YSTEMS LTD

APPLICATION NO:
F/2001/3155

LOCATION:
35 Kitwood Drive, Lower Earley Reading.

APPLICANT:
Mr S Bartlett C/O Peter H Watkins

PROPOSAL:
Proposed erection of two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3155

Parish:	**EARLEY**
Location:	**35, Kitwood Drive, Lower Earley, Reading.**
Proposal:	**Proposed erection of two storey side extension to dwelling.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the ground floor or first floor level or above in the north west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The en-suite window in the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

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

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

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. To protect people on or close to the site from the risks associated with migrating landfill gas.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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, LTV1 and LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454 365 for further details.

John Mitchell
Development Control Manager
Date: 06/03/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3155	A.T
BUILDING CONTROL NUMBER	FP 2001/1469	Martin
~~APPLICANT~~/AGENT	Peter H Watkins	
ADDRESS OF SITE	35 Kitwood Drive Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

PA 11/1

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20209 Rec'd 11/1/01	PW 20209 Rec'd 11/1/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	14/3/01	

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 : Andrew Thorley

Application Number : F/2001/3155

Applicant : Mr S Bartlett C/O Peter H Watkins.

Location : 35, Kitwood Drive, Lower Earley, Reading.
Proposal : Proposed erection of two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : ...return.....

Date Registered : 11/01/2001

Earliest Date for Decision : 09/02/2001

Latest Consultation Date/Site Notice Expiry Date : 09/02/2001

This application will have expired on: 08/03/2001. 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 :

Highways: Approval with cautions
Environment Agency: No objection in principle & add informatives.

Earley TC: No objections

Neighbours: No comments received.

Planning Issues : (identified Settlement)

1) neighbours
2) streetscene
3) Highways.

Application Number: F/2001/3155
Appraisal:

1) *Impact on neighbouring properties.*

The proposal is for a 2-storey side extension to a 2 storey, previously extended detached house, to form additional living accommodation and to enclose the front open porch.

The 2-storey extension will be 3.8 metres wide maximum (inclusive of an additional metre to the side of the existing garage). It would be located 3.6 metres away from the side boundary with No. 20.

At first floor level the extension will be set back by a metre from the front elevation of the existing house. The 2-storey extension at the rear will be flush with the existing rear elevation of the house.

The ground floor would project the same distance to the front as the existing garage and would have a lean to roof with an eaves height of 2.5 metres, same as the existing and a ridge height of 3.5 metres. The roof of the first floor would have an eaves height of 5.1 metres (which will match the existing main roof) and a ridge height of 7.9 metres, 0.4 metres below the main ridge.

Three new windows are to be inserted at first floor level, one in the north east elevation (front) and two to be inserted in the south west elevation (rear), but it is considered that these will not cause any overlooking to neighbouring properties.

No.33, to the south east, 2 storey, detached house, due to the orientation the occupants of this property will not be affected by the proposal.

No.20, to the north west, 2 storey, detached house, footprint located 9 metres away from proposal. Main windows at ground floor and at first floor face front and rear gardens. There are no windows on flank elevation facing No.35. Therefore it is considered the occupants of this property will not be affected by the proposal.

Nos. 41 & 43, Alder Close, 2-storey semi detached houses, located to the west behind 2.2 metre high fencing and a 5-metre high conifer hedge. Due to the boundary treatment and distance away (over 20 metres) it is considered the occupants of these properties will not be affected by the proposal.

2) Impact on street scene /visual amenity of the area

The design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2001/3155
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO12	RO12	**External Materials To Be Agreed**
3.	CO44	RO44	**No Windows To Be Inserted "ground floor level, first floor level or above" in the "north west elevation" of the extension**
4.	CO45	RO45	**Obscure Glazing "en-suite" window in the "south west elevation"**
Please Delete: <u>It shall be fixed shut, and be permanently so retained thereafter.</u>			
5.	CO49	RO49	**GARAGE TO BE RETAINED FOR VEHICLE PARKING**
6.	C122	R122	**Parking And Turning Area before Occupation**

7.Condition: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

7.Reason: To protect people on or close to the site from the risks associated with migrating landfill gas.

INFORMATIVES:

NO4 **Planning Permission Only (Not BR Approval)**

N16 **Relevant Policies**
WDLP: WBE1, WOS2/3,
LALP: LBE1/2, LTV1, LTV6.
BSP: EN1

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into ground water. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 6/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 35 Kitwood Drive
Lower Earley Reading.

APPLICATION NUMBER: F/2001/3155

OFFICER: Andrew Thorley

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front tree

2. DESCRIPTION OF SURROUNDINGS Residential
No 20. 2storey, detached neighbour, positioned approx a house width away no windows on flank elevation, with attached garage at rear/side. Not affected
No. 33, 2storey, detached neighbour not affected.

3. DESCRIPTION OF SITE/BUILDING 2storey detached house, with attached garage at front + single storey ext at rear
Red brick, orange hung tiles at first floor level at front only
White UPVC windows + stained front door.
White guttering + fascia boards. Brown pantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Properties located around
Refer to Site Plan / Cul-de-sac off Kitwood Drive.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front in garage + ~~driveway~~. There is room for 3 cars on drive + on ground at side (front garden)

LEVELS — N/C

BOUNDARY TREATMENT — No. 20, 1.8m fence + single storey garage at side / + open plan frontage

OTHERS — No 33, open plan front garden.
— Rear boundary, Part 5m high conifer trees

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

Tel: 0118 974 6441

Date: **16 January 2001**

My ref: F/2001/3155

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/2001/3155
35, Kitwood Drive, Lower Earley, Reading.
Proposed erection of two storey side 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3155**
35, Kitwood Drive, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6441

Date: **16 January 2001**

My ref: F/2001/3155

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

Dear Councillor

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35, Kitwood Drive, Lower Earley, Reading.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3155**
35, Kitwood Drive, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.
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 6441

Date: **16 January 2001**

My ref: F/2001/3155

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/2001/3155
35, Kitwood Drive, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.

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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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3155**
35, Kitwood Drive, Lower Earley, Reading.
Proposed erection of two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2001/3155

PROPOSAL:
Proposed erection of two storey side extension to dwelling.

LOCATION:
35, Kitwood Drive, Lower 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2001. 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 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.

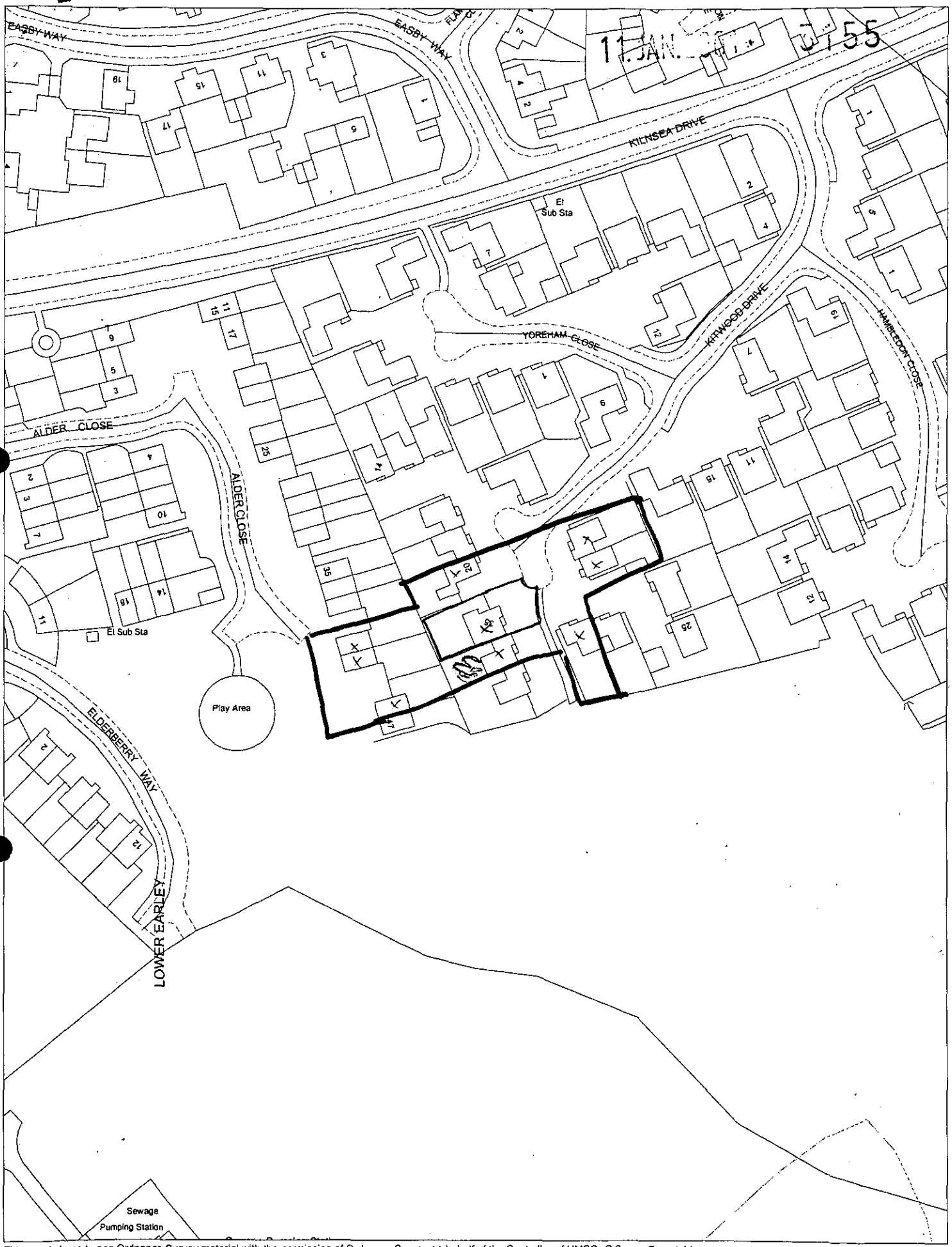
Head of Planning and Transportation

16 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3155
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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Development Control Section, Environmental Services, Wokingham District Council.

15 January 2001

Scale: 1 : 1250

N
W E
S

PLANNING SERVICES	HPT 39574
POL	TLS
DC	ENF
APP	
CS	
06 FEB 2001	
COPIES TO:	ACK:
	FILE:

fao: Andrew Thorley

35 Kitwood Drive
Lower Earley
Reading
Berks.

Ref. F/2001/3155

Dear Sirs.

RE:- 35 Kitwood Drive extension.

I refer to our telephone conversation and write to confirm that there will be a porch being built.

Yours faithfully

N Bartlett

NICOLA BARTLETT

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 JAN 2001
Officer: AT	Application No. F/2001/3155

Map No. 59 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF TWO STOREY SIDE EXTENSION TO DWELLING

Location: 35 KITWOOD DRIVE

Parish: EARLEY. Ward: L. Hungerford! 16.01.01 B.

Applicant: MR S. BARTLETT.

Fee Received 95.00 Required ..... Additional ..... Refund .....
Joint Chq B/Control.

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	Is this also a new front porch (as he has given side elevation for it)?	16.1	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.01.01 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 250m Landfill Site cons. ✓ .....

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

Our ref: SP\2001\003017\001
Your ref: F/2001/3155

Date: 29th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 39319
POL	TLS
DC	ENF
APP	
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: Andrew Thorley

Dear Sir

TWO STOREY SIDE EXTENSION
35 KITWOOD DRIVE, LOWER EARLEY, READING

Thank you for your letter dated 16 January 2001 which was received on 19 January 2001. You are asked to quote the following reference in any correspondence: SU77SE/2/10. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU759 702	60 metres	Lower Earley Sewage Works

Cont/d..

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

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

ADVICE TO APPLICANT

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

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

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 16 January 2001

Application Number: F/2001/3155

Proposal: Proposed erection of two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
35, Kitwood Drive, Lower Earley, Reading.

Applicant:
Mr S Bartlett 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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins.
19/01/01

FROM: Andrew Thorley

DATE: 16 January 2001

DELEGATED

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3155

Proposal: Proposed erection of two storey side extension to dwelling.

Site Address: 35, Kitwood Drive, Lower Earley, Reading.

Applicant: Mr S Bartlett C/O Peter H Watkins.

Your observations are required in respect of this application **by 09/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

ADDRESS 35 KITWOOD DRIVE

PARISH ~~[illegible]~~ FARLEY 1-4-86

PLOT No. 70

ORD. SHEET No. SU 7670 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15854	MARTIN GRANT HOMES	DET. HOUSE & GARAGE	30.7.81	N/A C/A
BR17470	"	"	22.9.81	APP. N/A
BR22348	MR. HUGGINS	DINING ROOM	14.3.84	APP N/A
21228	"	"	20.3.84	PD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 11.JAN.2001* 3155

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	MR. S. BARTLEY 35 KITWOOD DRIVE EARLEY
	Phone number	9617773.
	Agent's Name Address and postcode	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	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.	35 KITWOOD DRIVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE 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: 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. BARTLETT

Date 8-1-2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3155**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				