APPLICATION NO:
F/2000/1326

LOCATION:
77 Marefield, Lower Earley Reading.

APPLICANT:
Mr Brunt C/O Mr R E Hodgman

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **04/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Brunt
C/O Mr R E Hodgman
54 Loxwood
Reading
Berks
RG6 5QZ

Application Number: F/2000/1326

Parish: **EARLEY**

Location: **77, Marefield, Lower Earley, Reading.**

Proposal: **Proposed first floor 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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) no windows or similar openings shall be constructed in the first floor level or above in the side (north-west) elevation.

Condition
4. The existing garage and parking space 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.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. 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: 14/06/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1326	EJC
BUILDING CONTROL NUMBER.	FP 2000/0944	Alan
~~APPLICANT~~/AGENT	R.E. Hodgman.	
ADDRESS OF SITE	77. Morefield ARLEY.	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 31/7/00	rec'd 20/4/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

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 : Emy Circuit

Application Number : F/2000/1326

Applicant : Mr Brunt C/O Mr R E Hodgman.

Location : 77, Marefield, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		23 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : ....16 May 2000.....

Date Registered : 20/04/2000

Earliest Date for Decision : 04/06/2000

Latest Consultation Date/Site Notice Expiry Date : 04/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

Earley TC - insufficient parking ⇒ refuse

Highways - request 3 spaces but will accept 2.

Planning Issues :

Identified Settlement

Neighbours | streetscene

Application Number: F/2000/1326
77 Marefield, Lower Earley

Appraisal: The proposal is for a first-floor extension, above the existing garage, which adjoins the boundary with 79 Marefield. The garage is set back by 1.5 metres at the front of the house and 1.1 metres at the rear. The original house has a pitched roof with gables to the front and rear - the extension would have a pitched roof with a gable to the side. The ridge height would be 6.1 metres, 1.15 metres lower than the existing roof.

There would be no significant impact on 79 Marefield, 6 Sibson, which is 20 metres to the rear or the dwellings opposite, which are over 25 metres away. 77 and 79 Marefield are parallel but No 79 is set forward by about 2.5 metres. The garage projects 2 metres beyond the rear elevation of the neighbouring property, which does not have any side windows. No 79 is set in 3 metres from the boundary. Hence the extension would not be overbearing or cause a significant reduction in daylight to the neighbouring dwelling. No side windows are proposed so overlooking would not be a problem.

The design of the extension and the relationship between 77 and 79 Marefield would also prevent the extension appearing prominent or cramped - from the south it would be screened by the existing house and from the north by No 77.

Recommendation: Conditional approval

Application Number F/2000/1326
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work
03	SC08	SR05	at first-floor level or above in the side (north-west) elevation
04	(non SC23)	SR06	The existing garage and parking space 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.

John Mathieson
14/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 77 Marefield Lower Earley Reading.

APPLICATION NUMBER: F/2000/1326

OFFICER: Emy Circuit

DATE OF SITE VISIT: 16 May 2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? on front of house

2. DESCRIPTION OF SURROUNDINGS

residential - variety of dwelling types

3. DESCRIPTION OF SITE/BUILDING

2-storey detached house at angle to road.
Single-storey extension on opposite side to garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set forward of no 75

5. SITE CONSTRAINTS

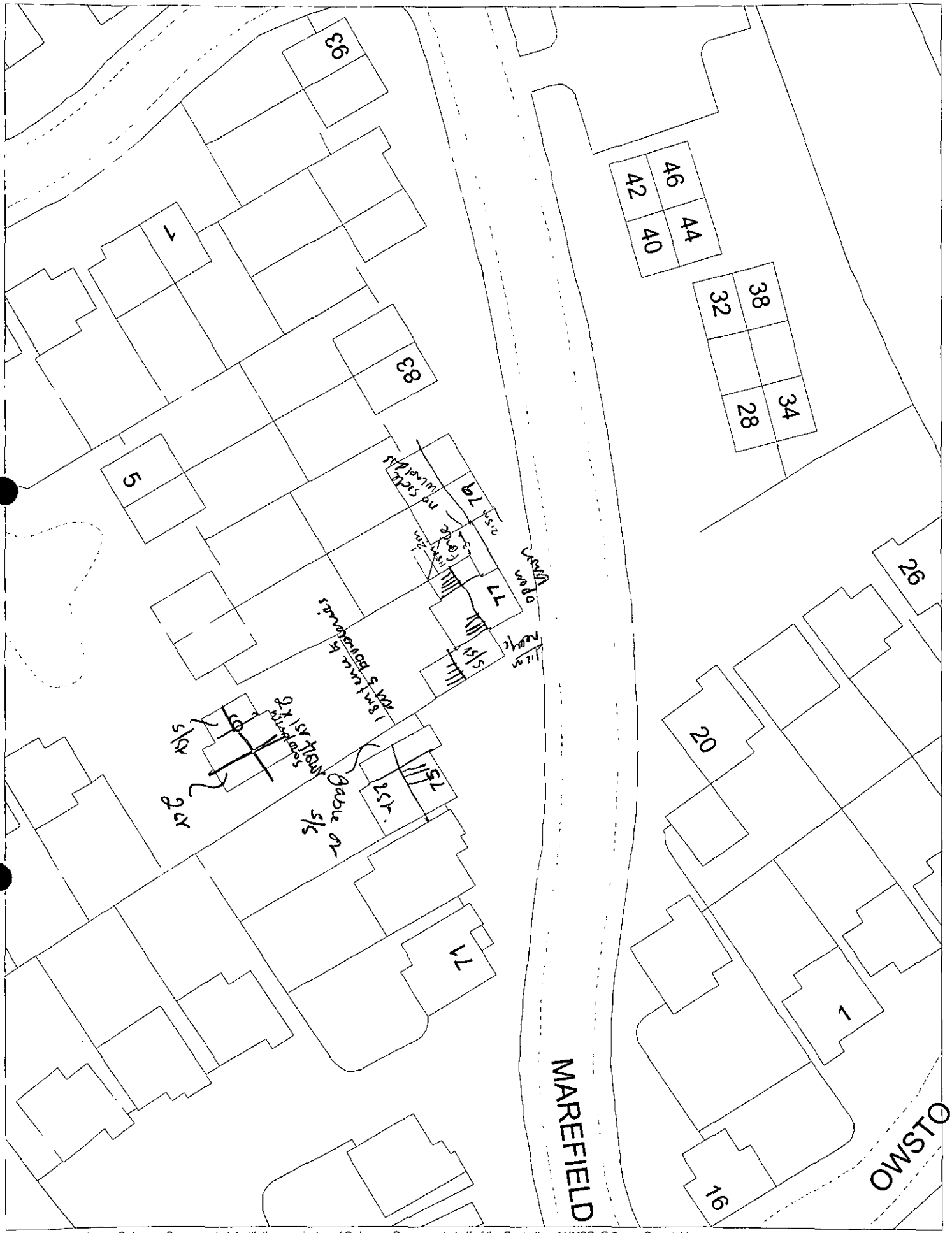
TREES /

ACCESS/PARKING garage + space for one car

LEVELS /

BOUNDARY TREATMENT 1·8m fences at rear

OTHERS Open plan at front.



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Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 500

Received by Wokingham District Council

Application No: F/2000/1326

PROPOSAL:
Proposed first floor side extension to dwelling

LOCATION:
77, Marefield, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/06/2000. 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

11 May 2000

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

Tel: (0118) 974 6479

Date: **11 May 2000**

My ref: F/2000/1326

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1326
77, Marefield, Lower Earley, Reading.
Proposed first floor 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1326**
77, Marefield, Lower Earley, Reading.
Proposed first floor 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 Spratling

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

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

Tel: (0118) 974 6479

Date: **11 May 2000**

My ref: F/2000/1326

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Emy Circuit** Application Number: **F/2000/1326**
77, Marefield, Lower Earley, Reading.
Proposed first floor 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 Rolls

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

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

Tel: (0118) 974 6479

Date: **11 May 2000**

My ref: F/2000/1326

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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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Application Number: F/2000/1326
77, Marefield, Lower Earley, Reading.
Proposed first floor side extension to dwelling

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1326**
77, Marefield, Lower Earley, Reading.
Proposed first floor 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 Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 APR 2000
Officer: EXC	Application No. F/2000/1326

Map No. 58 Site 0:02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 77 MAREFIELD

Parish: EARLEY Ward: Redhatch
11.5.2000

Applicant: MR BRUNT

Fee Received 95-00 (2) 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	Parking layout? (3 vehicles)		
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 : 11.5.2000 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:

.....20, 22, 24, 26, 28, 30, 34, 75, 79 Marefield.....

.....8, 9 Sibson ✓.....

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 11 May 2000

Application Number: F/2000/1326

Proposal: Proposed first floor side extension to dwelling

Parish: EARLEY TOWN

Site Address:
77, Marefield, Lower Earley, Reading.

Applicant:
Mr Brunt C/O Mr R E Hodgman.

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).

ADDITIONAL PLANS REQUIRED SHOWING MIN 3 OFF STREET CAR PARKING SPACES WITHIN CONTIGUOUS OF DWELLING. (MIN DIMENSIONS 2.4 x 4.8)

JR

17/5/00

discussed with Steve Anton 13 June, 2 spaces acceptable as existing

Signed: _____ **Print name:** _____

FROM: Emy Circuit

DATE: 11 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	TPT 29684
POL	TLS
DC	EXT
APP	
CS	
23 MAY 2000	
COPIES TO:	ACT:

Application Number: F/2000/1326

Proposal: Proposed first floor side extension to dwelling.

Site Address: 77, Marefield, Lower Earley, Reading.

Applicant: Mr Brunt C/O Mr R E Hodgman.

Your observations are required in respect of this application **by 04/06/2000** .

Councillors felt that this application should be refused as there was insufficient parking on the site.

SIGNED: _____ DATE: 18 MAY 2000

Clerk To Earley Parish/Town Council.

Environmental Services

For office use only. Application number: 20.APR.2000* 1326

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. BRUNT 77 Harefield Lower Earley Reading
2	Agent's Name Address and postcode Phone number	Mr. R.E. Hodgman 54 Lowwood Earley Reading 0118-9671467
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.	77 Harefield Reading.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 storey extra bedroom
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.	external brick & roof to match existing & sat' of L.A.
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.		
	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 19/4/2000 R. Hodgman

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

ADDRESS 77 MARKFIELD PARISH EARLEY

PLOT No. 46 AREA L ORD. SHEET No. SW. 75-70 38

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLEAN HOMES LTD	ACC. HOUSE & GARAGE	10.2.83	N/A N/A
AR20089	"	"	17.3.83	APP N/A
AR24532	MR & MRS HAWKINS	DWLNG, SHOWER & STORE	3.5.85	APP N/A
23514	"	" "	22.5.85	N/A N/A

DATE OF COMPLETION

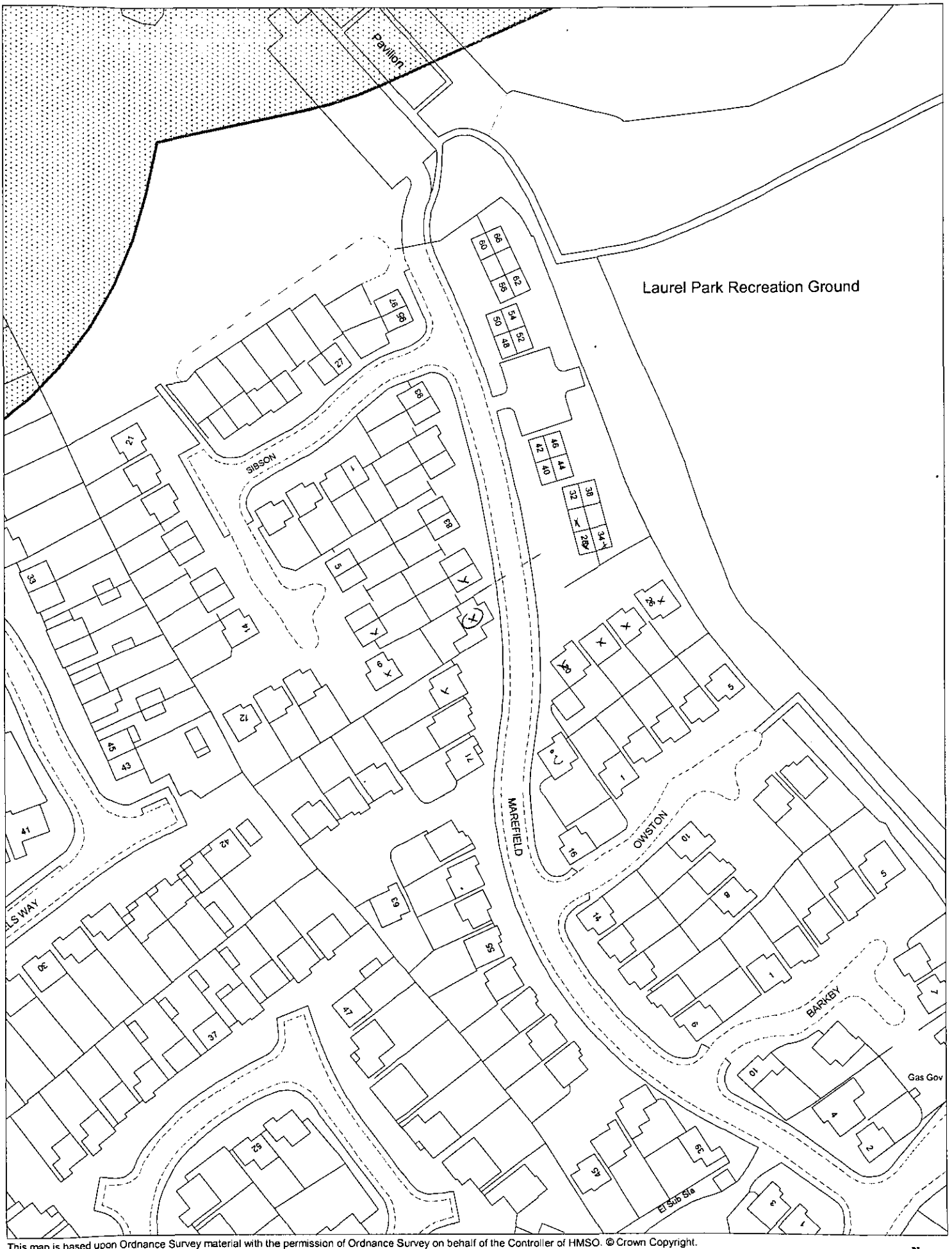
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

20.APR.2000* 1326



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Development Control Section, Environmental Services, Wokingham District Council.
4 May 2000

Scale: 1 : 1250

N
W E
S

20.APR.2000* 1326