APPLICATION NO:
F/2000/1318

LOCATION:
65 Redhatch Drive, Earley Reading.

APPLICANT:
Mr G Beales C/O George W Coote

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **02/06/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Beales
C/O George W Coote
1 Baskerville Road
Sonning Common
Berkshire
RG4 9LS

Application Number: F/2000/1318

Parish: **EARLEY**

Location: **65, Redhatch Drive, Earley, Reading.**

Proposal: **Proposed single storey front and rear extensions 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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 13/06/2000

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.

Tel. 0118 974 6463 (Direct Line)

Date. 28 July, 2000

My ref. JM/JM/MA/F/2000/1318

Your ref.

Mr Coote
1 Baskerville Road
Sonning Common
Reading
RG4 9LS

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Coote,

RE: PROPOSED MINOR AMENDMENT TO SINGLE STOREY REAR EXTENSION AT 65 REDHATCH DRIVE, EARLEY (F/2000/1318)

Thankyou for your letter which was received on 20 July 2000.

I can inform you that the proposed alterations to the single storey rear extension would result in an increase in volume of the approved extension and, for this reason, a new planning application would be required.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

John Mitchell
Development Control Manager

1501

PRE-APPLICATION ENQUIRY

SITE ADDRESS 65 Redhatch Drive Earley

REF. NO. F/2006/1878

NAME, ADDRESS, TEL. NO. OF ENQUIRER

Mr Coote.

PROPOSAL/ENQUIRY

Does the proposal require planning permission or can it be dealt with as a minor amendment

Dimensions

a) external length .....
b) external width .....
c) height to eaves .....
d) height to ridge .....
e) distance to nearest boundary .....
f) position of any highway or public footpaths .....
.....

ADVICE GIVEN

The proposal is an increase in volume and, as such, requires a further planning permission

Continue overleaf if necessary.

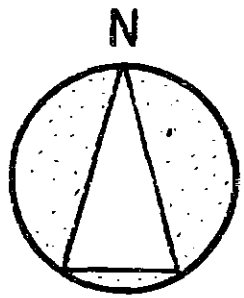
OFFICE USE ONLY:

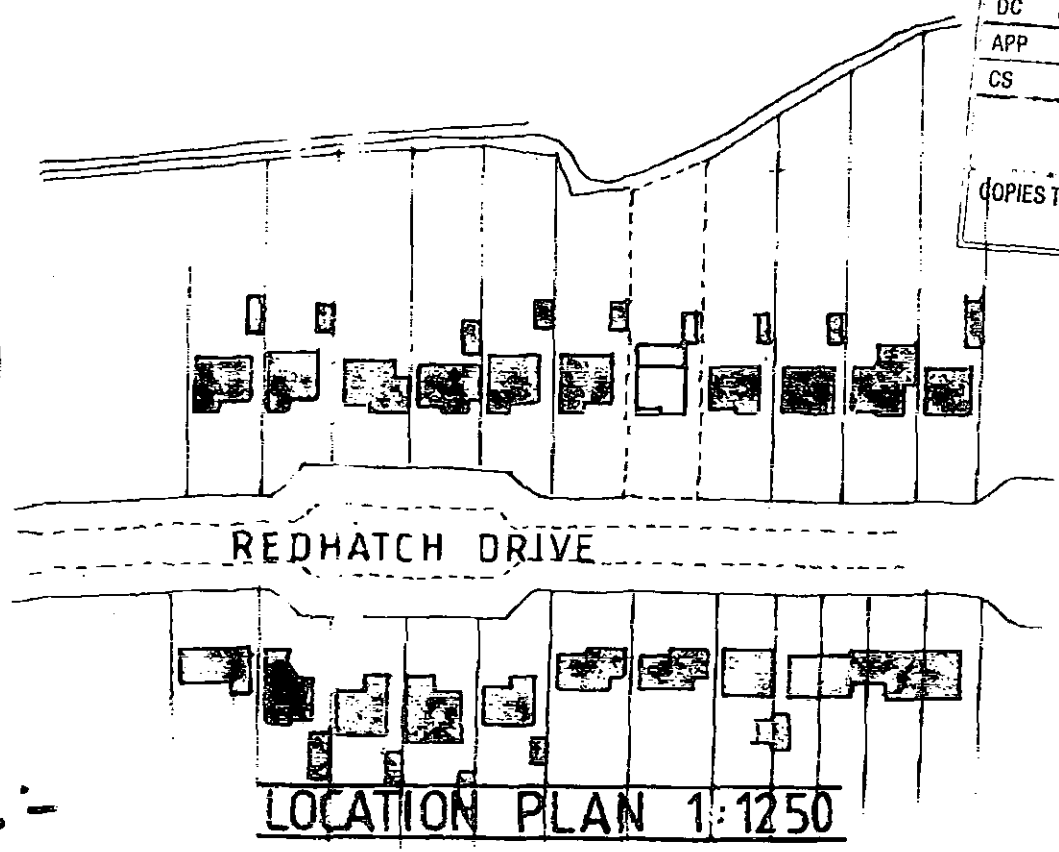
Conservation Area : YES/NO
Classified Road : YES/NO
Listed Building : YES/NO
Pl.Per.Requested : YES/NO

INITIAL AND DATE: 21/7.

19-JUL-2000 12:15 FROM:COOTE 01189722569 TO:9746484 P:1

PLANNING SERVICES
POL JFM
DC
APP
CS
COPIES TO:
HPT 3.2028
TLS
LNF
ACK:
FILE:





LOCATION PLAN 1:1250

ATTENTION OF:-
MISS J. MILLER
FROM
G. W. COOTE
18-7-00

PROPOSED EXTENSIONS AT Nº 65 REDHATCH DRIVE EARLEY READING BERKSHIRE

MARCH 2000

GC 2000 / 12A

North Elevation.
1 : 100

East Elevation.
1 : 100

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1318

Applicant : Mr G Beales C/O George W Coote.

Location : 65, Redhatch Drive, Earley, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
☒	☐	

Date of Neighbour Notifications : 9/5

Date of Site Visit : 15/5

Date Registered : 19/04/2000

Earliest Date for Decision : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :
Earley TC – No objections

Planning Issues :
Effect on street scene & neighbouring properties WR&E1.
Identified settlement.

Application Number: F/2000/1318

Appraisal :

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

Neighbours.
Both extensions are 1m from the boundary fence and both roofs are hipped away from the neighbours. The front extension is 1m deep with a roof height of 4.5m and the rear extension is 3.8m with a roof height of 3.5m. No 63 is approx 2.5m from the boundary and, although there are windows on the side elevation, the proposal is a sufficient distance for any impact regarding overshadowing, overbearing and privacy issues, to be minimised.
No 67 is approx. 6m from the rear extension however, it will be largely obscured from view by the existing garage. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The majority of the rear extension will be obscured from the street scene by the main footprint of the dwelling. The front extension is a modest size, and the design is in keeping with the original property. Therefore any impact on the street scene will be minimised.

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

Application Number F/2000/1318
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works

John Burden
13/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 65 Redhatch Drive Earley Reading.

APPLICATION NUMBER: F/2000/1318

OFFICER: Joss Miller

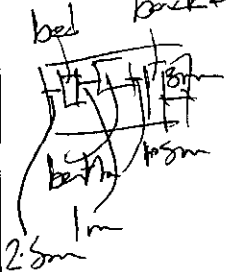
DATE OF SITE VISIT: 15/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Detached houses & bungalows on both sides of the road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES.
63. Roughly the same building line & bay windows. Bathroom & bedroom & back door to side.
67 – Garage obscures most of the views.



5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 3 spaces.

LEVELS 63 approx 300mm higher than applicant.

BOUNDARY TREATMENT front – 1.8m fence
1.8m fence to side & garage to other side approx 6m.

OTHERS

FROM: Joss Miller

DATE: 09 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PCL	TLS
DC	ENF
APP	
CS	
23 MAY 2000	
COPIES TO:	ACK:
	FILE

Application Number: F/2000/1318

Proposal: Proposed single storey front and rear extensions to dwelling.

Site Address: 65, Redhatch Drive, Earley, Reading.

Applicant: Mr G Beales C/O George W Coote.

Your observations are required in respect of this application **by 02/06/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **09 May 2000**

My ref: F/2000/1318

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/2000/1318
65, Redhatch Drive, Earley, Reading.
Proposed single storey front and rear extensions 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1318**
65, Redhatch Drive, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
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: **09 May 2000**

My ref: F/2000/1318

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1318
65, Redhatch Drive, Earley, Reading.
Proposed single storey front and rear extensions 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1318**
65, Redhatch Drive, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
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: **09 May 2000**

My ref: F/2000/1318

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

Dear Councillor

Application Number: F/2000/1318
65, Redhatch Drive, Earley, Reading.
Proposed single storey front and rear extensions 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1318**
65, Redhatch Drive, Earley, Reading.
Proposed single storey front and rear extensions to dwelling.
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/2000/1318

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

LOCATION:
65, Redhatch 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 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2000. 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

09 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	9 APR 2000
Officer: JM	Application No. F/2000/1318

Map No. 58 Site ....005....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING

Location: 65 REDHATCH DRIVE

Parish: EARLEY Ward: Redhatch, 9.5.2000

Applicant: MR G BEALES

Fee Received 95-00 (E) 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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.8.2000 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:

S/N + 63, 67, 64 + 66 Redhatch Drive
86 Reeds Ave

ADDRESS 65 REDHATCH DRIVE PARISH EARLEY

PLOT No. 172, Part Plot 171, Part Plot 173 ORD. SHEET No. SU 58 7470

BUILDER Messrs. J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs. J.T. Cook & Son Ltd	Semi / Det. House	11-1-49	App. App.
94/51	"	Outline	13.3.51	N/A. C/A.
437/52	Mr. A.W. Way	Detached Bungalow	9.9.52	App. App.
443/53	"	Garage	14.7.53	App. N/A.
1294 73	Miss C.H. Tucker	Manifront porch & carport	30.8.73	C/A

DATE OF COMPLETION February 1953

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 65 REDHATCH DRIVE PARISH EARLEY

PLOT No. 172, Part Plot 171, Part Plot 173 ORD. SHEET No. SU 58 7470

BUILDER Messrs. J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
536/48	Messrs. J.T. Cook & Son Ltd	Semi / Det. House	11-1-49	App. App.
94/51	"	Outline	13.3.51	N/A. C/A.
437/52	Mr. A.W. Way	Detached Bungalow	9.9.52	App. App.
443/53	"	Garage	14.7.53	App. N/A.
1294 73	Miss C.H. Tocher	Manifront porch & carport	30.8.73	" C/A

DATE OF COMPLETION February 1953

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

19. APR. 2006* 1318

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 G BATES
	Address and postcode	65 REDHATCH DRIVE EARLEY READING BERKSHIRE RG6 2QN
	Phone number	
2	Agent's Name	GEORGE W COOTE
	Address and postcode	1 BASKERVILLE ROAD SONNING COMMON READING RG4 9LS
	Phone number	01189-722569
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.	65 REDHATCH DRIVE EARLEY READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT & REAR 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 BRICKS & BROWN MAIN TILE ROOFS ALL TO MATCH
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: 2	Proposed: 2
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

~~Certificate B~~

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of G BEALES.

Date 10-4-00

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



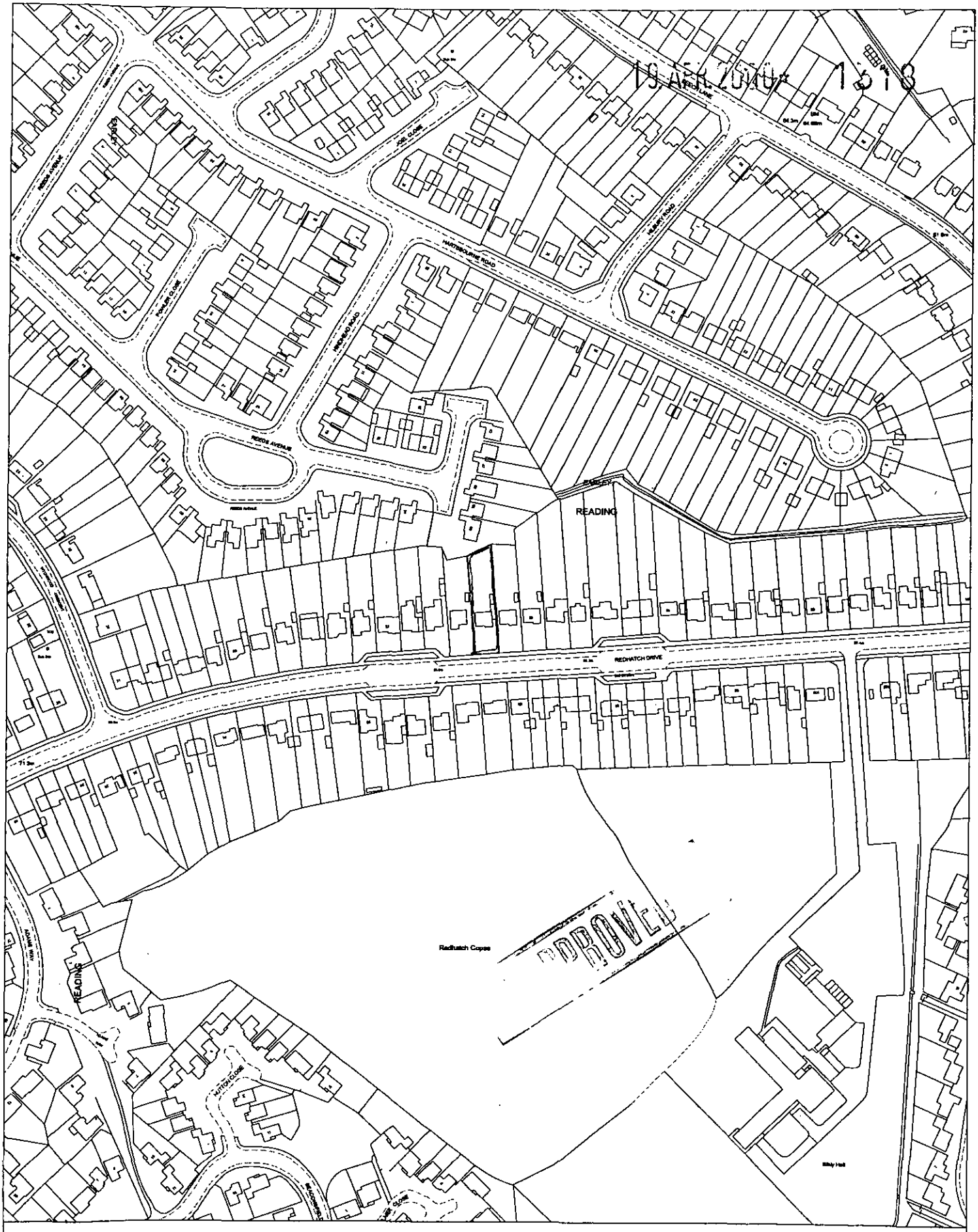
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 14 April 2000

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 14 April 2000

N
W E
S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

3 May 2000

Scale: 1 : 1250

N
W E
S