APPLICATION NO:
F/2000/1332

LOCATION:
20 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr D Bilton C/O Romar Building Design

PROPOSAL:
Proposed single storey rear extension to dwelling

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

APPLICATION EXPIRY DATE: **20/06/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Bilton
C/O Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berks
RG41 1JB

Application Number: F/2000/1332

Parish: **EARLEY**

Location: **20, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed single storey rear 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.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 19/06/2000

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/1332

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

Mr D Bilton
c/o Romar Building Designs
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Dear Sirs

PLANNING PERMISSION 2000/1332
SITE: 20 RAMSBURY DRIVE, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1332 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Andrew Thorley
Planning Assistant

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1332 AT
BUILDING CONTROL NUMBER	FP2000/0858 Ala
~~APPLICANT~~/AGENT	Romar.
ADDRESS OF SITE	20 Ramsbury Drive EARLEY.
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/917/01	ROM/917/01
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None.	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/7/00.	

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 : Andrew Thorley

Application Number : F/2000/1332

Applicant : Mr D Bilton C/O Romar Building Design.

Location : 20, Ramsbury Drive, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5/2000

Date of Neighbour Notifications : 11/5/2000

Date of Site Visit : 31/5/2000

Date Registered : 25/04/2000

Earliest Date for Decision : 04/06/2000

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

Application Expiry Date: 20/06/2000

Consultation Responses :

Earley Town Council: No Objection
Neighbours: Non received.

Planning Issues : (identified settlement)

1) Impact upon neighbouring properties
2) Impact upon streetscene

~~7th~~ 15th June 2000.

Application Number: F/2000/1332

Appraisal :

1) Impact upon neighbouring properties

Proposal is for a single storey rear extension to dwelling, this will replace an existing larder and store rooms. The proposal also consists of the rearrangement of doors and windows in the side elevation.
The new extension will be 2.75m wide and protrude from the rear elevation (via the kitchen) by 3.3m, it will have a lean to roof, 2.3m to the eaves and 4.3m to the lean to ridge.

No 22, to the west, adjacent property extended to the rear (north-eastwards) with a two-storey extension set 2m away from a 1.8m high wall and fence. Whilst proposed extension would project beyond rear elevation by 3.3m the two storey extension of No 22 projects a further 1m approx. (Only secondary windows in flank elevation) Due to the relationship of the proposed extension and adjacent property it is considered that the amenity of the occupiers of this property would not be adversely affected.

No 18, to the east, semi detached neighbour, windows in rear aspect facing garden. Due to the adjacent 2m high wall and distance away, the occupants of this property would not be over looked or over shadowed.

2) Impact upon streetscene

Due to the position of the proposal and that the materials proposed will match existing, no visual impact on street scene.

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

Application Number F/2000/1332
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 20 Ramsbury Drive
Earley Reading.

APPLICATION NUMBER: F/2000/1332

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 31/05/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential, 2 storey detached + ~~terrace~~, semi detached units attached garages low brick front walls. Quiet drive. 1930's? dev. Spacious gardens

3. DESCRIPTION OF SITE/BUILDING Seperate garage to side of house.
2 storey semi detached house, pebble dashed over render, with red brick walls at side + rear. Mixture of white UPVC + wooden casement windows

4. RELATIONSHIP TO ADJOINING PROPERTIES

See location plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, garage + driveway.

LEVELS — No change

BOUNDARY TREATMENT — No 22, 1.8m high wall + fence, also has a large 2 storey rear extension (extends slightly further than proposed extension at No 20.)

OTHERS — with velux windows in loft/roof. Only secondary windows in flank elev of Kitchen.

— No 18, 2m high brick wall extends further than proposed ext at No 20! Then continues along boundary with a 1.6m fence.

NB No impact on neighbours.

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

Tel:

Date: **11 May 2000**

My ref: F/2000/1332

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

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/1332
20, Ramsbury Drive, Earley, Reading.
Proposed single storey rear extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1332**
20, Ramsbury Drive, Earley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel:

Date: **11 May 2000**

My ref: F/2000/1332

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
DX: 33506 – Wokingham

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Application Number: F/2000/1332
20, Ramsbury Drive, Earley, Reading.
Proposed single storey rear extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1332**
20, Ramsbury Drive, Earley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel:

Date: **11 May 2000**

My ref: F/2000/1332

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

Dear Councillor

Application Number: F/2000/1332
20, Ramsbury Drive, Earley, Reading.
Proposed single storey rear extension to dwelling

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If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1332**
20, Ramsbury Drive, Earley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1332 PLANNING OFFICER: Andrew Thorley

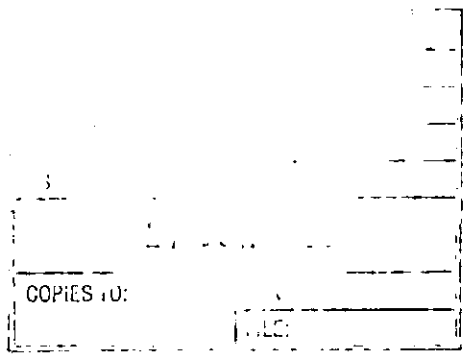
PARISH: EARLEY

PROPOSAL: Additional Plans showing east elevations

ADDRESS: 20 Ramsbury Drive

APPLICANT: Mr. D. Bilton

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

CLERK TO EARLEY TOWN COUNCIL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 APR 2000
Officer: AT	Application No. F 2000/1332.

Map No. 52 Site 0:05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 20 RAMSBURY DRIVE

Parish: EARLEY Ward: Redhatch

Applicant: MR D BILTON

Fee Received 95-00 (5) 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 elevation	11.5.2000	✓ 26/5
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:

..... SIM+ 18, 22, 57, 59, 61 Ramsbury Drive .....

..... 38, Aldbourne Avenue .....

Date: 05 June 2000

To: Case Officer

We have received Additonal Plans for the following planning application:

Application Number: F/2000/1332

Location: 20, Ramsbury Drive, Earley, Reading.

Proposal: Proposed single storey rear extension to dwelling

Applicant: Mr D Bilton C/O Romar Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Missing east side elevation. Drawing no ROM/917/01.

Comments are required by 15/06/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1332 (Planaps) / (Ludhouse) Date Rec. 26/05/2000

Location: 20 Ramsbury Drive

Parish Earley

Applicant: Mr D. Bilton

Description of attached plans

Missing 'east side' elevation ~~at the rear~~.

Drawing No's: ROM /917/01. ?

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No. 22 and Nos 18, Ramsbury Drive, Earley and No. 38, Aldbourne Avenue

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 05.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

ROMAR
building design and services

PLANNING SERVICES	RPT 29886
POL	FLS
DC	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:



Ref: 20 Ramsbury Drive, Earley.
No: F/2000/1332.

With compliments

- F.a.o. Andrew Thorley

6 copies of 'insering' elevation as requested.

ADDITIONAL PLAN

1332

FROM: Andrew Thorley

DATE: 11 May 2000

RECEIVED
23 MAY 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 MAY 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1332

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 20, Ramsbury Drive, Earley, Reading.

Applicant: Mr D Bilton C/O Romar Building Design.

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

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

Environmental Services

For office use only.
Application number: 25.APR.2030* 1332

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	Mr. D. Bilton
	Address and postcode	20 Ramsbury Drive
		Earley
		Wokingham
		Berks RG6 5RG.
	Phone number	9261537
2	Agent's Name	Romar Building Design
	Address and postcode	67 Lauther Road
		Emmbrook
		Wokingham
		Berks RG41 1JB
	Phone number	9793149.
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.	20 Ramsbury Drive Earley Wokingham Berks.
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension
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.	All to match existing
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: 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 Mr. D. Bilton

Date 17.4.00

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

ADDRESS 20 RAMSBURY DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mrs. Bilton - Bound. Fence - 21/4/99

DRAINAGE

25.APR.2000* 1332

ADDRESS 20 RAMSBURY DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mrs. Bilton - Bound. fence - 21/4/99

DRAINAGE

25 APR 2000* 1332

Received by Wokingham District Council

Application No: F/2000/1332

PROPOSAL:
Proposed single storey rear extension to dwelling

LOCATION:
20, Ramsbury Drive, 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 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