X SYSTEMS LTD

APPLICATION NO:
F/2000/1046

LOCATION:
1 Measham Way, Lower Earley Reading.

APPLICANT:
Mr G Bunch

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Bunch
1, Measham Way
Lower Earley
Reading
RG6 4ES

Application Number: F/2000/1046

Parish: **EARLEY**

Location: **1, Measham Way, Lower Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level or above in the north-west elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/05/2000

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: [illegible] 1326

TO
PLANNING

1 Meadow Way
Lower Earley
READING
RG6 4ES

FP99/8810

28226
22 March 2000



FOL	
30 MAR 2000	
COPIES TO:	ACK:
	FILE:

Building Control
W.D.C.

Dear Sirs

Further to our recent telephone conversation please find attached a fresh set of plans in respect of our revised planning application. Building Regulation approval was previously granted under application no: FP99/8810

yours faithfully

G. BUNCH

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1046

Applicant : Mr G Bunch .

Location : 1, Measham Way, Lower Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/4/00

Date of Neighbour Notifications : 6/4

Date of Site Visit : 12/4

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :
Earley TC - Refuse - Detrimental to the street scene.
Neighbour - Outlook, light, skyline.

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

Application Number: F/2000/1046

Appraisal :

This application is for a 2 storey rear extension.
Neighbours.
No 3 is sited to the north-west of the applicant. The extension is approx 3.5m from this neighbour but this element is single storey. The two storey element is 6m from No 3. There is a 1.8m fence on the boundary. The single storey element has a depth of 2.7m, an eaves height of 2.4m and a ridge of 3.5m. The 2 storey element has an eaves height of 4.2 and a ridge height of 6.8m, .6m lower than that of the original ridge height. The ground floor extends a further 1m beyond the 2 storey element. There are no windows overlooking No 3. No 9 Mentham Way is 12m from the 2 storey extension and has no side windows. The proposed window will be facing the front and flank wall of the property. All neighbouring properties are a sufficient distance from the extension for any impact regarding overbearing, daylight and privacy issues to be minimised.
Street scene.
The extension is at an angle to the road. The nearest part is 3m from the boundary and is set down .6m from the original ridge line. The majority of the ground floor elements will be obscured from the street scene by the 1.8m wall on the boundary adjacent to the road. Therefore any impact on the street scene will be minimised.
The extension is of a scale that it could not be considered as over-development of the site.

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

The previous extension was refused due to the adverse effect on the street scene. The current application has been reduced at first floor level by 1m. It is considered that the revised scheme does not result in a sufficient detrimental impact to warrant a refusal.

Application Number F/2000/1046
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC08	SR05	first floor level or above.
			North-west elevation

John Rhodes

31/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Measham Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1046

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post at front of house.

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached tudor style house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
3 See boundary treatment.
House to rear – no side windows
Street scene – 1.8m brick wall then road.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 3 spaces

LEVELS ~

BOUNDARY TREATMENT 1.8m fence and applicants garage.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1046**

1, Measham Way, Lower Earley, Reading.

Proposed two storey rear extension to dwelling.

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

~~and my reason(s) are~~ please contact me

Signed: Councillor Rolls

Date: 25/4/00

Applicationo	Name & Address
F/2000/1046	J Whitmore 6 Measham Way Lower Earley RG6 4ES

App approved,
letter sent 05/06/00

FROM: Joss Miller

DATE: 06 April 2000

PLANNING SERVICES	RPT 28652
POL	ILS
DC	
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1046

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 1, Measham Way, Lower Earley, Reading.

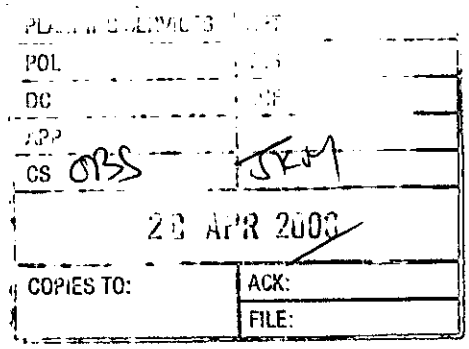
Applicant: Mr G Bunch .

Your observations are required in respect of this application **by 30/04/2000** .

Councillors felt that this application should be refused. It was felt that the proposals represented an overdevelopment of the site, were unneighbourly, would substantially alter the street scene and would, therefore, be of detriment to the visual amenity of the area. It is understood that the previous application on this site for a two storey rear extension was refused and members of the Planning Committee, in considering this new application, felt that these latest proposals did nothing to alleviate the concerns expressed about the previous proposals. The Town Council is receipt of a copy of 1 letter of objection to this proposal.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.



6 Measham Way
Lower Earley
Reading
RG6 4ES

Chris Wood
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Your ref: Joss Miller F/2000/1046

18th April 2000

Dear Sir,

Re: Planning Application No. F/2000/1046 – 1Measham Way.

After looking at the plans for the above two storey extension, I can see very little difference from the last application for the same premises a few months ago, which was rejected by yourselves. I view directly onto the side of the dwelling for the proposed extension, which upper storey is now three alabaster covered sections long between wooden spars, whereas, there were four on the previous drawing. With the corner of the roof also protruding and adding to the length, the difference from the previous rejected plans is only some few inches.

I express concern of myself and my wife, with this large extension proposal among the already close proximity of the existing houses. It is also concerning us to the outlook directly from our lounge window. Due to the land contours, that was built on, our house is positioned some several feet below the dwelling of the application. Light and skyline are paramount to our living conditions, and this extension will result in the reduction of both.
We therefor hope you will take these comments into consideration, when dealing with this application.
We both have no objections as with previous correspondence, to a single storey extension.

Yours Sincerely

John Whitmore

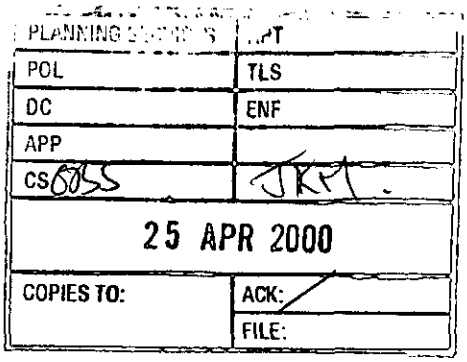
With compliments

Joss Miller - Planning Dept.

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

6 Measham Way
Lower Earley
Reading
RG6 4ES



Richard Raymond
Town Clerk
Council Offices
Radstock Lane
Earley
Reading
RG6 5UL

Your ref: P/3/MB/AB/AF2

18th April 2000

Dear Sir,

Re: Planning Application No. F/2000/1046 – 1Measham Way.

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We both have no objections as with previous correspondence, to a single storey extension.

Yours Sincerely

John Whitmore

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

Tel: (0118) 974 6463

Date: **06 April 2000**

My ref: F/2000/1046

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/2000/1046
1, Measham Way, Lower Earley, Reading.
Proposed two storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1046**
1, Measham Way, Lower Earley, Reading.
Proposed two storey rear extension 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: **06 April 2000**

My ref: F/2000/1046

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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Yours faithfully

Head of Planning and Transportation

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Proposed two storey rear extension 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: **06 April 2000**

My ref: F/2000/1046

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1046**
1, Measham Way, Lower Earley, Reading.
Proposed two storey rear extension 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/2000/1046

PROPOSAL:
Proposed two storey rear extension to dwelling.

LOCATION:
1, Measham Way, 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 30/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 MAR 2000
Officer: JM	Application No. F/2000/1046

Map No. 58 Site 0:04

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

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

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

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 1 MEASHAM WAY

Parish: EARLEY Ward: Redhatch ✓ 6/4

Applicant: MR C BUNCH
re-submission

Fee Received 00-00 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 : 6/4 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: 5 | N + 3, 2, 4, 6, 8 + 9 Marsham Way ✓ 6/4

..... 56 Carshalton Way .....

..... 15 + 9 Fleetham Gardens .....

ADDRESS 1 MEASHAM WAY PARISH EARLEY

PLOT No. 6 AREA M LOWER EARLEY ORD. SHEET No. SU 7470 SS

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19731	HERON HOMES	DET HOUSE & GARAGE	30.6.83	N/A CIA
6AP1565	"	"	16.11.83	APP N/A
99/69801/F	Mr. G. Bunch	2 St/ & S/St/R Exts.	5/8/99	Ref
FP99/8810	"	2 St/S & S/St/R Exts.	"	APP "
99/70374/F	Mr G Bunch	S/St rear extension	02/11/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Byhand 22/3/00

Environmental Services

For office use only.
Application number:

23.MAR2000* 1046

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	G. BUNCH
	Address and postcode	1 MEASHAM WAY LOWER EARLEY READING RG6 4ES
	Phone number	0118 961326
	Agent's Name	
	Address and postcode	N/A
	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.*	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY 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.	SHERWOOD BUFF BRICKS TO MATCH EXISTING BRICKS AND DARK STAINED TIMBER AND RENDERING
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 ☑

3644 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.		
NO FEE PAYABLE - REVISED APPLICATION			
	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.~~

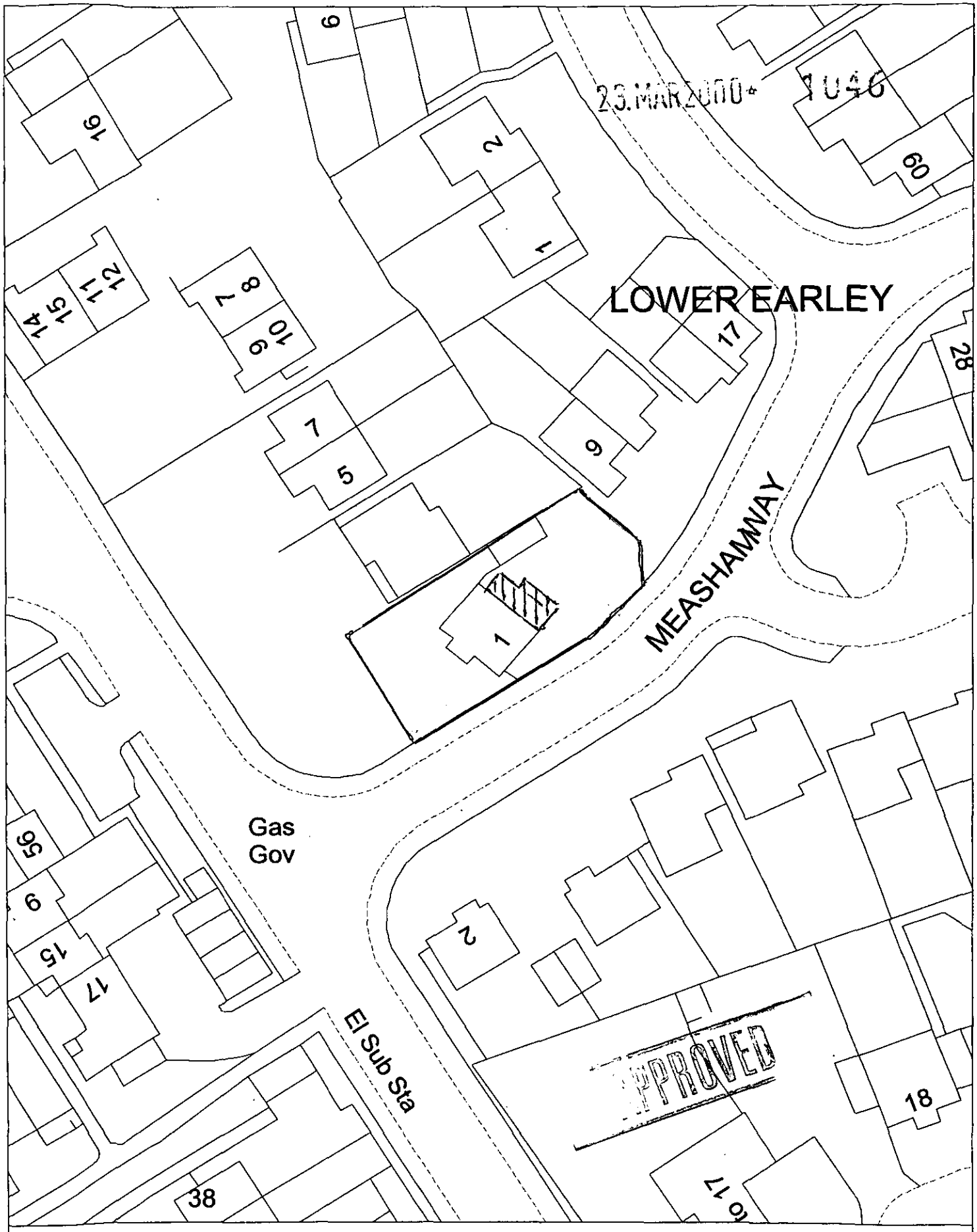
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 16-3-2000

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



Site Plan, Scale: 1 to 500

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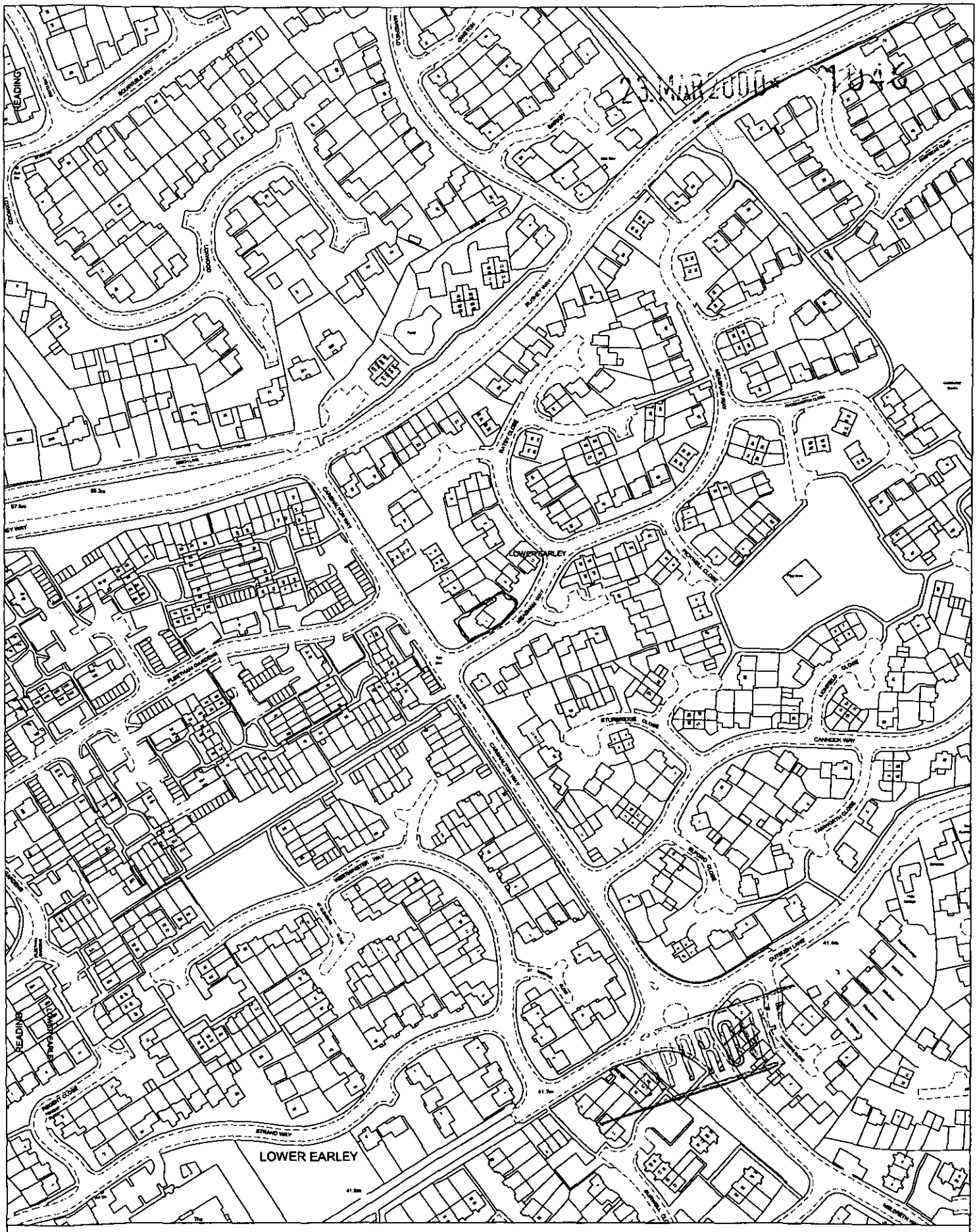
Date: 20 March 2000

N
W E
S



23 MAR 2000 1048

Site Plan, Scale: 1 to 2500

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Date: 20 March 2000

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W E
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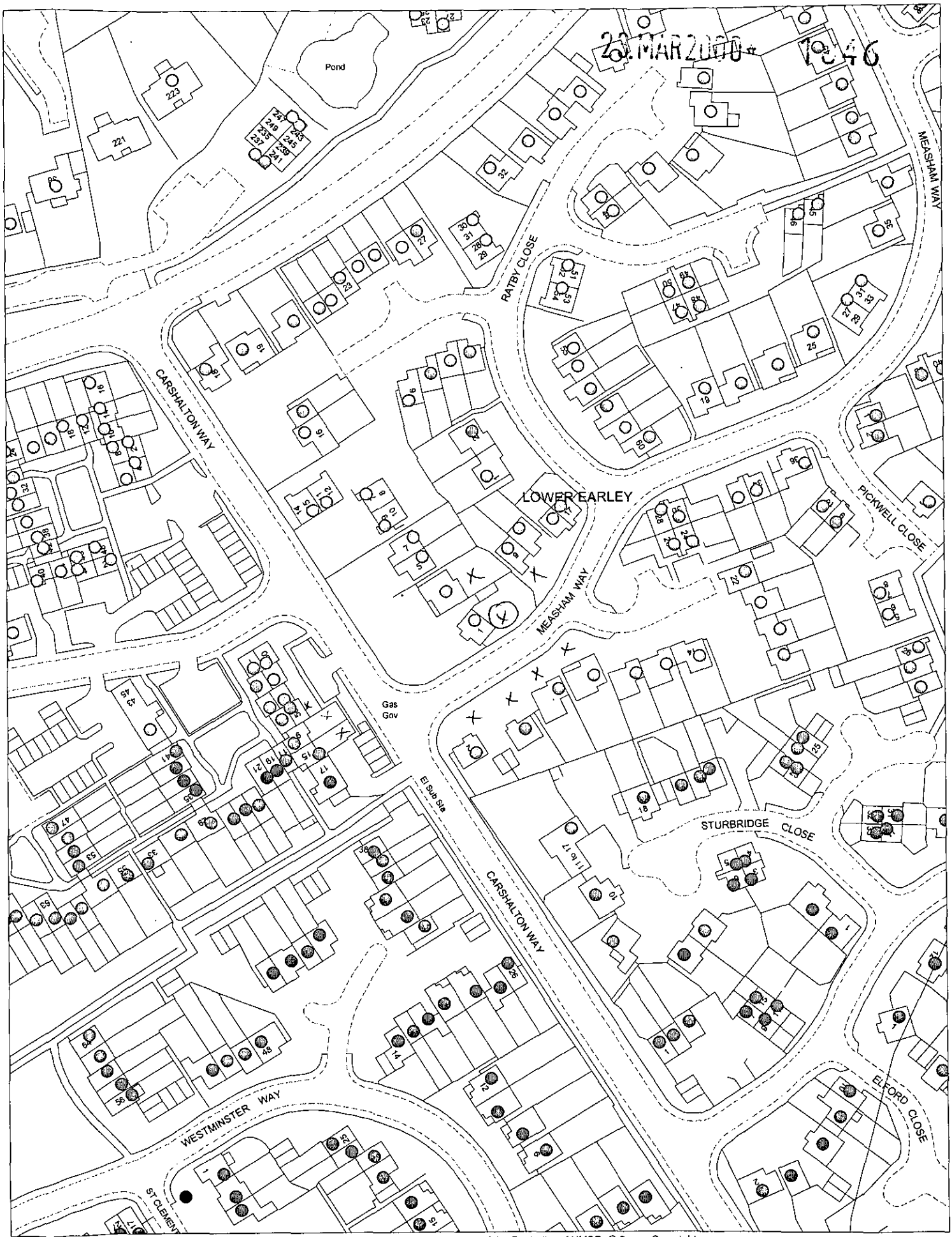

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Development Control Section, Environmental Services, Wokingham District Council.
30 March 2000

Scale: 1 : 1250

N
W E
S