Mrs Masprat (mother) 9661749.

APPLICATION NO:
F/2000/1275

LOCATION:
2 Marefield, Lower Earley Reading.

APPLICANT:
Mr Jarvis

PROPOSAL:
Proposed two storey side extension to dwelling and demolition of existing garage

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 Jarvis
2 Marefield
Lower Earley
Reading
RG6 3DZ

Application Number: F/2000/1275

Parish: **EARLEY**

Location: **2, Marefield, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and demolition of existing garage**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the north west elevation.

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.

John Mitchell
Development Control Manager
Date: 11/06/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1275	JM.
BUILDING CONTROL NUMBER.	FP2000/0962	Allen.
APPLICANT/~~AGENT~~	Mr K. Jarvis	
ADDRESS OF SITE	2. Marefield Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 2/8/00	12/8/00
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1275

Applicant : Mr Jarvis .

Location : 2, Marefield, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and demolition of existing garage

Site Notice Displayed ? :

YES	NO	DATE
✓		16/5.

Date of Neighbour Notifications : 4/5.

Date of Site Visit : 16/5.

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 :
Highways - Parking plan
Earley TC - No objection

Planning Issues :
Effect on street scene & neighbouring properties LP8E1.
Identified settlement.

Application Number: F/2000/1275

Appraisal :

This application is for a 2 storey side extension.

Neighbours.
No 4 has one side window at first floor. The proposal has a depth of 9m., a catslide roof with a front eaves height of 2.4m, a ridge height of 7.0m and a rear eaves height of 5m. There is a dormer window on the front elevation.
* The catslide roof would reduce the bulk of the extension and any impact regarding overbearing, overshadowing and privacy issues would be minimised. * The extension is approx 2m from the neighbouring property. All other neighbours are a sufficient distance from the whole proposal for any impact to be minimised.

Street scene.
The catslide roof has reduced the bulk of the extension and the design is acceptable in relation to that of the original property. Therefore any impact regarding the street scene is minimised.

There is sufficient parking to satisfy Council policy.

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

Application Number F/2000/1275
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking and garaging
3	SC53	SR12	works.
4	SC08	SR03	first floor level and above
			north-west elevation

John Mutlow
11/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Marefield Lower Earley Reading.

APPLICATION NUMBER: F/2000/1275

OFFICER: Joss Miller

DATE OF SITE VISIT: 15/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Modern housing estate (detached houses)

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
4.1 side window. slightly forward of applicant.

Street scene.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS —

BOUNDARY TREATMENT open at front.
1.8m brick wall & fence.

OTHERS —

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1275**

2, Marefield, Lower Earley, Reading.

Proposed two storey side extension to dwelling and demolition of existing garage

~~I wish this application to be~~ listed should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me (not 11-17 may)

Signed: [signature]

Councillor Rolls

Date: 7/5/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
[illegible]	
[illegible]	
10 MAY 2000	
COPIES TO:	ACK
	[illegible]

FROM: Joss Miller

DATE: 04 May 2000

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

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1275

Proposal: Proposed two storey side extension to dwelling and demolition of existing garage.

Site Address: 2, Marefield, Lower Earley, Reading.

Applicant: Mr Jarvis .

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.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 04 May 2000

Application Number: F/2000/1275

Proposal: Proposed two storey side extension to dwelling and demolition of existing garage

Parish: EARLEY TOWN

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

Applicant:
Mr Jarvis .

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).

Comment

A plan is required indicating 3no parking spaces within the curtilage of the property. The additional space to be 2.4m x 4.8m.

This is on the basis that the 3rd bedroom at present is still able to be used as such by future purchasers.

Signed: [signature] 10.5.00 **Print name:** J. NAYLOR

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

Tel: (0118) 974 6463

Date: **04 May 2000**

My ref: F/2000/1275

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1275
2, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage

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/2000/1275**
2, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **04 May 2000**

My ref: F/2000/1275

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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2, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **04 May 2000**

My ref: F/2000/1275

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Case officer: **Joss Miller** Application Number: **F/2000/1275**
2, Marefield, Lower Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1275

PROPOSAL:
Proposed two storey side extension to dwelling and demolition of existing garage

LOCATION:
2, Marefield, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (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

Tel. (0118) 974 6463

Date: 04 May 2000

Your Ref:

My Ref: Joss Miller
F/2000/1275

The Owner/Occupier
59
Rushey Way
Earley
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/2000/1275

Site Address: Marefield, Lower Earley Reading.

Proposal: Proposed two storey side extension to dwelling and demolition of existing garage.

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 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 please allow 4 days from the date of this letter for delivery of plans.**

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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

Chris Wood
Head of Planning and Transportation

JKM

2 Marefield

Royal Mail

Be more audible to deliver this item because

- [ ] addressee has gone away
- [ ] on answer
- [x] address incomplete
- [ ] address inaccessible
- [ ] addressee unknown
- [ ] refused
- [ ] not called for

no such address in

date 12/5 initials

badge number

P3960/97/302543

PLEASE USE YOUR

10 MAY

Tel. (0118) 974 6463

Date: 04 May 2000

Your Ref:

My Ref: Joss Miller
F/2000/1275

The Owner/Occupier
53
Rushey Way
Earley
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
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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

Chris Wood
Head of Planning and Transportation

2 Manefield, Earley

Royal Mail

We were unable to deliver this item because

- [ ] addressee has gone away
- [ ] no answer
- [x] addressee unknown
- [ ] address incomplete
- [ ] refused
- [ ] address inaccessible
- [ ] not called for

no such address in	
date 10/5	initials [illegible]
badge number	P3960/97/302543

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2	Map No: 58 Site 0.02
Officer: JM / Application No. F/2000/1275	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND DEMOLITION OF EXISTING GARAGE

Location: 2 MAREFIELD

Parish: EARLEY Ward: Redhatch 4.5.2000

Applicant: MR JARVIS

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

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

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:

NO pre-apps.....

.....

.....

NEIGHBOURS:

SIN + 1, 3 + 4 Marfield ✓

53, 55, 57, 59 + 61 Rushey Way

6 Barkby

Environmental Services

For office use only.
Application number: 17.APR.2006 • 1275

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 K. JARVIS
	Address and postcode	2 MAREFIELD LOWER EARLEY READING.
	Phone number	0118 9860926
2	Agent's Name	
	Address and postcode	
	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.	2 MAREFIELD LOWER EARLEY READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVE EXISTING GARAGE & BUILD NEW 2 STOREY PITCHED ROOF 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.	RED BRICK, BROWN TILES, BROWN WINDOWS } 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 ☐

3544 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: K Tarrant

on behalf of

Date 13/4/00

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

ADDRESS 2 MAREFIELD PARISH EARLEY

PLOT No. 135 Area L - Lower Earley. ORD. SHEET No SU7570

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLean Homes Ltd	Det. House + Garage	10.2.83	N/A C/A
BR 20089	"	"	17.3.83	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17.APR.2000* 1275

ADDRESS 2. MAREFIELD PARISH EARLEY

PLOT No. 135 Area L - Lower Earley. ORD. SHEET No SU7570

BUILDER

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DATE OF COMPLETION

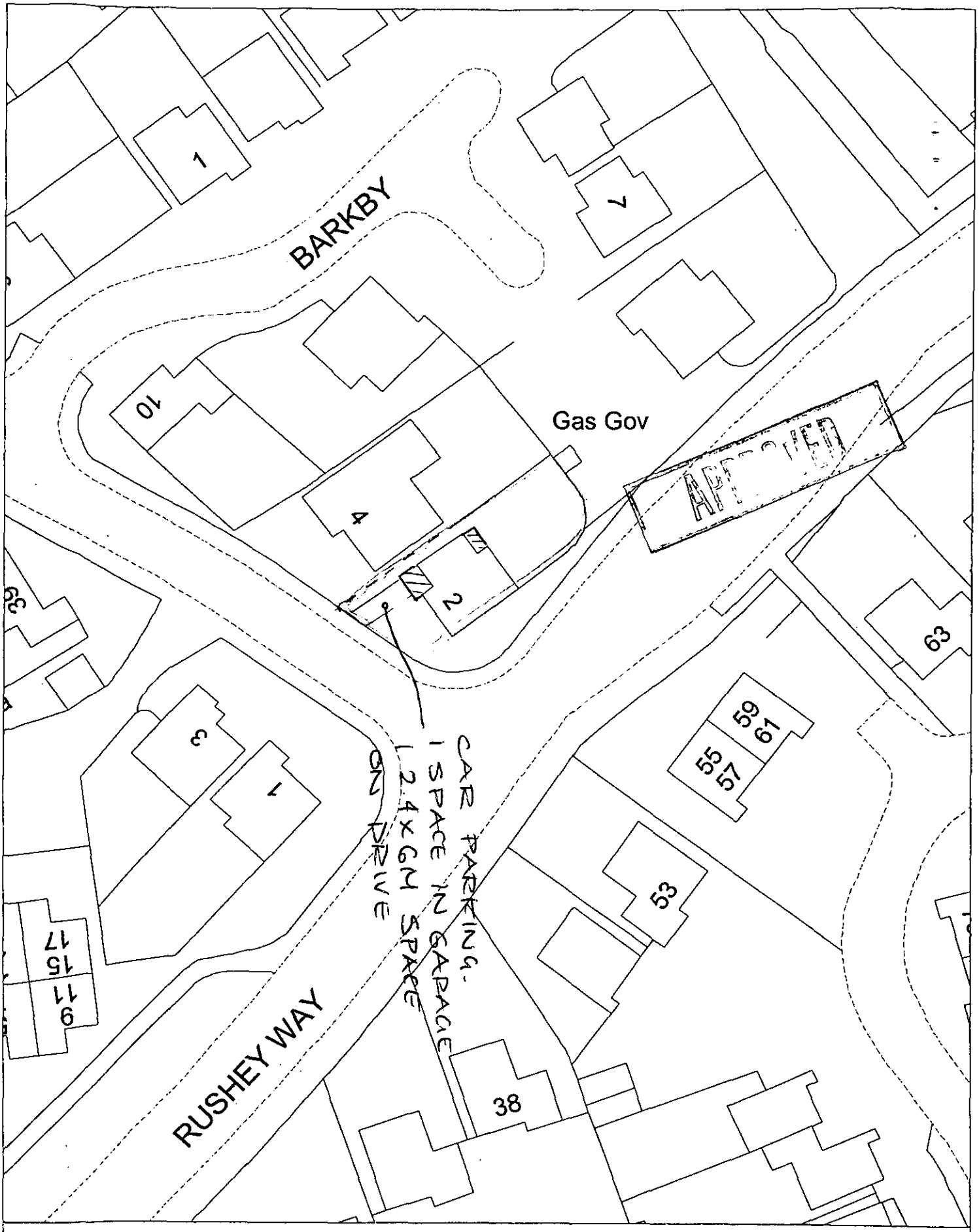
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17.APR.2000* 1275



Site Plan, Scale: 1 to 500

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Date: 12 April 2000

N
W E
S

17. APR. 2000* 1275



Site Plan, Scale: 1 to 2500

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Date: 12 April 2000

N
W E
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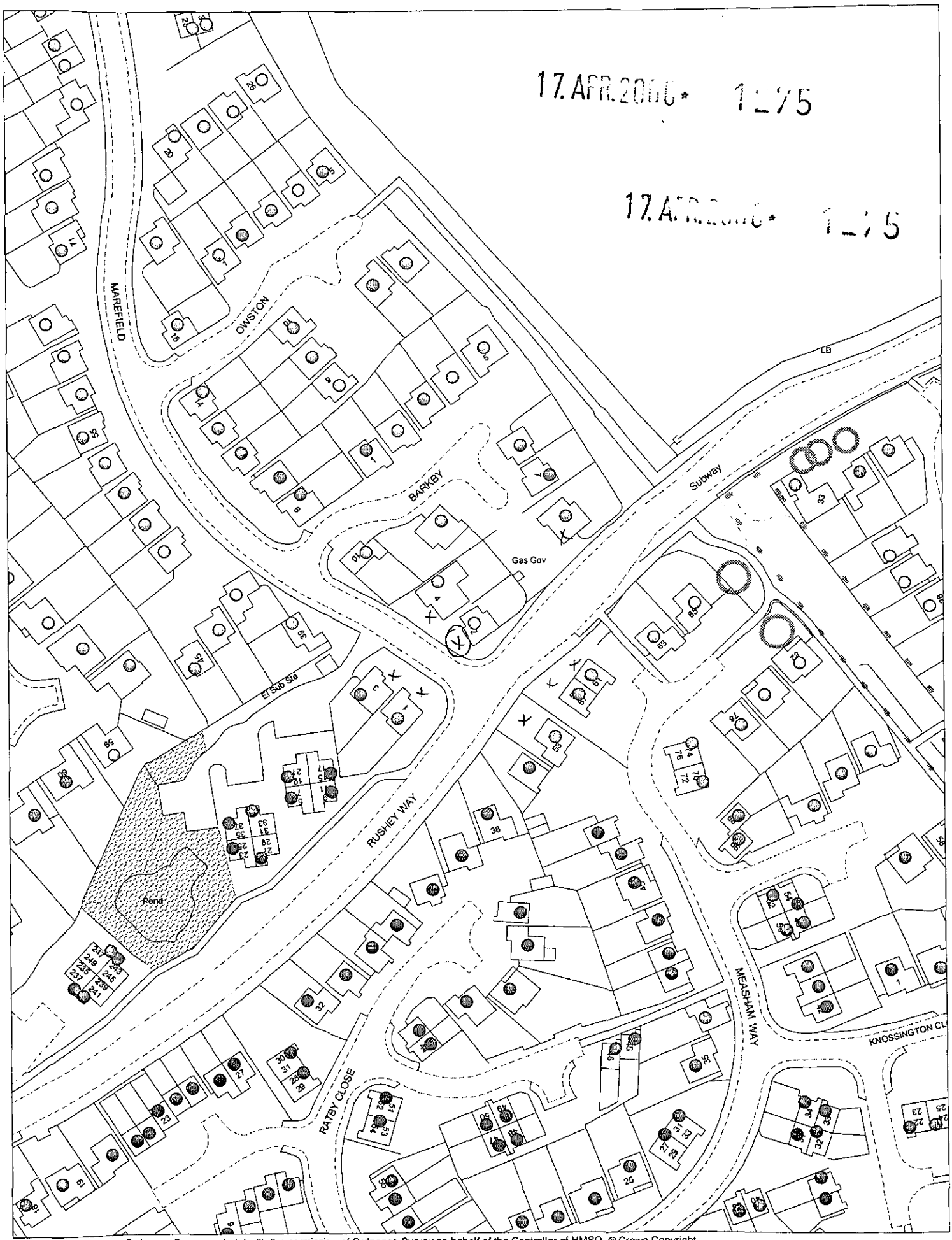
17. APR. 2000* 12/5



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Development Control Section, Environmental Services, Wokingham District Council.

27 April 2000

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