APPLICATION NO:
F/2000/1272

LOCATION:
26 High Tree Drive, Earley Reading.

APPLICANT:
Mr Jones & Ms Hammond C/O Mrs K French

PROPOSAL:
Proposed single storey front extension to dwelling

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Jones & Ms Hammond
C/O Mrs K French
31 Park View Drive South
Charvil
Berks
RG10 9QX

Application Number: F/2000/1272

Parish: **EARLEY**

Location: **26, High Tree Drive, Earley, Reading.**

Proposal: **Proposed single storey side and front 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. The area shown on the permitted drawings for vehicle parking and garaging 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.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The front extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on plan/drawing number 154/04.

Condition
5. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

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

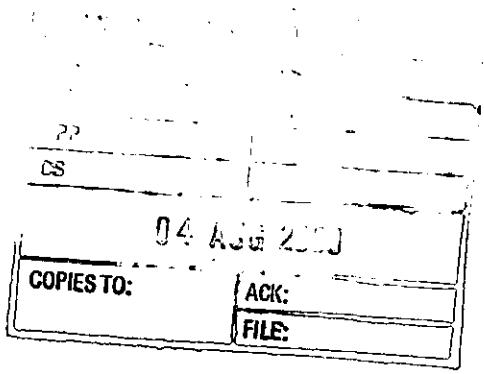
Reason
5. To enhance the appearance of the development.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/07/2000

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.

Fax



Please deliver immediately to: John Mitchell

of: Wokingham Distrct Council

Fax number: 974 6484

Voice number:

Fax received from: Roger Blackford

of: PRC-DeSoto International

Fax number: (0118) 9 263845

Voice number: (0118) 9 263845

Date: 03/08/00

Time: 11:02:42

Number of Pages: 5

Subject:

Yours -
Will's he on about

Ta John

Message:

Tel 00 44 1189 263845
Fax 00 44 1189 263845

20 High Tree Drive
Earley
Reading
Berks RG6 1EU

3rd August 2000

Mr John Mitchell, Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR
Fax 974 6991

Re. Planning Application No. F/2000/1272
26 High Tree Drive, Earley, Reading

Dear Mr Mitchell

I refer to my letter to you dated 28th July, attached, in answer to your notice of planning application, F/2000/1272, dated 14th July.

In your letter you invite comments to be made before the application is determined and you say that this must be with 21 days from the date of your letter. This would make the end of the period before determination of the application to be 4th August.

I have now received another letter from you dated 1st August saying that the application has now been determined and approved. How can this be and what has happened to the democratic process?

I assume that my letter, which was posted on 31st July, was not considered, nor the views of other interested parties for the reasons explained in my letter.

I find this unsatisfactory and in need for reconsideration.

Yours sincerely

R W Blackford

Tel 00 44 1189 263845
Fax 00 44 1189 263845

20 High Tree Drive
Earley
Reading
Berks RG6 1EU

28th July 2000

Mr John Mitchell, Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Re. Planning Application No. F/2000/1272
26 High Tree Drive, Earley, Reading

Dear Mr Mitchell

I commented previously to Mr Wood, dated 15th May, in answer to the original notice of planning application, dated 4th May.

I was surprised to see your new notice, dated 14th July, but understand that the reason is a new definition of the proposal rather than any change of plan. Therefore my earlier comments are still valid.

I have some further comment to make, not about the proposal itself but the procedure of consultation.

What does concern us is the degree to which this planning application has been made public.

I understand from Earley Town Council that the letter to neighbouring households only went to the three houses on the East side of the road. Households, I would have thought with equal concern, are those immediately opposite, numbers 21 to 33 on the West side of the road. I understand that Mr and Mrs Omer at 25 will not be back from holiday until after your next deadline date for comment and they were not aware of the planning application earlier.

Then there could also be concern from other people living on the estate, but not immediately opposite, because they may think the proposal changes the appearance of the estate. For such people you would probably say that the proposal has already been posted for public view. I would suggest this is not adequate because the notice is attached to a side gate of the house which, because the drive way between the houses is private, makes it approximately 20 m form the public highway. Also this notice was posted late in the consultation period and still only refers to the original dates.

I would suggest that under these circumstances the period of consultation should be extended with adequate posting of the notice for true public view.

Yours sincerely



R W Blackford

0118 9 263845

Copy to

Town Council Planning Committee
Earley Town Council
Radstock Lane
Earley
Reading RG6 5UL
Fax 975 6681

John, a change of description letter went out on 14/7 (well after initial consultation) to include a side extension that agent thought was PD. The drawings weren't revised. I asked for a 10 day consultation period for this but the letters went out for 21 days. Oops - sorry!!

Jo

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel. (0118) 974 6463

Printed recently

Date: 11 August 2000

Your Ref:

My Ref: Joss Miller
F/2000/1272

The Owner/Occupier
22
High Tree Drive
Earley
Reading
Berkshire

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 Sir/Madam

Application Number: F/2000/1272

Site Address: 26, High Tree Drive, Earley Reading.

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

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995 or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1272** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Joss Miller**, on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 24 August 2000
My ref. AC/SB/F/2000/1272
Your ref.

Mr & Mrs Omer
25 High Tree Drive
Earley
READING
Berks
RG6 1EU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Omer

PLANNING APPLICATION NO. F/2000/1272
26 HIGH TREE DRIVE, EARLEY

I have recently received complaints from several of your neighbours at numbers 20, 22, 24 and 27 High Tree Drive about lack of consultation on a planning application for number 26 High Tree Drive which was recently approved.

One of your neighbours has pointed out that you did not receive a consultation letter from the Council, and having checked the file I can see that you were not sent one. This was a mistake; you should have been sent a letter and I apologise for the fact that this did not happen. I have reminded staff to check carefully so that this does not happen again.

Your neighbours raised a number of objections to the development which has now been approved, as well as their complaint about consultation. I enclose a copy of my reply to them, which explains more about consideration of the objections which were made. I hope you find it helpful.

Once again, I apologise for the failure to consult you. I regret that your neighbours have found it necessary to complain, but I would assure you that all the points raised in their letters were carefully considered before the planning application was approved.

If you would like any further assistance, please do not hesitate to contact me.

Yours sincerely

AC

ANNA CRONIN
Head of Planning & Transportation

Encl

34132

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 15 September 2000
My ref. AC/SB/F/2000/1272
Your ref.

Mr R Blackford
20 High Tree Drive
Earley
READING
Berkshire
RG6 1EU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Blackford

PLANNING APPLICATION F/2000/1272
26 HIGH TREE DRIVE

Thank you for your letter of 9 September. I'm glad you found my letter of 24 August helpful.

You query the distance between the planned extension and your house. I have checked the plans submitted with the application again. Your house and the No. 26 are at angles to each other, and the plans show a minimum distance of 20 m between the foremost part of the extension and the part of your house which is most directly opposite.

While I understand your feelings about the proposed sale of No. 26, planning permission runs with the building or land, and not with the owners (except in very unusual circumstances). The current owners are therefore quite within their rights to obtain planning permission and sell the house with that valid permission. Permission was not granted on the basis of the owners particular circumstances, and although one of the objectors mentioned the extension was to house elderly residents that was not mentioned on the planning application form. If the extension is built by future owners they would be quite within their rights to use it for domestic residential purposes. Therefore I do not consider this a valid reason for reconsidering the application, and I do not believe that grounds exist to do this.

I hope you find these comments helpful.

Yours sincerely

ANNA CRONIN
Head of Planning & Transportation

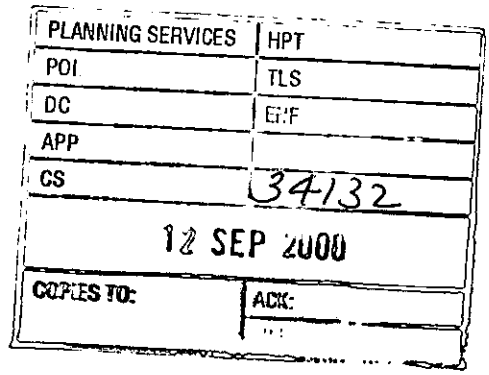
REPLY REQUIRED
26/9

Tel 00 44 1189 263845
Fax 00 44 1189 263845

20 High Tree Drive
Earley
Reading
Berks RG6 1EU

9th September 2000

Ms Anna Cronin, Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR
Fax 974 6991



Re. Planning Application No. F/2000/1272
26 High Tree Drive, Earley, Reading

Dear Ms Cronin

Thank you very much for your letter dated 24th August and I am sorry for not responding sooner but have been on holiday in the mean time. I thank you also for the detailed explanation you have covered in your letter and I do understand that decisions have to be made against accepted criteria and regulations.

On one point you mention that the proposed extension is over 20 metres in distance away from the windows of existing properties. I would dispute this in relation to the proximity of the planned extension to the windows of our house.

Another point which has just come to light and which I find disturbing is that 26 High Tree Drive has just been put on the market for sale. One can have some sympathy for a planning application to meet the needs of a family's specific requirements. To achieve planning consent just prior to selling suggests a move to increase the value prior to sale. The consequence is that if such consent was handed on to a new owner it would not be treated in the same way as originally planned. I would have thought that this was further reason for reconsideration of the consent.

Yours sincerely

Roger Blackford

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1272

Applicant : Mr Jones & Ms Hammond C/O Mrs K French.

Location : 26, High Tree Drive, Earley, Reading.
Proposal : Proposed single storey front extension to dwelling

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : 4/5

Date of Site Visit : 31/5

Date Registered : 17/04/2000

Earliest Date for Decision : 28/05/2000

***Latest Consultation Date/Site Notice Expiry Date* : 28/05/2000**

Application Expiry Date: 12/06/2000

Consultation Responses :
3 Neighbours - object - parking & out of character
Dinnerth PC - No objection
Highways - condition.
27 - Object.

Planning Issues :
Effect on street scene & neighbouring properties DBE1.
Identified settlement.

Application Number: F/2000/1272

Appraisal :

This application is for a single storey front and side extension.

Neighbours.

The ~~neares~~ nearest neighbours are approx. 19m from the extension. Therefore all neighbours are a sufficient distance for any impact regarding overshadowing, overbearing and privacy issues to be minimised.

Street scene.

The extension has a depth of 5.2m a width of 3.6m an eaves height of 2.8m and a ridge of 3.6m. The side extension has a width of 6.4m a depth of 2.2m and a flat roof with a height of 1.9m. There is a 1.8m wall on the side boundary of the property and conifer trees on the ~~front~~ side which would obscure the front extension. The majority of the side extension would be obscured from the street scene by the wall. The front extension would be partially obscured by the conifers and is of a design which is considered appropriate to the character of the home. The dwelling is on a cul-de-sac which does not have a straight front footprint. There is sufficient front garden area and parking to minimise any impact.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1272
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC14	SR05	'front extension' - 154/04.
5.	SC49	SR15	

John Mitchell
28/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 26 High Tree Drive Earley Reading.

APPLICATION NUMBER: F/2000/1272

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Detached modern houses (newish estate)

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick render & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neighbours sufficient distance away. Hedge partially obscures the Street scene - extn.

5. SITE CONSTRAINTS

TREES Hedge on boundary.

ACCESS/PARKING 4 spaces.

LEVELS ✓

BOUNDARY TREATMENT Hedge 1.8m.

OTHERS ✓

Applicationo	Name & Address
F/2000/1272	R W Blackford 20 High Tree Drive Earley RG6 1EU
F/2000/1272	J Bottina 24 High Tree Drive Earley RG6 1EU
F/2000/1272	Mrs M Mackinnon 22 High Tree drive Earley Rg6 1EU
F/2000/1272	Mr Lovesey & Mrs Morgon 27 High Tree Drive Earley RG6 1EU

App approved,
sent 01/08/00

Tel 00 44 1189 263845
Fax 00 44 1189 263845

PLANNING SERV
POL
DC
APP
CS 065 JKM
01 AUG 2000
COPIES TO:
ACK:
FILE:

20 High Tree Drive
Earley
Reading
Berks RG6 1EU

28th July 2000

Mr John Mitchell, Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Re. Planning Application No. F/2000/1272
26 High Tree Drive, Earley, Reading

Dear Mr Mitchell

I commented previously to Mr Wood, dated 15th May, in answer to the original notice of planning application, dated 4th May.

I was surprised to see your new notice, dated 14th July, but understand that the reason is a new definition of the proposal rather than any change of plan. Therefore my earlier comments are still valid.

I have some further comment to make, not about the proposal itself but the procedure of consultation.

What does concern us is the degree to which this planning application has been made public.

I understand from Earley Town Council that the letter to neighbouring households only went to the three houses on the East side of the road. Households, I would have thought with equal concern, are those immediately opposite, numbers 21 to 33 on the West side of the road. I understand that Mr and Mrs Omer at 25 will not be back from holiday until after your next deadline date for comment and they were not aware of the planning application earlier.

Then there could also be concern from other people living on the estate, but not immediately opposite, because they may think the proposal changes the appearance of the estate. For such people you would probably say that the proposal has already been posted for public view. I would suggest this is not adequate because the notice is attached to a side gate of the house which, because the drive way between the houses is private, makes it approximately 20 m form the public highway. Also this notice was posted late in the consultation period and still only refers to the original dates.

I would suggest that under these circumstances the period of consultation should be extended with adequate posting of the notice for true public view.

Yours sincerely

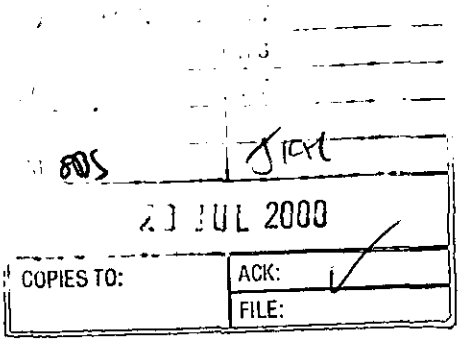


R W Blackford

Copy to

Town Council Planning Committee
Earley Town Council
Radstock Lane
Earley
Reading RG6 5UL

Mr V Lovesey & Mrs J Morgan
27 High Tree Drive, Earley, Reading. RG6 1EU



Mr John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell

Ref. Application Number: F/2000/1272

We write with reference to the above application for the proposed single storey side and front extension at 26 High Tree Drive, Earley, Reading.

We the undersigned, being the joint owners of 27 High Tree Drive, Earley, Reading, have taken the opportunity to view the plans for the proposed extension and have considered the consequences, should these plans proceed. We have the following comments to make;

1. The proposed extension will not be in keeping with the existing dwellings within the close. No other properties visible within our viewpoint have extended in this way.
2. Our view into the wooded area behind will be obstructed.
3. The open aspect that is currently enjoyed, will be removed.
4. The existing conifers will be lost, due to footings being dug for foundations. These conifers will take many years to reach their present height, once re-planted.
5. Will replace our current view with a large expanse of brickwork.

It is therefore in our opinion that the proposed extension is not in our interest and object strongly to the sanction of this planning application.

We would appreciate being updated with any developments with the proposal and can be contacted on 01189 617809, should you wish to discuss any of these objections further.

Yours sincerely

Mr Vaughan Lovesey Mrs Julie Morgan

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 04 May 2000

Application Number: F/2000/1272

Proposal: Proposed single storey front extension to dwelling

Parish: EARLEY TOWN

Site Address:
26, High Tree Drive, Earley, Reading.

Applicant:
Mr Jones & Ms Hammond C/O Mrs K French.

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).

SC 23 - Parking - insert 'Parking' + garaging"

SR 06

Signed: [signature] 10.5.00 **Print name:** S. NATTON

Tel 00 44 1189 263845
Fax 00 44 1189 263845

20 High Tree Drive
Earley
Reading
Berks RG6 1EU

15th May 2000

Mr Chris Wood, Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Re. Planning Application No. F/2000/1272
26 High Tree Drive, Earley, Reading

Dear Mr Wood

I have now viewed the plans of the proposed extension under the above planning application and have the following comments to make.

- **The size of the extension is of concern.** It is larger than I had imagined. It is larger than the normal conservatory extension which people often have built. Although on the plan, as a frontal elevation, it looks as if it blends in with the rest of the structure, in reality, it would look much more obtrusive.

- **It extends considerably into ground which was intended in the original plan of the estate as open plan.** If the three houses in the small cul-de-sac were in line with the road, instead of arranged as they are, the extent of the structure would extend far beyond the normal building line. If all houses had such extensions the character of the planned estate would be diminished considerably.

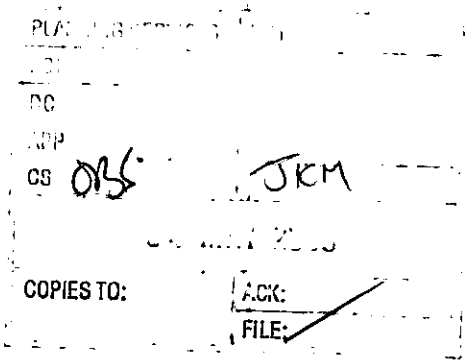
  This comment is coloured again by the size of the extension. If it did not extend so far it would less obtrusive.

Yours sincerely

R W Blackford

Copy to

Town Council Planning Committee
Earley Town Council
Radstock Lane
Earley
Reading RG6 5UL



22, High Tree Drive,
Earley,
Reading,
Berks,
RG6 1 EU

25th May 2000

Dear Sir / Madam,

Re: Planning Application No: F/2000.1272 : 26, High Tree Drive.

I should like to object in the strongest possible way to the proposed extension to the above property. Single storey extensions are quite out of keeping with the design of the rest of this estate. The proposed adjunct would invade the land to the front of the property and thus be particularly visually intrusive, especially if it proves impossible to match brick and tile colours exactly.

I am also worried that the extra permanent residential parking which would ensue could cause problems of congestion.

Whilst I am sympathetic to Mr. Jones' and Ms. Hammond's desire to create additional accommodation for elderly relatives, I am sure that other alternative arrangements are possible and am greatly concerned that, should permission be granted in these circumstances, an unfortunate precedent could be created.

Yours faithfully,

Margaret J. MacKinnon

Mrs. M.J. MacKinnon.

Copy to Earley Town Council

OBS
PLANNING
ENF
DC
APP
CS
COPIES TO:

24 High Tree Drive
Earley
Reading
RG6 1EU

Reference
Joss Miller/F/2000/1272

Sirs,

Site 26 High Tree Drive, Earley.

Our concerns regarding the above application relate to the following:-

* The proposed extension is not consistant with other properties in the area

* We have concerns over parking - the proposal will generate a 5 bed house with restricted 3 parking space on shared access Drive and the house is situated on a bend in the road which limits on road parking.

Yours faithfully

J. Bottina

FROM: Joss Miller

DATE: 04 May 2000

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

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1272

Proposal: Proposed single storey front extension to dwelling.

Site Address: 26, High Tree Drive, Earley, Reading.

Applicant: Mr Jones & Ms Hammond C/O Mrs K French.

Your observations are required in respect of this application **by 28/05/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1272

PROPOSAL:
Proposed single storey front extension to dwelling

LOCATION:
26, High Tree 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/05/2000. 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

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

Tel: (0118) 974 6463

Date: **04 May 2000**

My ref: F/2000/1272

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/1272
26, High Tree Drive, Earley, Reading.
Proposed single storey front 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1272**
26, High Tree Drive, Earley, Reading.
Proposed single storey front extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: (0118) 974 6463

Date: **04 May 2000**

My ref: F/2000/1272

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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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Councillor Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 AP [illegible]
Officer: JM	Application No. F/2000/1272

Map No. 46 Site 0:04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

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

Location: 26 HIGH TREE DRIVE

Parish: EARLEY Ward: Whitegates
17.5.2000

Applicant: MR JONES & MS HAMMOND

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

Enforcement Section (5) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.5.2000 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:

NSA pre-apps .....

.....

.....

NEIGHBOURS:

S/N + 40 Church Rd ✓

20, 22, 24, 27, 28 + 30 Birch High tree Drive

17 APR 2000* 1272

HOUSEHOLDER PLANNING APPLICATION

26 HIGH TREE DRIVE
EARLEY
READING
BERKSHIRE
RG6 1EU

Mr R W Jones & Ms S J Hammond

Contents:

Householder Planning Application	
Location and Site Plan	Drg. No. 154/01
Existing Ground Floor Plan	Drg. No. 154/02
Existing Elevations	Drg. No. 154/03
Proposed Ground Floor Plan	Drg. No. 154/04
Proposed Elevations	Drg. No. 154/05

Environmental Services

For office use only.
Application number: 17.APR.2000* 1272

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 R. JONES + MS S. HAMMOND
	Address and postcode	26 HIGH TREE DRIVE EARLEY READING BERKS RG6 1EU.
●	Phone number	966 5480
2	Agent's Name	MRS K. FRENCH
	Address and postcode	31 PARK VIEW DRIVE SOUTH CHARVIL BERKS RG10 9QX
	Phone number	934 0260
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.	26 HIGH TREE DRIVE EARLEY.
4	Give brief details of the proposal for example, two storey side extension.	About the application: SINGLE STOREY FRONT 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.	BRICKS + TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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: KAYOUCH

on behalf of MR R. JONES & MS S. HAMMOND

Date 13/4/00

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

ADDRESS 26 High Tree Drive PARISH Carlet

PLOT No. 16 Ph II

BUILDER ORD. SHEET No. SU.7472(46)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26692	Crest Homes	Det House & Garage	26.11.86	CU
BA 2316	"	"	3-3-87	App

DATE OF COMPLETION

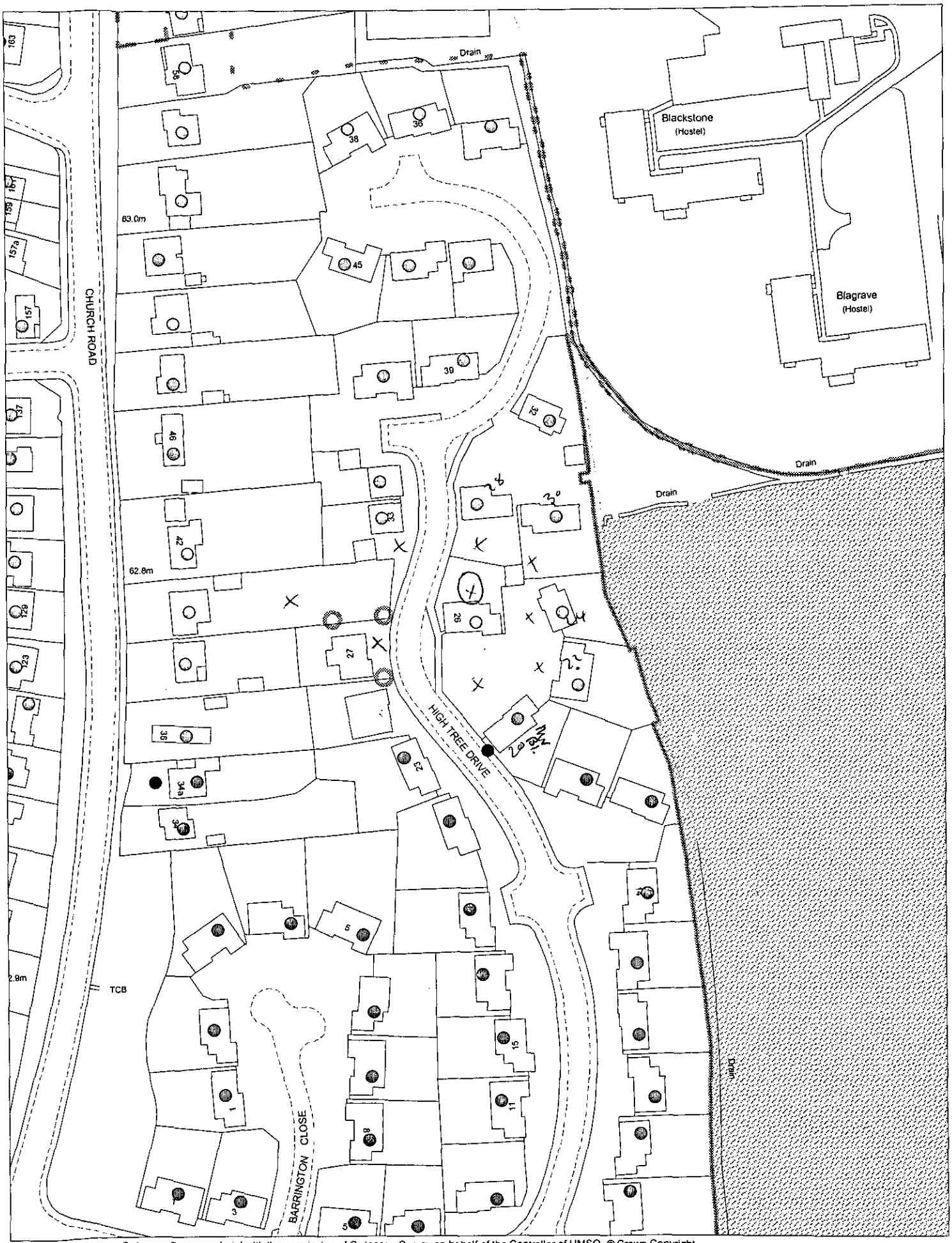
MINISTRY DECISION

SPECIAL ORDERS PD Eng. Mr R. Jones. 1417/99 Proposed Conservatory.

DRAINAGE

091074

17. APR. 2000* 1272



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Development Control Section, Environmental Services, Wokingham District Council.

27 April 2000

Scale: 1 : 1250

N
W E
S

17 APR 2000 1272