APPLICATION NO:
F/2000/2764

LOCATION:
9 Sutcliffe Avenue, Earley Reading.

APPLICANT:
Miss Carpenter C/O Roger Pring And Sons

PROPOSAL:
Proposed two storey side extension to dwelling single storey rear extension and front porch.

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 03/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss Carpenter
C/O Roger Pring And Sons
278 Nine Mile Ride
FINCHAMPSTEAD
Berkshire
RG40 3NT

Application Number: F/2000/2764

Parish: **EARLEY**

Location: **9 Sutcliffe Avenue, Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling single storey rear extension and front porch.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The existing 1.8m close-boarded fencing shall be retained along the north side boundary of the site. The fencing shall not be removed or altered without the permission in writing of the Local Planning Authority.

Condition
4. 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 side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. Prior to the completion of the development hereby permitted the driveway must be widened to a minimum 4.8m for ease of access and egress. The footway crossing must be extended to accommodate this.

Condition
6. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access.

Condition
7. 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.

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 visual amenities of neighbouring properties and the locality.

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

Reason
5. In the interests of highway safety and convenience.

Reason
6. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. This permission relates to the application as amended with revised drawing numbers 00/311/1A, 00/311/4A, 00/311/5A submitted to the Local Planing Authority on 12th January 2001 showing extension set back by 2m, ridge height set down and driveway widened and does not approve the proposals as originally submitted.

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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

no reply required

ROGER PRING & SONS

26, Easby Way, Lower Earley,
Reading, Berkshire, RG6 3XA
Telephone no.; 0118 935 3385
Facsimile no.; 0118 935 3385

IN 53104
HL
14 FEB 2002
FILE

ARCHITECTURAL & SURVEYING CONSULTANTS

Environmental Services Department,
The Planning Section,
P. O. Box 155,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WL

Your ref. F/2000/2764
Please quote my ref. RP/311 when replying

12 February 2002

Dear Sirs,

Re; Approved full plans application no. F/2000/2764 for,
two storey side extension, single storey rear extension and front porch to 9, Sutcliffe Avenue, Earley, Reading, RG6 7JW.

Please note my change of address

Further to my letter of the 17/ 02/02 I have to infirm you that my clients' neighbour has withdrawn from the 'land swap'. Could you, therefore, please disregard my earlier request for the amended drawings to be appended to the original application.

Yours faithfully

approved on 27/02/2001

R. Pring.

C/C Rachel Carpenter and Harry.

REGISTERED NO. 2284491

ROGER PRING & SONS

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

SERVICES | HPT 51976
POL | TLS
DC | ENF
19 JAN 2002
COPIES TO: | ACK:

Environmental Services Department,
The Planning Section,
P. O. Box 155,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WW.

Your ref. F/2000/2764
Please quote my ref. RP/311
when replying

17 January 2002

Dear Sirs,

Re; Approved full plans application no. F/2000/2764 for,
two storey side extension, single storey rear extension and front porch to 9,
Sutcliffe Avenue, Earley, Reading, RG6 7JW.

My clients, in conjunction with the owners of number 11 Sutcliffe Avenue, are in the process of completing a land swap. This will enable my clients to provide an additional parking bay in their enlarged front garden leaving the garage, from which I understand Permitted Development rights have been withdrawn, to be converted to a study. It also enables the parapet wall, previously on the boundary, to be replaced with traditional eaves.

I have enclosed 4 copies of amended drawings nos. 00/311/1B, 4B & 5B. These show the amended boundary position and parking arrangements together with internal alterations and revised elevations.

In view of the fact that my clients' builder has recently commenced work on site, I would appreciate confirmation that the above mentioned drawings can be appended to the approved application as soon as possible.

Yours faithfully

Roger Pring.

C/C Rachel Carpenter and Harry.

– check 2000/2764

No reply sent due to letter dated 12 Feb 2002

REGISTERED NO. 2284491

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2764	FH
BUILDING CONTROL NUMBER	FP2001/1630	Martin
~~APPLICANT~~/AGENT	Roger Pring + Sons.	
ADDRESS OF SITE	9. Sutcliffe Ave OAKLEY	
DESCRIPTION OF PROPOSED WORK	S/S front + rear & 2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/311/1A	00/311/1A
ELEVATIONS	00/311/5A	00/311/5A
FLOOR PLANS	00/311/4A	00/311/4A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/3/01	

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	

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 16 November 2000

Application Number: F/2000/2764

Proposal: Proposed two storey side extension to dwelling single storey rear extension and front porch.

Parish: EARLEY TOWN

Site Address:
9, Sutcliffe Avenue, Earley, Reading.

Applicant:
Miss Carpenter C/O Roger Pring And Sons.

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).

1/ Driveway to be widened to 4.8 metres minimum and extend crossing to accommodate this. R13H.

2/ Driveway to be surfaced with a bonded material. R140

3/ C122, R122.

Signed: _____ **Print name:** Adam Coggins 27/11/00

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2764

Applicant : Miss Carpenter C/O Roger Pring And Sons.

Location : 9, Sutcliffe Avenue, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling single storey rear extension and front porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/00

Date Registered : 08/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000

This application will have expired on: 03/01/2001. 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 :

Earley Town Council - No objection, however request concerns by neighbour to be addressed.

HIGHWAYS - Rec approval subject to conditions

Neighbour -(1)- Issues related to drainage, guttering
- Overshadowing impact of rear extension.

Planning Issues :

* Impact upon neighbouring properties
* Impact upon Street Scene.

Application Number: F/2000/2764

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. two storey side extension to dwelling. The prop. exten. has a hipped roof design which under revised plans (DRG NO 00/311/5A) is set below the existing ridge height by 30 cm. There are no proposed side facing windows.

The neighbouring property of No 11 is set at an angle to No 9. The prop. exten is set back 2 m at first floor level thereby reducing any potential overbearing or overshadowing impact.

To the rear the prop. s/st ext is set in 1.2 m from the adjacent boundary with No 11. The prop s/st ext has a flat roof design. There is existing lean to sheds + detached garage on the boundary of No 11. To the shared boundary with No 7 there is 1.8 m ob fencing. Although there is a habitable window on the rear elev approx 1m from the boundary the rear exten projects 3 m on the boundary therefore with a flat roof therefore it is not considered the prop. dev will have an adverse impact upon the neighbouring property.

IMPACT UPON THE STREET SCENE

The property, due to the angle in the road, is significantly exposed in the street scene. The prop. side elev will be clearly visible however as the exten. is set below the existing ridge height and set back at first floor level it is considered the prop. dev will not have an over-dominant impact upon the street scene.

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

Application Number F/2000/2764
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3		C018	THE EXISTING 1.8m CLOSE BOARDED FENCING SHALL NOT BE REMOVED OR ALTERED WITHOUT BE RETAINED ALONG THE NORTH SIDE BOUNDARY OF THE SITE. THE FENCING SHALL NOT BE REMOVED OR ALTERED WITHOUT THE PERMISSION IN WRITING OF LOCAL PLANNING AUTHORITY
4	C044	R044	SIDE ELEVATIONS OF THE EXTENSIONS
5		R134 R	PRIOR TO THE COMPLETION OF THE DEVELOPMENT HEREBY PERMITTED THE DRIVEWAY MUST BE WIDENED TO A MINIMUM 4.8M FOR EASE OF ACCESS AND EGRESS. THE FOOTWAY CROSSING MUST BE EXTENDED TO ACCOMODATE THIS. ~~THE DRIVEWAY MUST BE SURFACED WITH A BONDED MATERIAL.~~
6		R140	NO BUILDING SHALL BE OCCUPIED UNTIL THE VEHICULAR ACCESS HAS BEEN SURFACED WITH A BONDED MATERIAL ACROSS THE ENTIRE WIDTH OF THE ACCESS.
7	C122	R122	
			INFORMATIVE
	N02		DRAWING NOS 00/311/1A, 00/311/4A, 00/311/5A, 12 JAN 2001, EXTENSION SET BACK BY 2M, RIDGE HEIGHT SET DOWN + DRIVEWAY WIDENED

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO03, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: BN1
MINERALS LOCAL PLAN POLICIES:

John Rutter
27/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 9 Sutcliffe Avenue Earley Reading.

APPLICATION NUMBER: F/2000/2764

OFFICER: Farah Humayun

DATE OF SITE VISIT: 6/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. FRT WALL.

2. DESCRIPTION OF SURROUNDINGS

RES - MIX OF SEMIS + DETACHED BUNGALOWS

3. DESCRIPTION OF SITE/BUILDING

SEMI-DETACHED - AT ANGLE TO NEIGHBOURING PROPERTY.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 11 NEIGHBOUR - 1 SIDE FACING WINDOW AT FIRST FLOOR LEVEL - NOT OBSCURED

NO 7 - NO REAR EXTENSION - 2M CB FENCING TO BOUNDARY. HABITABLE WINDOW APPROX 1M FROM BOUNDARY. REAR WINDOWS TO NO 11 - 1 OBSCURED, OTHER CLEAR TO FIRST ROOM.

ENTRANCE TO 11A ON SHARED BOUNDARY WITH NO 9 S/ST FOR 2.3 M's FROM NO 11 TO NO 9

(LADY STYLIST) 9265221.

5. SITE CONSTRAINTS

TREES - IN FRT GARDEN.

ACCESS/PARKING 2 SPACES.

LEVELS LEVEL.

BOUNDARY TREATMENT CB FENCING TO BOUNDARY - HEDGING TO NO 11A.

OTHERS TO FRONT SCREENED BY OVER 2 M BY HEDGING + WALL TO FRONT OF NO 11

Applicationo	Name & Address
F/2000/2764	Mr & Mrs L Farmiloe 7 Sutcliffe Ave Earley RG6 7JW

App approved
Letter sent 02/03/01

Date: 31 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2764

Location: 9, Sutcliffe Avenue, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling single storey rear extension and front porch.

Applicant: Miss Carpenter C/O Roger Pring And Sons.

Case Officer: Farah Humayun

The new plans show the following: Extension set back by 2 metres, ridge height set down by 30 cm, driveway widened to 4.8m. Drawing nos 00/311/1A, 00/311/4A, 00/311/5A.

Comments are required by 10/02/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

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

App No. F/2000/2761 (Planaps) / (Ludhouse) Date Rec. 12/01/01

Location: 9 SUTCLIFFE AVENUE

Parish EARLEY

Applicant: MISS CARPENTER c/o ROGER PRINS + SONS.

Description of attached plans EXTENSION SET BACK BY 2 METRES, RIDGE HEIGHT SET DOWN BY 30 CM, DRIVEWAY WIDENED TO 4.8 m

Drawing No's: 00/311/1A, 00/311/4A & 00/311/5A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part I 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: _____

_____ 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 FH.

Consultations Sent by Admin. on 31.01.P5

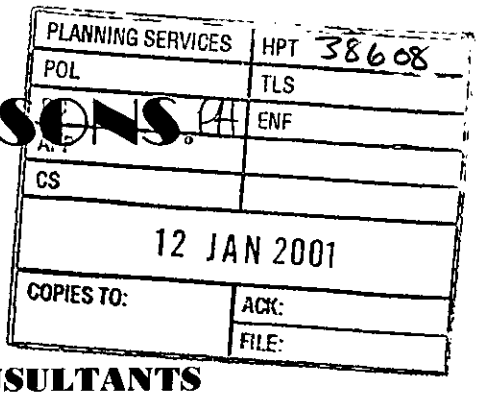
Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

2764 1

ROGER PRING & SONS

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290



ARCHITECTURAL & SURVEYING CONSULTANTS

Farah Humayun,
Planning Assistant
Wokingham District Council,
Environmental Services Department,
Planning Services,
P. O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref: FH/F/2000/2764
My ref; RP/311

January 11, 2001

Dear Madam,

Re; Proposed two storey side extension, single storey rear extension and front porch to 9, Sutcliffe Avenue, Earley, Reading, RG6 7JW.

Further to our meeting this morning, prompted by your letter of the 4th January 2001, I am pleased to confirm that the Highways Department require the vehicular entrance to the site to be 4.8M wide and that we agreed to set the first floor of the proposed extension 1M back from the front of the building leaving the single storey garage extension as originally shown.

These amendments have been incorporated on the enclosed 6 copies of drawings nos. 00/311/1A, 4A & 5A which are for appendage to the application.

Yours faithfully,

Roger Pring.

C/C Miss. R. Carpenter.

REGISTERED NO. 2284491

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 4, 2001
My ref: FH/F/2000/2764
Your ref:

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

Roger Pring and Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Dear Mr Pring

PLANNING APPLICATION F/2000/2764
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING SINGLE STOREY REAR EXTENSION AND FRONT PORCH
9 SUTCLIFFE AVENUE, EARLEY, READING

I am writing with regards to the above. Further to a full consideration of the application I must inform you that the proposed application is at present an unacceptable proposal for reasons of bulk and massing. The neighbouring property of 11 Sutcliffe Avenue is set back and at an angle to 9 Sutcliffe Avenue therefore exposing the south side elevation in the street scene.

I would propose that the extension would be considered more acceptable if the extension is set back from the front elevation of the property by approximately 1 metre at ground and first floor level to reduce the massing impact.

It is advisable to submit 6 copies of revised plans within 14 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

FROM: Farah Humayun

DATE: 16 November 2000

DEC 37899

EARLEY TOWN CONSULTATION SHEET

CS

Application Number: F/2000/2764

Proposal: Proposed two storey side extension to dwelling single storey rear extension and front porch..

Site Address: 9, Sutcliffe Avenue, Earley, Reading.

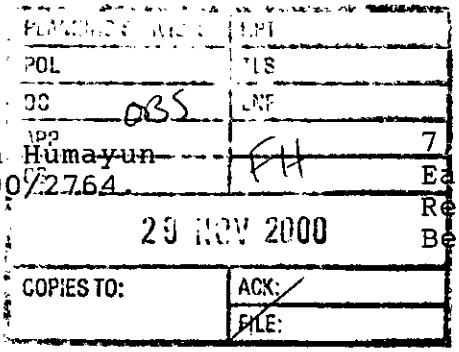
Applicant: Miss Carpenter C/O Roger Pring And Sons.

Your observations are required in respect of this application **by 10/12/2000** .

Members of the Town Council had no objection to this application, but requested that the concerns raised by a neighbour in a letter to the District Council in respective of the drainage system and soakaways on the site are taken into account by the Building Inspector.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.



Your Ref Farah Humayun
F/2000/2764

27.11.00

7 Sutcliffe Avenue,
Earley,
Reading,
Berks RG6 7JW.

PROPOSED EXTENSION TO No 9 SUTCLIFFE AVENUE EARLEY.
APPLICATION No F/2000/2764/

Having viewed the plans for the proposed extension to No 9 Sutcliffe Avenue. We would like to make the following comments.

(1) The drains from No 9 cross our property by 4 meters before joining our cesspit. On several occasions in the past there have been problems and debris from their drains has blocked the system. If the new single storey rear extensions is to be built across these drains we are worried about the consequences if ther are further problems.

(2) The guttering from our property runs into the downpipe which is on No 9.s property and runs into a soak away which may be under the proposed back extension.

(3) The wall which would be built alongside our property would be .75 meters from our back sitting room window, and noting the proposed height of 2.9 meters would severly block the light to this room.

Being semi-detached houses, we trust that the building regulations will be adhered to at all times if the plans are approved.

M.P & L.A. FARMILOE

(Mr & Mrs L.A. & M.P. Farmiloe)

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

36824
TLS
21 NOV 2000
COPIES TO:
ACK:
FILE:

ARCHITECTURAL & SURVEYING CONSULTANTS

Farah Humayun,
Case Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P. O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref: F/2000/2764
My ref; RP/311

20th November 2000

Dear Madam,

Re; Proposed two storey side extension, single storey rear extension and front porch to 9, Sutcliffe Avenue, Earley, Reading, RG6 7JW.

In response to your letter of the 16 November 2000, I am pleased to confirm that no part of the proposed extension encroaches onto, over or under the neighbouring property.

Yours faithfully,

Roger Pring.

C/C Miss. R. Carpenter.

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

Tel: 0118 974 6482

Date: **16 November 2000**

My ref: F/2000/2764

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/2000/2764
9, Sutcliffe Avenue, Earley, Reading.
Proposed two storey side extension to dwelling single storey rear extension and front porch.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2764**
9, Sutcliffe Avenue, Earley, Reading.
Proposed two storey side extension to dwelling single storey rear extension and front porch.
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 6482

Date: **16 November 2000**

My ref: F/2000/2764

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

Application Number: F/2000/2764
9, Sutcliffe Avenue, Earley, Reading.
Proposed two storey side extension to dwelling single storey rear extension and front porch.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2764**
9, Sutcliffe Avenue, Earley, Reading.
Proposed two storey side extension to dwelling single storey rear extension and front porch.
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 6482

Date: **16 November 2000**

My ref: F/2000/2764

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/2000/2764
9, Sutcliffe Avenue, Earley, Reading.
Proposed two storey side extension to dwelling single storey rear extension and front porch.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2764**
9, Sutcliffe Avenue, Earley, Reading.
Proposed two storey side extension to dwelling single storey rear extension and front porch.
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/2000/2764

PROPOSAL:
Proposed two storey side extension to dwelling single storey rear extension and front porch.

LOCATION:
9, Sutcliffe Avenue, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

16 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 NOV 2000	Map No. 52 Site 005
Officer: FH Application No. F/2000/2764	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING, SINGLE STOREY REAR EXTENSION AND FRONT PORCH

Location: 9 SUTCLIFFE AVENUE

Parish: EARLEY Ward: L. Hungerford 16.11.2000 B

Applicant: MISS CARPENTER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) 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	Encroachment.	✓	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.11.2000 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 ✓

Encroachment.

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:

NDO pre-apps

NEIGHBOURS:

SIN+ 2, 4, 7 + 11 Sutcliffe Ave. ✓

S 28 Wokingham Rd

08.NOV.2000* 2764

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

6th November 2000

Dear Sirs/Madam,

Re; Single storey rear extension, two storey side extension and porch to 9, Sutcliffe Avenue, Earley, RG6 7JW.

Enclosed herewith, are 6 copies of the Householder Planning application form, duly completed and signed, together with 6 sets of drawings nos. 00/311/1 to 5 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

It is considered that the full width extension to the property will not contribute to any terracing effect due to the following reasons

A/ No. the dwelling at 11 Sutcliffe Avenue is quite remote from its common boundary with no. 9.

B/ Due to the angle of the boundary between the 2 properties, it is unlikely that the front of any future redevelopment of no. 11 will be close to it.

Continued.

For your further information, my Client informs me that, similar extensions in the area have been favourably received by the Authority.

Yours faithfully,

Roger Pring.

C/C Miss. R. Carpenter.

1.4.80

ADDRESS 9 SUTCLIFFE AVENUE PARISH ~~WOODLEY~~ Earley

PLOT No. 5 ORD. SHEET No. SU. 7571 (52)

BUILDER P.H. Smith (Reading) Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
326/56	P.H. Smith (Reading) Ltd	Outline	12/6/56	NIA - C/A.
451/56	"	Semi/Det. House	10/7/56	App. App.

DATE OF COMPLETION 30th January 1957

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
08.NOV.2006* 2764

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	MISS. R. CARPENTER.
	Address and postcode	9 TCLIFFE AVENUE. EARLEY RG6 7JW
	Phone number	0118 961 7740
2	Agent's Name	ROGER PRING & SONS
	Address and postcode	27a NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3NT
	Phone number	
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.	9 SUTCLIFFE AVENUE EARLEY RG6 7JW.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR, 2 STOREY SIDE EXTENSION & PORCH TO FRONT
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.	BRICKWORK & ROOF TILES OF SIMILAR COLOUR & TECTURE AS 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: 1
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 MISS R. CARPENTER

Date 6TH NOV. '20

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



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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000

Scale: 1 : 1250

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W E
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