Reading.

APPLICATION NUMBER: F/2000/1519

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS

Detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

71. f/f of side window. 1.8m fence and 2.0m hedge at front) g/f of window.

67. Other side of extn.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS garden .5m higher than house
house .3m higher than road.

BOUNDARY TREATMENT

OTHERS —

History of 71.

Applicationo	Name & Address
F/2000/1519	The Owner/Occupier 71 Pitts Lane Earley Reading RG6 1BX

App. approved,
Letter sent 01/08/00

Recd 2.00pm 12/6/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 JUN 2000	
COPIES TO:	ACK: ✓
	FILE: ✓

71, Pitts Lane,
Earley
Reading RG6 1BX

12th June 2000

Re: Planning Application F/2000/1519

I have seen the above application and have no comments.

However, I would like to be notified should any changes be made

John Rook

FROM: Joss Miller

DATE: 25 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1519

Proposal: Proposed two storey side extension to dwelling plus rear conservatory..

Site Address: 69, Pitts Lane, Earley, Reading.

Applicant: Mr C Dudman C/O Peter H Watkins.

31 MAY 2000 Earley Town Council

Your observations are required in respect of this application **by 18/06/2000** .

Councillors had no real objections to this proposals, although it was considered that there would be some minor terracing effect.

However, the parking provision shown was of concern, and it was felt that this needed to be clarified before acceptance of this application.

APP	
CS	
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 25 May 2000

Application Number: F/2000/1519

Proposal: Proposed two storey side extension to dwelling plus rear conservatory.

Parish: EARLEY TOWN

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

Applicant:
Mr C Dudman 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).

A 4-bedroom house requires 3 parking spaces within the curtilage. However the proposals will permit one space in the garage only, since there is then very limited space for further on-plot parking. The site is situated on a bend on Pitts Lane where off site parking would be detrimental to safety.

SRO6

Signed: A. Linnell **Print name:** A. LINNELL

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

Tel: (0118) 974 6463

Date: **25 May 2000**

My ref: F/2000/1519

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/2000/1519
69, Pitts Lane, Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory.

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1519**
69, Pitts Lane, Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory.
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 6463

Date: **25 May 2000**

My ref: F/2000/1519

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1519**
69, Pitts Lane, Earley, Reading.
Proposed two storey side extension to dwelling plus rear conservatory.
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/2000/1519

PROPOSAL:
Proposed two storey side extension to dwelling plus rear conservatory.

LOCATION:
69, 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 18/06/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

25 May 2000

1/1/42.

Start date:	15 MAY 2000
Officer: ZM	Application No. F/2000/1519.

Map No. ..... **Site** ...0:04....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS REAR CONSERVATORY

Location: 69 PITTS LANE

Parish: EARLEY Ward: Whitegates
25.5.2000

Applicant: MR C DUDMAN
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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other Side conservatory & kitchen		
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 : 25.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N + 34, 36, 38, 57, 71 Pitts Lane ✓

57, 59, 61 Hillbrow Road

ADDRESS 69 PITTS LANE PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7473(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
257/52	Mr. K.A.G. Lewis	Detached House	10/6/52	App. AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
15 MAY 2006 1519

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	MR. C. DUDMAN 69 PITTS LANE EARLEY 9268220
	Agent's Name Address and postcode Phone number	PETER H. WATKINS 58 BLOOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	69 PITTS LANE
4	Give brief details of the proposal for example, two storey side extension.	About the application TWO STOREY SIDE EXTN & CONSERVATORY
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 ☐

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.	£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

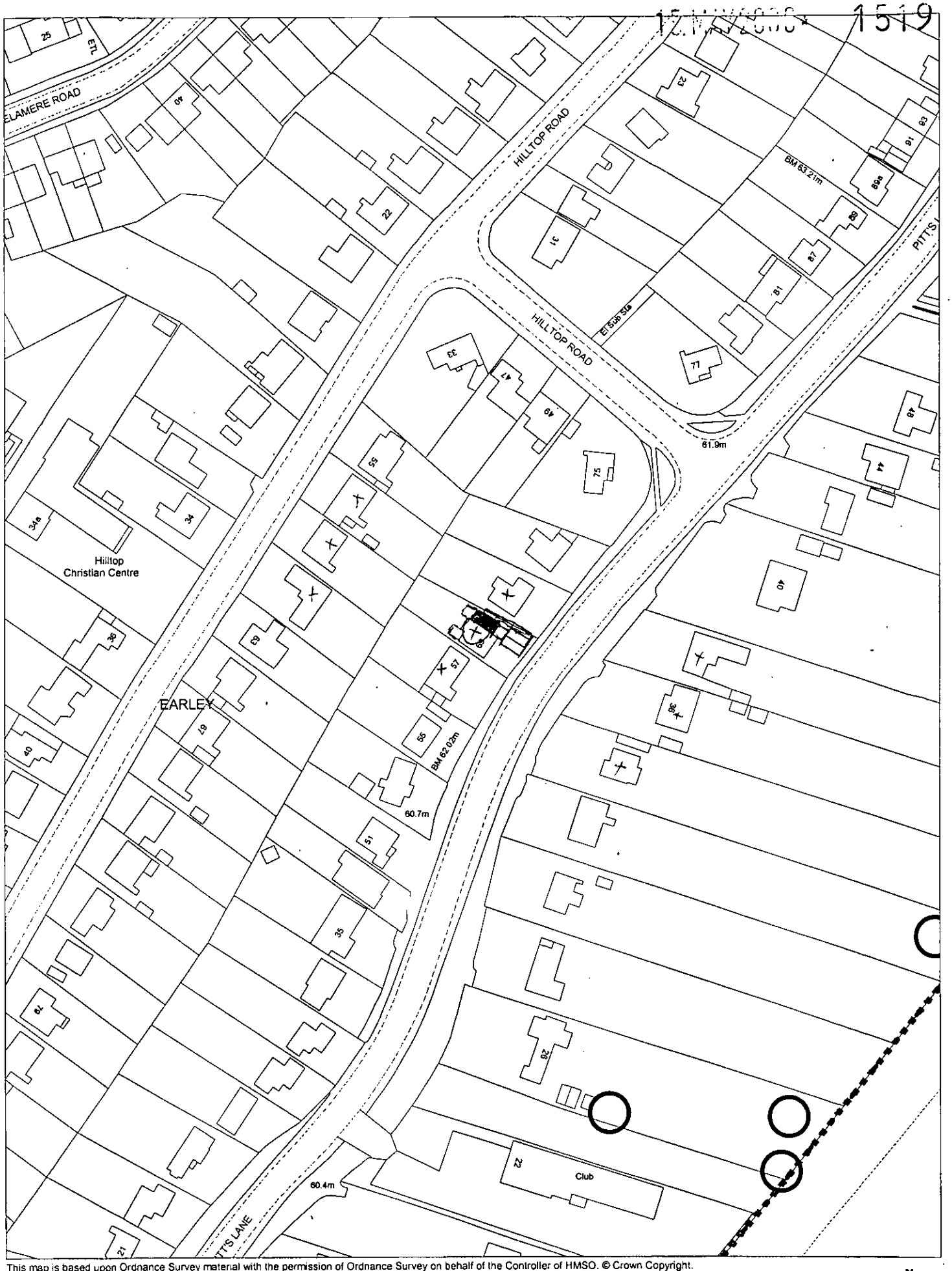
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. Dudman

Date 05-2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

N W E S