APPLICATION NO:
F/2000/2755

LOCATION:
386 London Road, Earley Reading.

APPLICANT:
Mrs Kaur C/O Kalsi Associates Ltd

PROPOSAL:
Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective

EARLIEST DATE FOR DECISION: **09/12/2000** 29/01/01

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001 29/01/

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Kaur
C/O Kalsi Associates Ltd
6 Devonshire Park
Shinfield Road
Reading
Berkshire RG2 7DX

Application Number: F/2000/2755

Parish: **EARLEY**

Location: **386, London Road, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective**

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.

Informative

1. 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 Policies LBE1/2 and LTV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

Applicationo	Name & Address
F/2000/2755	P Bodinetz Hooroc House 388 London Road Earley RG6 1BA
F/2000/2755	Mrs J Wilson 384 London Road Earley Reading RG6 1BA
F/2000/2755	R Cooke & L Moodie 380 London Road Earley Reading RG6 2BA
App. 2755 sent 12-02-01	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2755

Applicant : Mrs Kaur C/O Kalsi Associates Ltd.

Location : 386, London Road, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 22/12/2000

Date Registered : 06/11/2000

Earliest Date for Decision : 09/12/2000

Latest Consultation Date/Site Notice Expiry Date : 09/12/2000

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

Highways: No objections.
Earley Town Council: See comments. - No objections
Neighbour: 3 letters of objection (see file Nos 388, 380+382
1 Letter of support. + No 384.
D. Cllr Councillor Lissaman: No objections

Planning Issues : ~~Trees~~ (identified settlement)

1) Neighbours
2) Street scene.
3) Highways

Planning History - previous approved application ref. F/1999/0069 for first floor rear extension.

Application Number: F/2000/2755
Appraisal:

1) Impact on neighbouring properties

The proposal is for retention of a two storey, rear extension to a 2 storey greatly extended detached house, amendment to consent F/1999/0069 (retrospective). This planning application is one of four being currently considered and therefore must be assessed along side the following applications F/2000/2756, F/2000/2775, & F/2000/2776. (See photo on file)

No. 386 London Road has an existing permission for a single storey rear extension to extend the existing kitchen and create a utility area. Subsequently there was an additional planning consent F/1999/0069, which was approved on the 9th February 2000 to extend at first floor above the permitted ground floor rear extension.

The current proposal being considered is to extend the rear elevation of the house, which includes the kitchen /breakfast area at ground floor level, a bedroom and a bathroom at first floor and a study in the roof further to the rear of the property. The proposed projection overall is a 1.4 metres compared with 0.5 metres which was approved, a difference of 0.9 metres to the rear.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, there is an obscured glazed kitchen window on flank elevation only. Footprint set forward of No. 386, towards road and positioned 8 metres from proposal. Due to the orientation and distance away the occupants of this property will not be overlooked or would the proposal be overbearing.

No.388, to the east, 2 storey detached neighbour. This neighbour is concerned (see letter) that due to the extra depth of the extension built they feel they are overlooked by the windows in the flank elevation of the proposal, which consist of a obscured glazed shower room at first floor level and a roof light over the breakfast area. This neighbour is also concerned that the extension has cut out their light.

Main windows at ground floor and at first floor face rear garden, extended to the rear mid way along the rear elevation with a single storey conservatory, there are no windows in the flank elevation of this property. The footprint is set back of No. 386, slightly. It is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be no loss of light to habitable rooms.

Nos. 380, & 382, London Road, neighbours (see letters on file) they both have concerns about over development of the site and think that the immediate neighbours light will be affected.

2) Impact on street scene /visual impact.

The proposal will not be visible from the road. The materials match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Earley Town Council had no objections.

District Cllr. Lissaman was quite happy with my recommendation for approval.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2000/2755 2755
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

RECORD OF SITE VISIT

SITE ADDRESS: 386 London Road
Earley Reading.

APPLICATION NUMBER: F/2000/2755

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential area / facing A4 Reading Rd
No. 388, 2 storey detached, positioned back from road, extended to ~~side~~ rear with ~~extensions~~ single extensions / conservatory
No. 386, 2 storey detached house, No windows in flank elev.

3. DESCRIPTION OF SITE/BUILDING 3 storey detached house, extended to rear, to side and upwards.
Red brick, cream coloured render, red tiled roof.
Brown stained windows and doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site location Plan.

5. SITE CONSTRAINTS

TREES – N/A

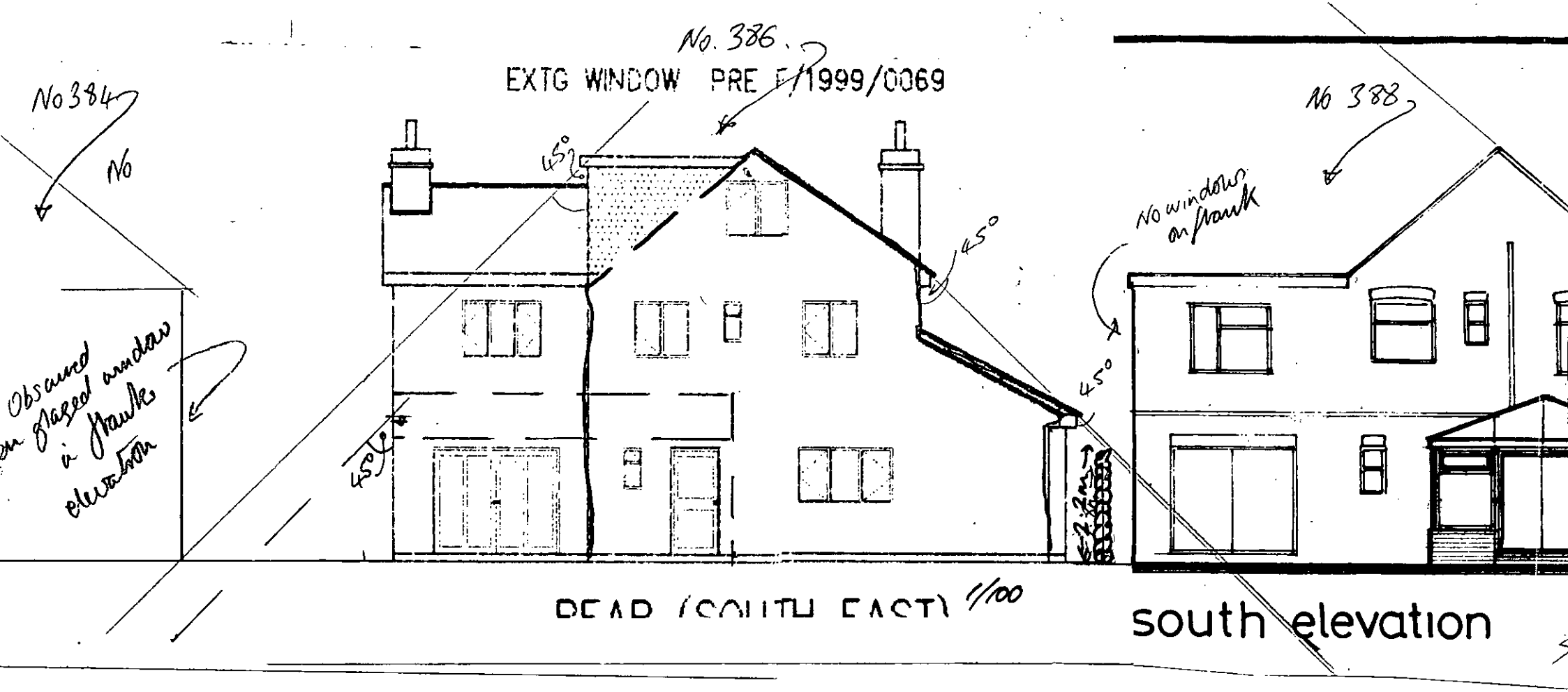
ACCESS/PARKING – As existing at front single garage + driveway for 2-3 cars.

LEVELS – N/Change.

BOUNDARY TREATMENT – No. 384, 1.6m fence, and single storey sheds / garage adj to boundary.
See kitchen window on ground floor on flank elev.

OTHERS – No 388, 1.8m boundary fence.
No windows in flank elevation

Site Notes

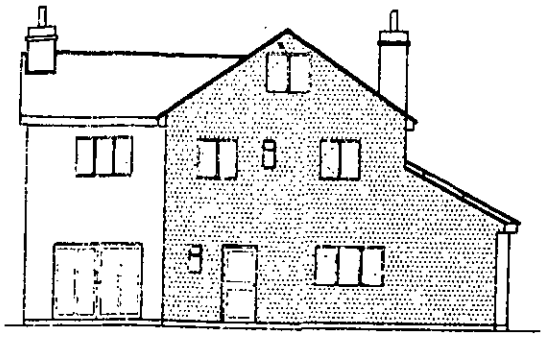


REAR (SOUTH EAST) 1/100

south elevation

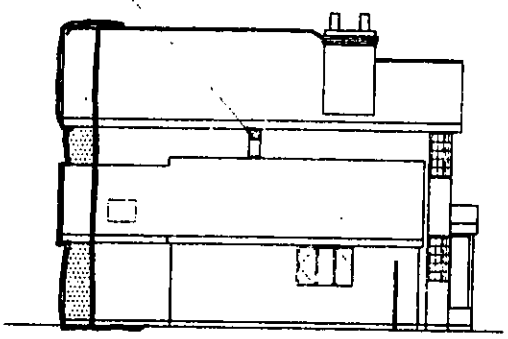
site Notes

EXTG WINDOW PRE F/1999/0069

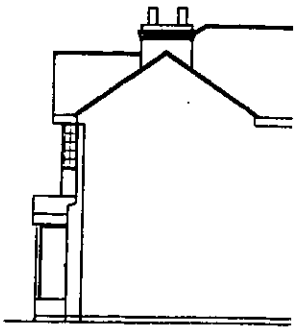


REAR (SOUTH EAST)

OBSCURE GLAZING



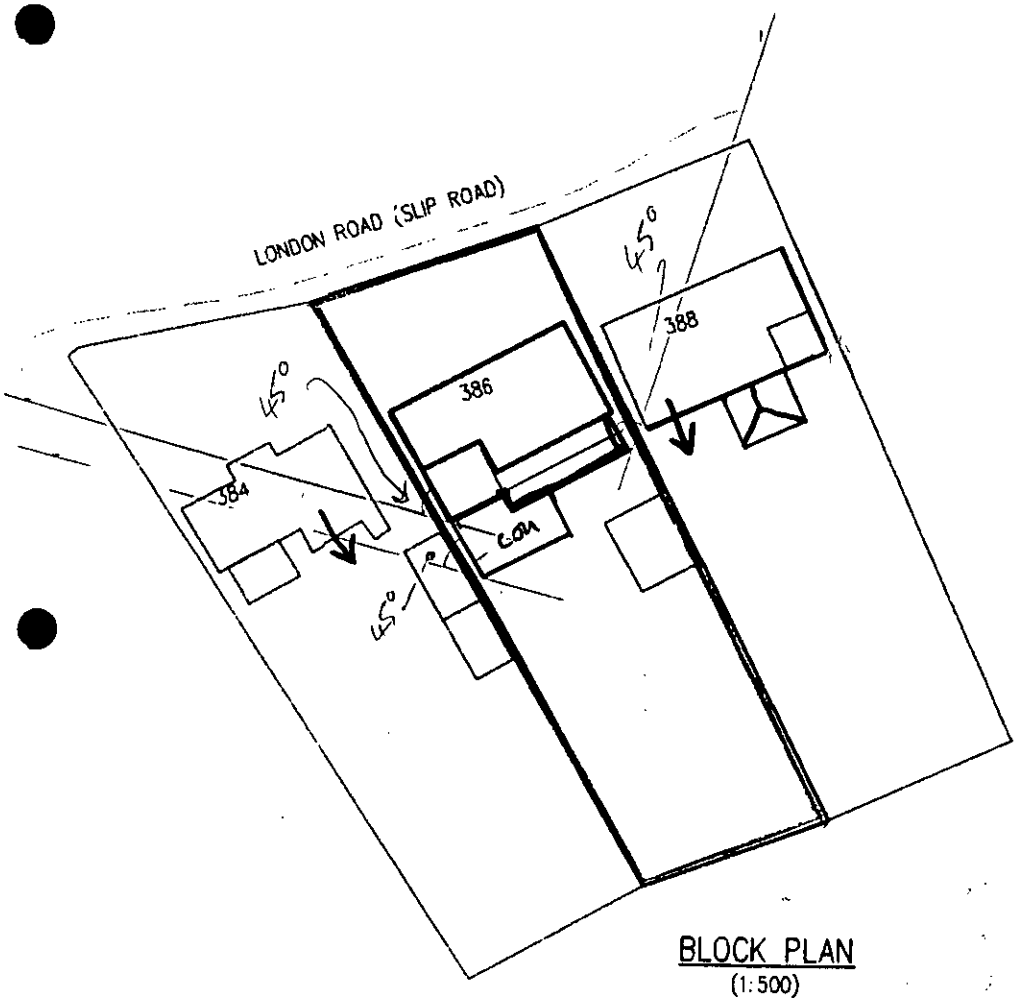
SIDE(NORTH EAST)



SIDE(SOU

ELEVATIONS FOR RETROSPECTIVE APPROVAL

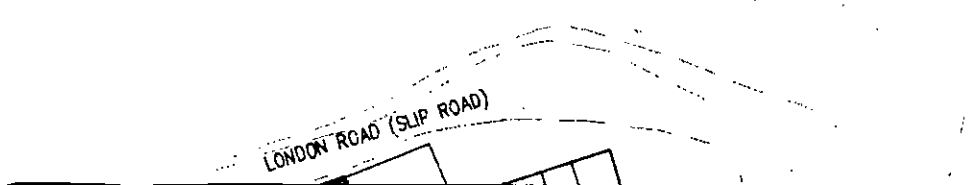
(1:200)



BLOCK PLAN

(1:500)

N



NOTES AND SPE

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NEW CONST. SHOWN THUS:

PLAN

ELEVATIONS

0	06.10.09	FIRST ISSUE

KALSI
ASSOCIAT
KALSI ASSOCIATI
BUILDING CONSUL
6 Devonshire
Reading, RG
Tel: (0118) 97

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

Tel: 0118 974 6441

Date: **15 November 2000**

My ref: F/2000/2755

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/2000/2755
386, London Road, Earley, Reading.
Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2755**
386, London Road, Earley, Reading.
Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective

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 6441

Date: **15 November 2000**

My ref: F/2000/2755

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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386, London Road, Earley, Reading.
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2755**
386, London Road, Earley, Reading.
Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2000/2755

PROPOSAL:
Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective

LOCATION:
386, London Road, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2000. 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

15 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2755
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6 NOV 2000

Officer: AT | Application No. F/2000/2755

Map No. 52 Site 006

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING (AMENDMENT TO CONSENT 1999/0069) RETROSPECTIVE

Location: 386 LONDON ROAD

Parish: EARLEY Ward: Whitegates 15.11.2000

Applicant: MRS KAUR

Fee Received 95-00 (13) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	NB app no 1999/0069 not showing up on history cards.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.2000 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 .....

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:

.....
.....
No pre-apps

NEIGHBOURS:

SIN + 699, 701, 703 London Road
1 Shepherds Hill
384, 388 London Road
117, 119 Pitt Lane

AT ✓KG 08-01-01

2000/2755, 2756, 2775 + 2776

ADDITIONAL NEIGHBOUR NOTIFICATIONS REQUIRED TO THE FOLLOWING;

378 LONDON ROAD, EARLEY, RG6 1BA
380 " "
328 " "
390 " "
394 " "
392 " "
392A " "
394 " "
~~394A~~ " "
396 " "
396A " "

115 PITTS LANE, EARLEY RG6 1DD
117 " "
119 " "
125 " "

GIVE 21 DAYS FROM TODAY (ie UPTO 29/1/2001)
+ SEND 1ST CLASS

1327

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 _____



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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000

Scale: 1 : 1250

Andrew Thorley

From: Jennifer Lissaman [jennifer_lissaman@hotmail.com]
Sent: 11 January 2001 11:28
To: Andrew.thorley@wokingham.gov.uk
Subject: 386 Wokingham road

Andrew, I have had residents talking to me about these retrospective applications, and I think that I need to know what has been going on here! I have actually seen the plans at Earley town council, but found them mightily confusing. I have a feeling that I might want to list these, (even thought the time limit on your consultation letter has past)but I would like to talk to you first. Would you give me a call please - on 0118 9535711
many thanks
Jenny Lissaman

Get Your Private, Free E-mail from MSN Hotmail at http://www.hotmail.com.

By Hand 29/01/2001

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	AT
29 JAN 2001	
COPIES TO:	AGK:
	FILE:

380 LONDON ROAD
EARLEY
READING
RG6 2BA
Address Line 1
Address Line 2
City, State/Province Postal Code
Country

PhJohn Mitchell
Development Control Manager
Environmental Services Department
Shute End
Wokinghamone 555-1234

Your Ref. F/2000/2775,2776,2755,2756 386 London Road

Dear Mr. Mitchell,

We would like to object to the above planning app;ications for the following reasons:

Application 2775 - Proposed rear dormer extension
This flat roof 2nd. storey development towers over surrounding properties,and looks totally out of place. The addition of a "Velux" type roof window takes away our privacy as it overlooks our patio area.

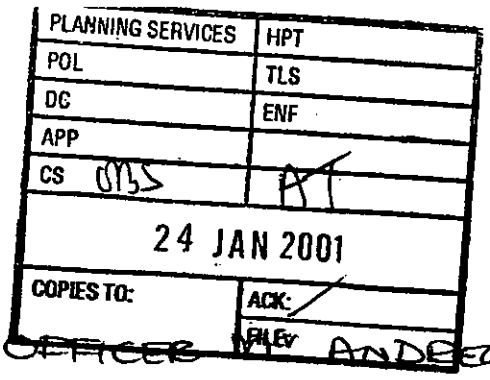
Application 2776 - Proposed erection of a garden shed
I have serious concerns about the intended use of this building. It joins an existing "granny annexe" which is built in the garden,and would appear to be built to a "habitable" standard. Given the size and nature of the construction of this "shed",is it really likely to be used solely for the storage of garden tools? Even if conditions of use restrictions were to be placed on this development, it would be extremely difficult if not impossible to police and enforce. It also appears considerably larger than the 4 metres shown in the retrospective planning application.

Application 2755 / 2756
I object to these two planning applications on the grounds that the site has already been over developed. The property does not adequate parking facilities to support this level of development, as it would appear that the garage has been subject of some conversion (not specified in the plans as far as I am aware), and can no longer accomodate a car.

We did not object to the last planning application, but the end result of of this latest building work bears absolutely no resemblance to the original plans that were submitted and passed . Had planning permission been sought for these new additions that now exist, we most certainly would have opposed it most vehemently. To carry on regardless and build these extensions prior to obtaining planning permission , has denied us the right to have a say in the environment that surrounds us , and has imposed their wishes upon their neighbours without the opportunity for debate or discussion . It should also be noted that the normal orange planning notices generally associated with planning applications, were not displayed on this occasion ,and that this action alone shows no respect for the views of others

Yours sincerely ,

R.Cooke & L.Moodie .



Mr & Mrs Jones
378 London Road
Earley
Reading
Berks RG6 1BA

To the PLANNING OFFICER Mr ANDREW THORLEY

Re: Extension to 386 London Road,Earley, Reading

We object VERY strongly to the HIDEOUS *THREE* STORY EXTENSION ETC that has been erected, contrary to any planning permission given, at the rear of the building at the address above. It is an EYESORE and therefore we know it is going to devalue our own property.

Application Number: F/2000/2775
Rear DORMER extension to dwelling to form access to loft room.
Description of DORMER-Projecting upright window in a SLOPING ROOF.
In NO way do these plans look/are anything like the above description. We feel that this is NOT a dormer extension but another ROOM extension making this a 3 storey extension. In no way is this to provide just access to the *loft room.
*Did they not need planning approval for the loft extension?? It stipulates in "Building Regulations" explanatory booklet pg 6 item 7 that YES you DO need approval for a loft conversion. NO planning has been applied for.

Application Number: F/2000/2776
Erection of Garden Shed.
We think not 1) a double skinned walled EXTENSION 2) attached to an existing 'Granny Annex'. This we feel is no 'Garden Shed' and is going to be used as an extension to this so called 'Granny Annex'. Planning was granted for this annex under the stipulation that "it was ONLY to be used as living accommodation for his/her elderly mother". But if you inquire it has recently been being rented out as accommodation to a member of the public!! (This will be on Council records as they had to reinforce the planning stipulations).We're also in a quandary as to why they should need a garden shed, as they do not have enough garden left to need such a LARGE STORAGE SPACE for any garden furniture/utensils.

Application Number: F/2000/2755
Two storey rear extension to dwelling.
The extra 1.38m that the applicants have gained added together over this 3 storeyed extension surely amounts to a very large OVERDEVELOPMENT of this site. It now imposes itself so far out from the original building it restricts neighbours light, does this not come into consideration??

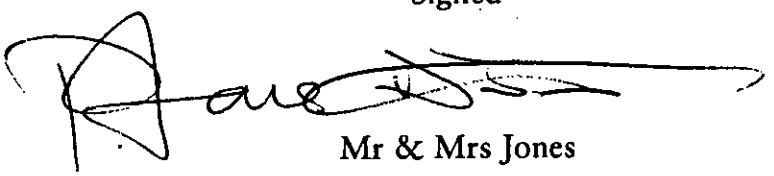
Application Number: F/2000/2756
Single storey rear extension to dwelling to form a conservatory.
Adding together the TOTAL living accommodation that this dwelling now consists of we just cannot see how approval for EVEN MORE can be given - even less recreational/garden space will be left making the need for such a huge 'Garden Shed' even more questionable.

Us and various neighbours have experienced a great amount of concern/hassle from Wokingham Council when wanting to add SMALL extensions to our various proper-

ties, we are absolutely flabbergasted that these people even got planning permission for the LAST application. We have recently had to replace the roof on our garage, and the amount of questioning/enquiring etc concerning this makes the above applications absolutely out of the question. We are also stunned about the information that you DO NOT need to place the orange application forms in a visible place if the architect does not wish it, even when mentioning it to well informed people at the Wokingham Council Offices in Radstock Lane they expressed surprise!!

We thought that BUILDING CONTROL existed to stop people being able to get away with erecting such a hideous structure, a structure that is going to be detrimental to all neighbouring properties !!

Signed



Mr & Mrs Jones

386 London Road
Earley. Reading
RG6 1BA.

Dec. 22nd 2000.

CC OBS AT

COPIES TO:

Wokingham
Planning Dept.

F. 2000/2755.AT
F. 2000/2756.AT
F. 2000/2775AT
F. 2000/2776.AT

386. London Road.
Earley. RG6 1BA

Dear Sirs,

a planning officer called today regarding the above building applications.

I wrote to your office earlier in the year regarding these plans, stating I had no objections to these plans.

The officer who called today stated they had no record of my views. So this letter re-affirms my opinion on the above applications.

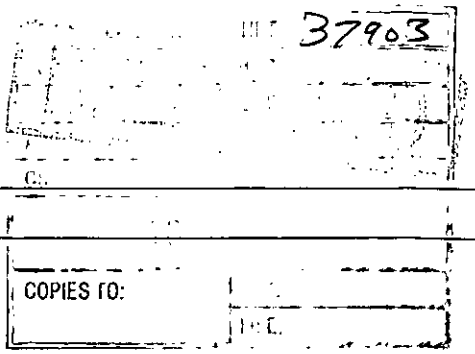
No Objection.

Yours Faithfully.

Joan Wilson (Mrs)

FROM: Andrew Thorley

DATE: 15 November 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2755

Proposal: Proposed two storey rear extension to dwelling (Amendment to consent 1999/0069) retrospective.

Site Address: 386, London Road, Earley, Reading.

Applicant: Mrs Kaur C/O Kalsi Associates Ltd.

Your observations are required in respect of this application **by 09/12/2000** .

In principle Members of the Town Council are always concerned when they are asked to consider a retrospective planning application.

However, they could see no reason to object to these proposals.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

TLS
ENF

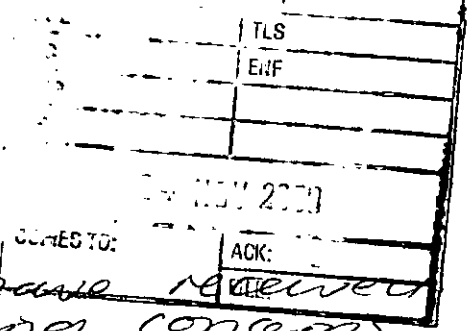
COPIES TO:
ACK:

With compliments

Attn: Andrew Thorley

I am not sure whether you have received a copy of this letter - raising concerns at retrospective planning applications at 386 London Rd.

Mackly Bruton

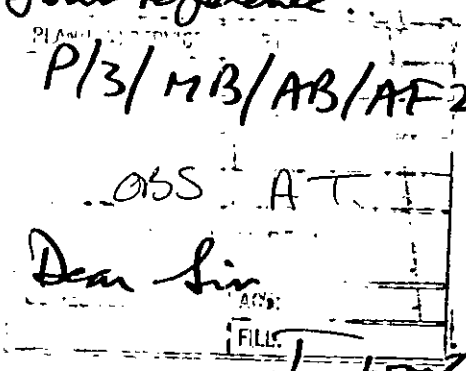


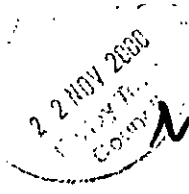
Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com

P/L 22-11-CRD

Your reference:
P/3/MB/AB/AF2.





Nov 20, 2000

NO ADDRESS

I write regarding Planning Application F/2000/2755 and F/2000/27 at 386, London Road, Ewley.

I do have some observations regarding the building that has already taken pla in itself a rather strange situation. The building is far larger than I had been led to believe. The extension to the rear comes out Three times as far as had been suggested in the plans (1.38 metres as opposed to 0.45 metres). It also has two windows in the side elevation whereas no windows appeared on the original plans.

As a consequence, my property is now overlooked from next door and much more of my light has been taken than I had expected. Had the plans, at the outset, indicated what has actually taken place, I would have objected.

At a cosmetic level, the building is ugly and not in accordance with the existing row of houses at this end of London Road. Part of this observation is based on the flat-roofed extension at the top of the development, which I understood was not part of the original plans.

I think it would be a sad day were people to be allowed to build willy nilly and not be made liable for transgressions. What would then be the point

of submitting plans and seeking planning permission?

The whole situation is a serious one as it is bound to call into question the whole area of good neighbourliness.

Nevertheless I do object most strongly to the eyesore at 386 and that I have lost light and privacy.

Should you wish to clarify any of the above matters, please do feel free to contact me.

Yours sincerely,

P C Bodinetz

(PAUL BODINETZ)

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 17 November 2000

Application Number: F/2000/2775

Proposal: Proposed rear dormer extension to dwelling to form access to loft room (Retrospective)

Parish: EARLEY TOWN

Site Address:
386, London Road, Earley, Reading.

Applicant:
Mrs Kaur C/O Kalsi Associates.

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).

Signed: _____ **Print name:** Adam Coggins

22/11/00

ADDRESS 386 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 747

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35/54	Mr. H. Harding	Garage	9/2/54	App.
R/365/70	Mr. A. Miller	Two Storey Extension	3/9/70	App
PD/541/70	"	Lounge extension	29-10-70	App-
R/540/70	"	First Floor Addition	26-11-70	App-
34562 APPEAL	MR. A SINGH	GARAGE TO GRANNY ANNT	14.2.90	
BAR 10019	"	"	20.2.91	APP
96/63751/X	MR. S. KAUR	S/St. EXTENSION	6.6.96	G
FP96/3536	"	"	26.7.96	APP

~~DATE OF COMPLETION~~ PD ENQ. - EXTENSION - 12.6.95

MINISTRY DECISION 34562 - APPEAL ALLOWED - 29.1.91

SPECIAL ORDERS

DRAINAGE

[redacted]

[redacted]

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

06.NOV.2000* 2755

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate has been published in the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . (Parker)

On behalf of . THE APPLICANT

Date . . . . . 28th October 2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Rec'd 1.00pm 3.11.00

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

00 NOV 2000 755

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MRS J. KAUR
ADDRESS: 386 LONDON ROAD
EARLEY READING, BERKS.
POST CODE: RG6-1BA PHONE: (0118) 966-6518

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: KALSI ASSOCIATES LTD
ADDRESS: 6 DEVONSHIRE PARK
SHINFIELD ROAD, READING, BERKS
POST CODE: RG2-7DX PHONE: TEL: 0118 975-7988 FAX: 0118 975-7966

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: 386 LONDON ROAD
EARLEY READING

4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.
DOUBLE STOREY REAR EXTENSION - AMENDMENTS TO PLAN No. F/1999/0069. EXT'N DEPTH INCREASE BY 685mm (RETROSPECTIVE)

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.064 Ha.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: FREEHOLDER.

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 6 No COPIES OF 1 No A2 DWG. FOR PLANS, ELEVATIONS, BLOCK & LOCATION PLANS.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

N/A

WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) eg. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ LONDON RD FRONTAGE

If yes, show existing route(s) and any proposed alternatives on the plans

ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ NONE AFFECTED

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

STATE EXTERNAL MATERIALS TO BE USED.

BRK & /OR RENDERED WALLS. TILED ROOF. - PITCHED.

HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. HEDGES, FENCES & THE LIKE ALL RETAINED. NONE AFFECTED BY PROPOSAL.

HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG.

HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N/A

WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXTG.
PEDESTRIAN & VEHICULAR ACCESS OFF LONDON ROAD SERVICE ROAD UNAFFECTED BY PROPOSAL.

HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

N/A.

IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	11	116	1
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

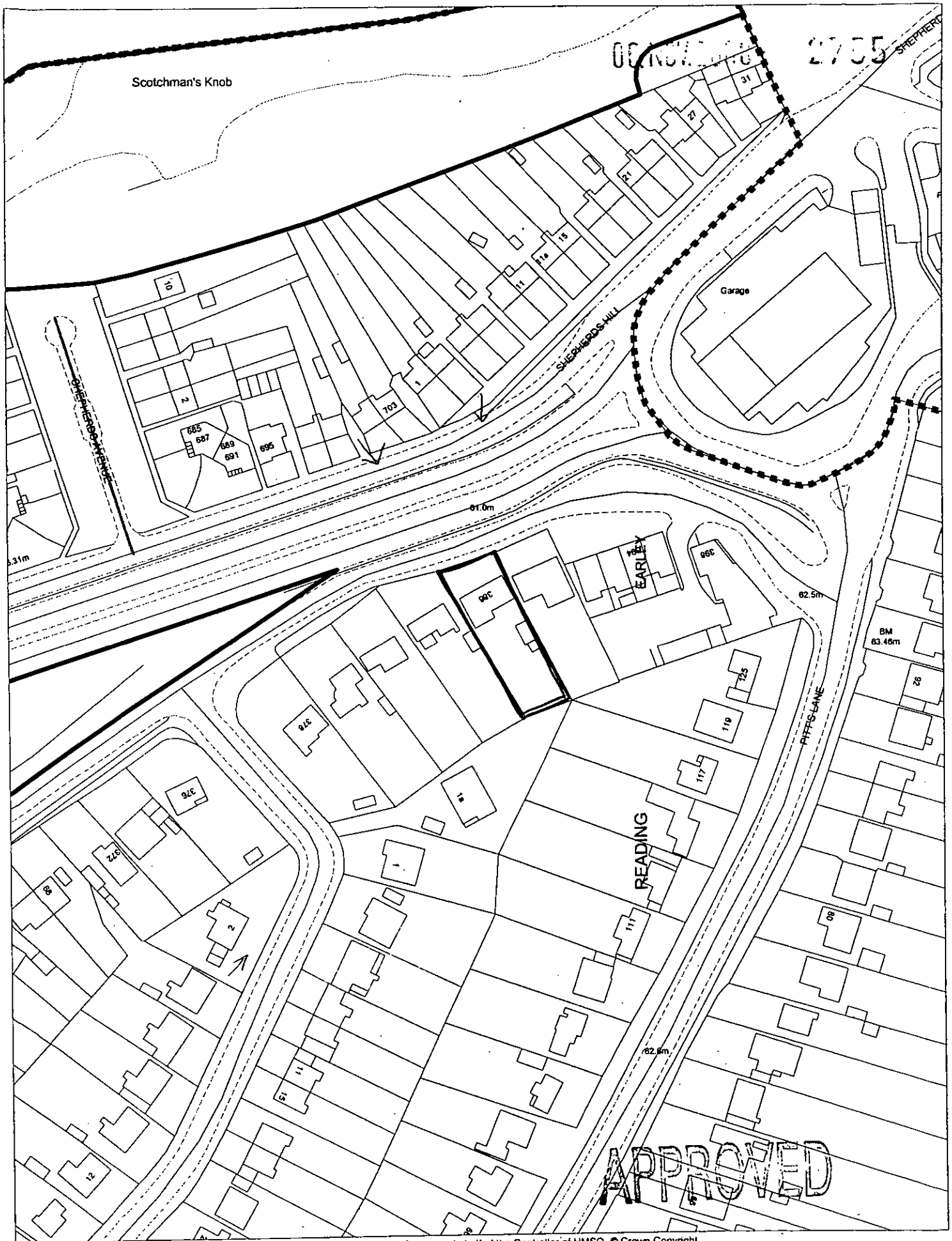
STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I/We apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Kelsi ON BEHALF OF THE APPLICANTS DATE 28/10/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the extent of work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

N
W E
S