APPLICATION NO:
F/2001/5343

LOCATION:
39 Andrews Road, Earley Reading.

APPLICANT:
Mr L G Tester

PROPOSAL: Retrospective ✓
Proposed change of flat roof to Tiled HIP roof on front dormer.

EARLIEST DATE FOR DECISION: **24/12/2001**
End of Consultation 01/01/2002
APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Joanna Medler**

APPROVED

454

D1

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr L G Tester
39, Andrews Road
Earley
Reading
RG6 7PJ

Application Number: F/2001/5343

Parish: **EARLEY**

Location: **39, Andrews Road, Earley, Reading.**

Proposal: **Proposed change of flat roof to Tiled HIP roof on front dormer. (Retrospective)**

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.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 18/01/2002

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.

passed to Enforcement 9/10/01

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

finalised CD 30/11/02

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5343	Joanna Medler
BUILDING CONTROL NUMBER	BN/2001/1119 Alan	
APPLICANT/~~AGENT~~	Mr L.C. Tester.	
ADDRESS OF SITE	39 Andrews Rd HARLEY	
DESCRIPTION OF PROPOSED WORK	change flat roof to pitched roof at front also pitched roof on dormer (retrospective)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 9/5/01	rec'd 26/11/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	18/1/02
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		None
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	16/5/01	30/1/02

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	16/5/01	26/11/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	3/10/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Mr Musgratt (builder) came in. Tel. 9661749.



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

Tel: (0118) 974 6502

Date: **03 December 2001**

My ref: F/2001/5343

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5343
39, Andrews Road, Earley, Reading.
Proposed change of flat roof to Tiled HIP roof on front dormer.

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5343**
39, Andrews Road, Earley, Reading.
Proposed change of flat roof to Tiled HIP roof on front dormer.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6502

Date: **03 December 2001**

My ref: F/2001/5343

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5343**
39, Andrews Road, Earley, Reading.
Proposed change of flat roof to Tiled HIP roof on front dormer.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6502

Date: **03 December 2001**

My ref: F/2001/5343

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/5343
39, Andrews Road, Earley, Reading.
Proposed change of flat roof to Tiled HIP roof on front dormer.

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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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5343**
39, Andrews Road, Earley, Reading.
Proposed change of flat roof to Tiled HIP roof on front dormer.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

Received by Wokingham District Council

Application No: F/2001/5343

PROPOSAL:
Proposed change of flat roof to Tiled HIP roof on front dormer.

LOCATION:
39, Andrews Road, 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/2001/5343 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 Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2001. 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.

Head of Planning and Transportation

03 December 2001

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5343

Applicant : Mr L G Tester .

Location : 39, Andrews Road, Earley, Reading.
Proposal : Proposed change of flat roof to Tiled HIP roof on front dormer.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/12/01.....

Date Registered : 26/11/2001

Earliest Date for Decision : 24/12/2001

Latest Consultation Date/Site Notice Expiry Date : 24/12/2001

This application will have expired on: 21/01/2002. 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 :

No objection Earley Town Council
No other objections/responses .

Planning Issues :

Neighbouring properties : BSP - LD3
WDLP - WBE1, WO53
LPLP - LBE1, LBE2

streetscene : BSP - LD3
WDLP - WBE1, WO53
LPLP - LBE1, LBE2

Application Number: F/2001/5343

Appraisal :

① Development: The proposal is retrospective, regarding the change of flat roof to a tiled hip roof on the front dormer.

② Impact upon neighbouring properties: There is minimal impact if any, on the neighbouring properties regarding this retrospective application. It does not obstruct, or overshadow and is not overbearing.

③ Streetscene: The proposal has a minimal impact on the streetscene, therefore does not cause any adverse effects.

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

Application Number F/2001/5343
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	~~E001~~	~~R001~~	Retrospective

RECORD OF SITE VISIT

SITE ADDRESS: 39 Andrews Road Earley Reading.

APPLICATION NUMBER: F/2001/5343

OFFICER: Joanna Medler

DATE OF SITE VISIT: 10/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate

2. DESCRIPTION OF SURROUNDINGS Residential - detached 2 Storey dwellings other dormer windows in Street (flat roofed only saw ~~one~~ two) gables ahead of neighbouring properties

3. DESCRIPTION OF SITE/BUILDING 2 Storey detached dwelling, integral garage - looks as though alterations have taken place - as it was not flat roofed - change to dormer seems much lower than on plan

4. RELATIONSHIP TO ADJOINING PROPERTIES - detached - open front garden - proposed change to window at front of property - overlooking road + properties opposite

5. SITE CONSTRAINTS

TREES /

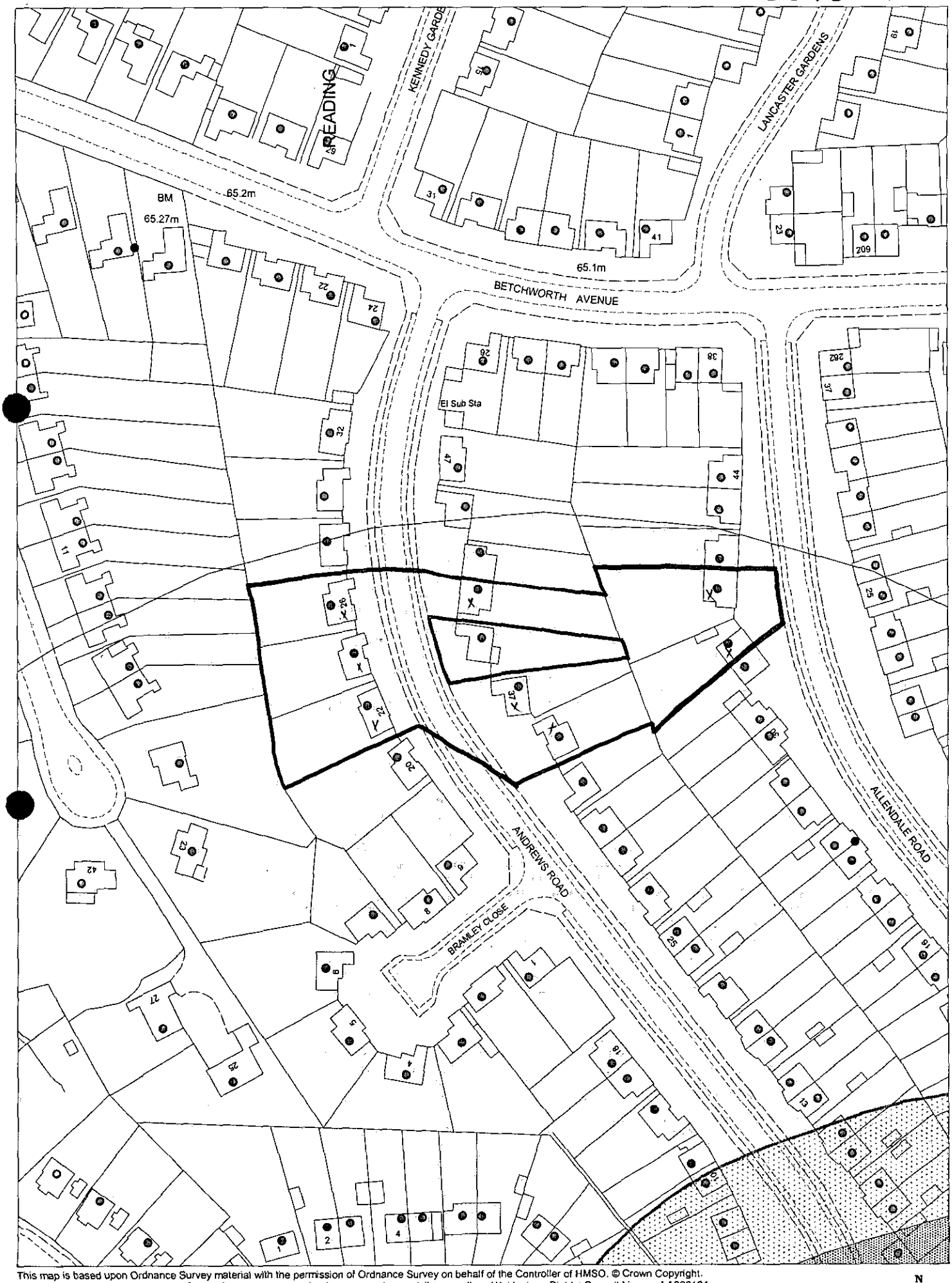
ACCESS/PARKING - as plan

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

26.NOV.2001* 5343



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Development Control Section, Environmental Services, Wokingham District Council.
28 November 2001 Scale: 1 : 1250

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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001 Scale: 1 : 500

N
W E
S

Environmental Services

For office use only.
Application number: 26.NOV.2001 * 5343

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	L. G. TESTER 39 ANDREWS ROAD EARLEY READING RG6 7PJ 0118 926
2	Agent's Name Address and postcode Phone number	N/A
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE OF FLAT ROOF TO TILED PITCH ROOF ON FRONT DORMER
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.	TILES TO MATCH EXISTING TILING ON DORMER
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: 3
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.

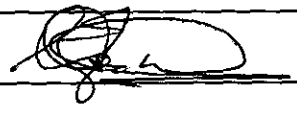
Certificate B

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: 

on behalf of

Date 18 11. 01

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

FROM: Joanna Medler

DATE: 03 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5343

Proposal: Proposed change of flat roof to Tiled HIP roof on front dormer..

Site Address: 39, Andrews Road, Earley, Reading.

Applicant: Mr L G Tester .

Your observations are required in respect of this application **by 24/12/2001** .

NO OBJECTION

PLANNING SERVICES	HPT
POL	TLS
DC	SMF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 NOV 2001	Map No 52 Site 0.05
Officer: JXM / Application No. F/2001/5343	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CHANGE OF FLAT ROOF TO TILED HIP ROOF ON FRONT DORMER

Location: 39 ANDREWS ROAD

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR TESTER

Fee (7) 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			
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 : 3/12 ..... 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 + see map.....

.....

.....

.....

.....

.....

.....

.....

.....

26.NOV.2001 5343

39 Andrews Road
Earley
READING RG6 7PJ

20th November 2001

Dear Mr Cameron

ROOF ALTERATIONS AT 39 ANDREWS ROAD

I refer to our telephone conversation and enclose herewith six copies of the Householder planning application form together with six copies of plans showing the change of a flat roof to a tiled hip roof on the front dormer at the above address. The plans are based on those submitted to the Building Control Service Department and amended as discussed with you . Thank you for your assistance and advice.

I regret that there appears to have been some misunderstanding, but I was of the opinion that the correct channels had been followed as the Senior Building Control Surveyor inspected the premises prior to any work being done, inspected and approved work during construction, and on completion.

As requested by you I enclose a cheque for £95.

Yours sincerely

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Environmental Services

For office use only.
Application number: 26.NOV.2001 * 5343

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	L.G. TESTER 39 ANDREWS ROAD EARLEY READING RG6 7PJ 0118 9264337
2	Agent's Name Address and postcode Phone number	N/A
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE OF FLAT ROOF TO TILED MP ROOF ON FRONT DORMER
	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.	TILES TO MATCH EXISTING TILING ON DORMER
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: 3
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

Date 18.11.01

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

1133

PC 03 040 039

ADDRESS 39 ANDREWS ROAD

PARISH EARLEY

PLOT No. 319

ORD. SHEET No. SU 7471 (52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C/A.
169/59	"	Detached House & Garage	8/12/59	App. C/A.
PD/90/70	Mr. C. G. Fisher	Addit. of dining room at rear & front Porch	19.3.70	App. N/A
BR 2217	"	Roof conversion	3.3.75	App. N/A
02309	Mr. L. G. Tester	" "	20.3.75	N/A C/A
41760	"		29.10.93	C/A
XP93/1915	"	S/St. Ltr.	27.9.93	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE