MINOR AMENDMENTS
--5532

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED
ARCHITECT

44 Basingstoke Road
Reading
Berkshire
RG2 0EL
Tel. (0118) 921 2223

E7808
EV
20 MAY 2005
ACK:
FILE:

23rd May 05

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Elaine can you have a look at this proposed amendment.
thanks.
Ade

Re: 84 Egremont Drive, Lower Earley, Reading.

Dear Sir,

Please find enclosed a copy of drawings 11363-01B and 02B showing revisions to that which was granted on application F/2001/5532, approved on 7th February 02.
The applicants would like to make some internal alterations, which are shown on the plan, changing the garden room kitchen and dining room into a larger kitchen with a dining room in place of the proposed garden room. These alterations should not be material to planning, but some external alterations are proposed.

1. A new side door into the garage from the side passage.
2. A new Velux window in the roof of the rear single storey extension.
3. The omission of a small window in the flank return of the dining room.

I would be grateful if you would confirm that these alterations can be made under a minor amendment to the above application.
Yours faithfully,

Steve Atkinson.

Tel: (0118) 974 6441 (Direct Line)
Email: adrian.ellis@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 3 October 2005
My ref: RR/2005
Your ref:
File ref: F/2001/5532

Rosie,
these need scanning
please fill in yellow form.
Ade

Mr S Atkinson
44 Basingstoke Road
Reading
Berkshire
RG2 0EL

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Dear Mr Atkinson,

PROPOSED MINOR AMENDMENTS TO 84 EGREMONT DRIVE, LOWER EARLEY

I refer to your letter dated 26 May 2005 and the enclosed drawings 11363 -01B and 02B and apologise for the extreme delay in replying.

It is considered that the external alterations proposed as shown on drawing numbers 11363 - 01B and 02B does not materially alter the scheme already approved under F/2001/5532. The alterations can therefore be treated as a minor amendment to the original application and I should be pleased if you would accept this letter as confirmation of the same.

I trust this is satisfactory to your clients but should you wish to discuss this matter further then please do not hesitate to contact me on my direct dial number.

Yours sincerely,

Adrian Ellis

Principal Planning Officer – Southern Parishes

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs Burgess
C/O S J Atkinson
44
Basingstoke Road
Reading
Berks
RG2 0EL

Application Number: F/2001/5532

Parish: **EARLEY**

Location: **84, Egremont Drive, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling (Amendment to consent 2001/4012)**

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. 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 first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. 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.

Condition
6. The driveway and crossing shall be extended to a minimum of 4.8 metres wide.

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 residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
6. In the interest of highway safety and convenience.

Informative
The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

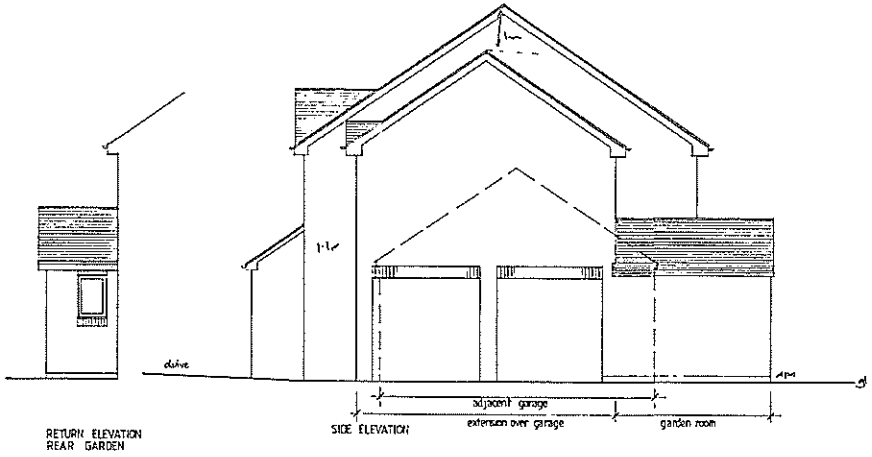
Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

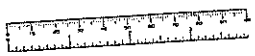


RETURN ELEVATION
REAR GARDEN

SIDE ELEVATION

18 DEC 2001 5032

APPROVED



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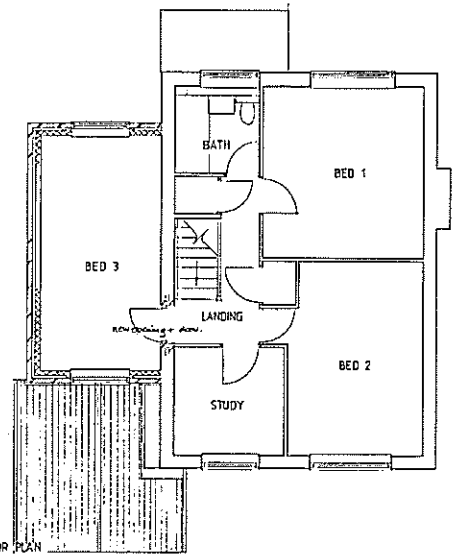
Reading
Berkshire RG2 0EL
Tel. (0118) 921 2223

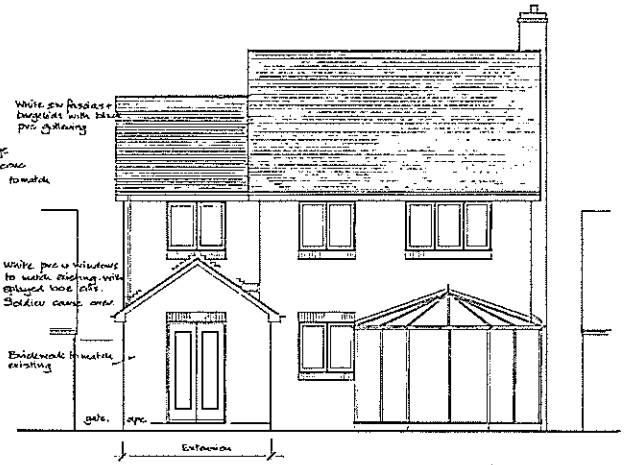
• Job	84 EGREMONT DRIVE LOWER EARLEY	Date	5 DEC 01
• Title	ELEVATIONS	Scale	1:50
• Client	MR AND MRS BURGESS	Drawing Number	11363 - 02



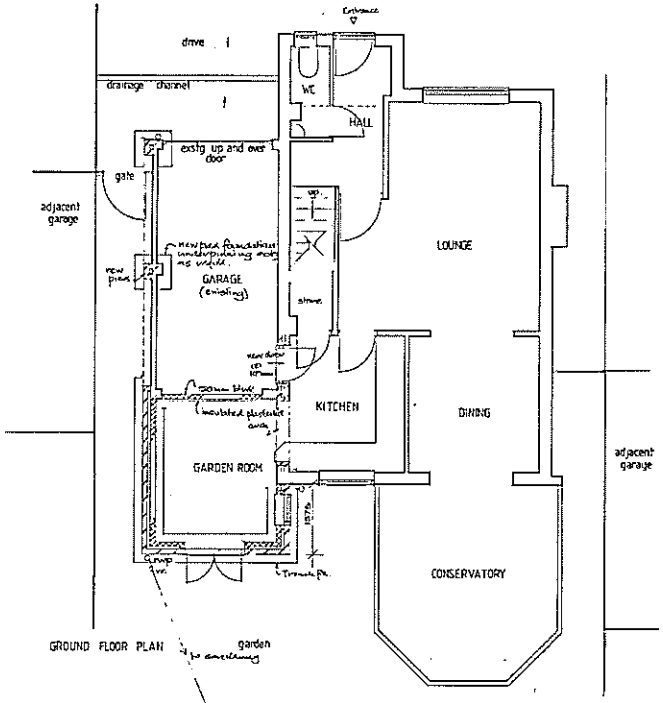
FIRST FLOOR PLAN



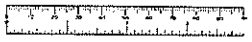
FRONT ELEVATION

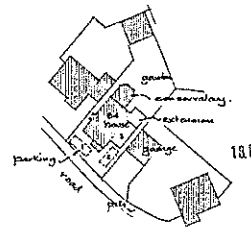


REAR



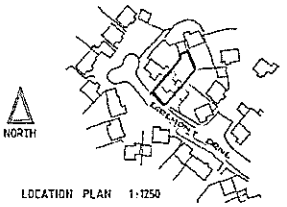
GROUND FLOOR PLAN





BLOCK PLAN 1:500

18.DEC.2001 5032



LOCATION PLAN 1:1250

APPROVED

STEVE ATKINSON *BSc (Hons) Dip Arch (Hons) RIBA*

CHARTERED ARCHITECT

44 Basingstoke Road
Reading
Berkshire, RG2 0EL
Tel (0118) 921 2223

- Job 84 EGREMONT DRIVE LOWER EARLEY
- Title SIDE EXTENSION
- Client MR AND MRS BURGESS

Date 5 DEC 01

Scale 1 50

Drawing Number 11363 - 01