APPLICATION NO:

F/2001/3351

LOCATION:

6 Andrews Road, Earley Reading.

APPLICANT:

Mr & Mrs Cobbinah C/O Romar Building Design

PROPOSAL:

Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **15/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: Farah Humayun

APPROVED

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cobbinah
C/O Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Application Number: F/2001/3351

Parish: **EARLEY**

Location: **6, Andrews Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Prior to the commencement of development details shall be submitted indicating the garage space on site having minimum internal dimensions of 5.0m x 2.5m. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained.

Condition
5. Prior to the commencement of development details shall be submitted indicating parking provision for 3 vehicles within the curtilage of the property. The approved details shall be implemented prior to the occupation of any of the development, and thereafter be retained. No development, whether permitted by The Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces. The extent of the driveway must also be clearly shown.

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

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

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 Policies EN1 and LTV1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/04/2001

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2001/3351

.

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

Mr S Cobbinah
C/O Romar Building Designs
67 Lowther Road
Emmbrook
Wokingham
RG41 1JB

Dear Sirs

PLANNING PERMISSION F/2001/3351
SITE: 6 ANDREWS ROAD, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3351 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

FARAH HUMAYUN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3351	FH
BUILDING CONTROL NUMBER	FP2001/1974	Alan
~~APPLICANT~~/AGENT	Romar Building Design	
ADDRESS OF SITE	6 Andrews Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	ROM/00/05/01	ROM/00/07/01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 15th May 2002
My ref: LS/MLT/Earley/1B

Mr S Cobbinah
6 Andrews Road
Earley
Reading
Berkshire
RG6 7PJ

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

Dear Mr Cobbinah

RE: PROPOSED ALTERATIONS TO APPLICATION GRANTED UNDER CONSENT F/2001/3351.

I refer to your letter received on the 30th April 2002 with reference to the above.

The proposed widening of the dinning room windows in the rear elevation of application F/2001/3351 can be treated as a minor amendment.

However, the proposed windows to the utility room, toilet and bedroom in the side elevation would require a fresh application, as there is a restrictive condition under consent F/2001/3351.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

14/5

PLANNING 55893
POL
DC LS.
APP
CS
30 APR 2002
COPIES TO
FILE

reply reqd.

6 Andrews Road
Earley
Reading
Berks
RG6 7PJ

28th April 2002

Planning Services
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sir/Madam

Re: 6 Andrews Road Maiden Earley Reading Berks
Application No: FP/2001/3351

I would like to make a minor amendment to the above application approved on 5th April 2001 I would like to widen the two windows in the dining room by 18 inches. The dining room is at rear of the house and the windows as well as the door open into an enclosed garden and does not overlook any of the surrounding properties. Please find enclosed a photocopy of the relevant part of the original plan.

I would appreciate it if this could be considered as a minor amendment to the original approval. Looking forward to a favorable consideration of my request.

Please do not hesitate to contact me on 0208 7606179 (work) or 0118 9663907(home) if you require any further information.

Yours sincerely,

Samuel S. Cobbinah

PS ① Resending this with additional information as requested by planning officer

② I would also like to put small windows (12"x18") in ground floor toilet and utilities if possible. + kitchen

Restrictive cond No.3.

(3) - 1st floor bedroom window of extension - side window if possible, would be prepared to have obscure glazing

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3351

Applicant : Mr & Mrs Cobbinah C/O Romar Building Design.

Location : 6, Andrews Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/03/01.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/02/2001

Earliest Date for Decision : 15/03/2001

Latest Consultation Date/Site Notice Expiry Date : 15/03/2001

This application will have expired on: 09/04/2001. 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 :

EARLEY TOWN COUNCIL - No objection.
ENVIRONMENT AGENCY - No objection.
HIGHWAYS - Require additional information.
NEIGHBOUR - Objections (2) → two-storey extension create terracing impact + set a precedent.
→ overbearing impact
→ overshadowing impact

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3351

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTY(S)

The application being considered is prop. two storey side extension to dwelling and single storey rear extension. The application has been submitted after a previous refusal (F/2000/2644). The front extension has been omitted from the current submission.

The proposed two storey extension is set back 2.5 metres from the front of the dwelling. There are no proposed side facing windows. The extension is set 1 metre below the existing ridge height of the dwelling house. The rear extension projects 3.5 metres from the rear of the property. The extension has a proposed flat roof.

The neighbouring property of No 4 Andrews Road is set forward to No 6. There are two side facing windows. However it is considered that as the extension does not extend further than the existing front elevation and is set back substantially at first floor level the prop. extension will not have a sufficient overbearing or overshadowing impact to warrant a refusal.

The prop. rear extension does not protrude further than an existing outbuilding in the rear garden of No 4

IMPACT UPON THE STREET SCENE

The prop. extension is set back substantially at first floor level therefore it is considered that the proposed will not have an adverse impact upon the street scene or create any terracing impact. Although there are no similar extension in the street it is not considered that the proposal would create an ~~unacceptable~~ undesirable precedent in the area

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

Application Number F/2001/3351
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSION
4		R121	PRIOR TO THE COMMENCEMENT OF DEVELOPMENT
			DETAILS SHALL BE SUBMITTED INDICATING
			THE GARAGE SPACE ON SITE HAVING
			MINIMUM INTERNAL DIMENSIONS OF 5.0M X
			2.5M. THE APPROVED DETAILS SHALL BE
			IMPLEMENTED PRIOR TO THE OCCUPATION OF
			ANY OF THE APPROVED DWELLS DEVELOPMENT,
			AND THEREAFTER BE RETAINED.
5		R121	PRIOR TO THE COMMENCEMENT OF DEVELOPMENT
			DETAILS SHALL BE SUBMITTED INDICATING
			PARKING PROVISION FOR 3 VEHICLES WITHIN
			THE CURTILAGE OF THE PROPERTY. THE APPROVED
			DETAILS SHALL BE IMPLEMENTED PRIOR TO THE
			OCCUPATION OF ANY OF THE DEVELOPMENT,
			AND THEREAFTER BE RETAINED. NO DEVELOPMENT,
			WHETHER PERMITTED BY THE TOWN AND COUNTRY
			PLANNING (GEN. PER. DEV.) ORDER 1995
			(OR ANY ORDER REVOKING AND RE-ENACTING
			THAT ORDER WITH OR WITHOUT MODIFICATION)
			OR NOT, SHALL BE CARRIED OUT ON THE LAND
			SO SHOWN OR IN SUCH A POSITION AS TO
			PRECLUDE VEHICULAR ACCESS TO THE RESERVED SPACES.
			THE EXTENT OF THE DRIVEWAY MUST ALSO BE CLEARLY SHOWN.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD13, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENI, LTV1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 5/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 6 Andrews Road
Earley Reading.

APPLICATION NUMBER: F/2001/3351

OFFICER: Farah Humayun

DATE OF SITE VISIT: 13/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS - RESIDENTIAL. PROXIMITY WOODED AREA.
SEMI-DETACHED, ATTACHED GARAGE.

3. DESCRIPTION OF SITE/BUILDING
No4 - 2 side facing windows - 1 Ground floor, 1 first floor
Open plan to front - no B.T. Garage extends on boundary
in line with rear of No6. Entry into lounge
No8 - No previous extension. front exten. to No 8.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES SPARSE.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m CB FENCE TO REAR + BACK.

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3351
CASE OFFICER: Farah Humayun

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

WOKINGHAM DISTRICT COUNCIL

To FARAH

Date 26/02/01 Time 4.0 pm.

WHILE YOU WERE OUT

Name (3351) MR & MRS BAINBRIDGE

Of 4 ANDREWS ROAD, EARLEY

Phone No. 926 2755 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/3351.

6. Andrews ROAD.

would like to know what the amendment is - is it just that there is no porch now?

The library phoned on their behalf.

Signed TC

ADDRESS 6 ANDREWS ROAD PARISH EARLEY

PLOT No. 341 ORD. SHEET No. SU. 7471 (52

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C
169/59	"	Semi/Det. House	8/12/59	App. C
PD/218/63	Mr. A.T. Green	Garage	13/6/63	App. N
PD/308/67	"	Sun Lounge	15.6.67	App. N/
F/2000/2644	Mr. & Mrs. Cobbinah	2 St/S & S/St/F & R	12.12.80	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 19 February 2001

Application Number: F/2001/3351

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

Site Address:
6, Andrews Road, Earley, Reading.

DELEGATED

Applicant:
Mr & Mrs Cobbinah C/O Romar Building Design.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Comment

① To meet our standards, and therefore be suitable to house a vehicle, the garage must have minimum internal dimensions of 5.0m x 2.7m

② Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be clearly shown.

Signed: _____ **Print name:** Adam Coggins 22/02/01

ADDRESS 6 ANDREWS ROAD PARISH EARLEY

PLOT No. 341 ORD. SHEET No. SU 7471 (52

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C
169/59	"	Semi/Det. House	8/12/59	App. C
PD/218/63	Mr. A.T. Green	Garage	13/6/63	App. N
PD/308/67	"	Sun Lounge	15.6.67	App. N/
F/2000/2644	Mr. & Mrs. Cobbinah	2 SE/S & S/SC/F & R	12.12.80	R

DELETED

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

12 FEB 2001 • 3551

For office use only
Application No.

DELEGATED

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. + Mrs S. Cobbinah
	ADDRESS	6 Andrews Road
		Maiden Earleigh
		Berks
	POST CODE	RG 6 7PJ Tel. No. 9663907
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Romar Building Design
	ADDRESS	67 Lowther Road
		Emmbrook
		Wokingham Berks
	POST CODE	RG41 1JB Tel. No. 07939 230209.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	6 Andrews Road
		Maiden Earleigh
		Berks
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Two storey side extension *
		Single 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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — All to match existing

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

PREVIOUS APPLICATION No: F/2000/2644

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED R Humphrey ON BEHALF OF Mr. + Mrs S Cobbinson

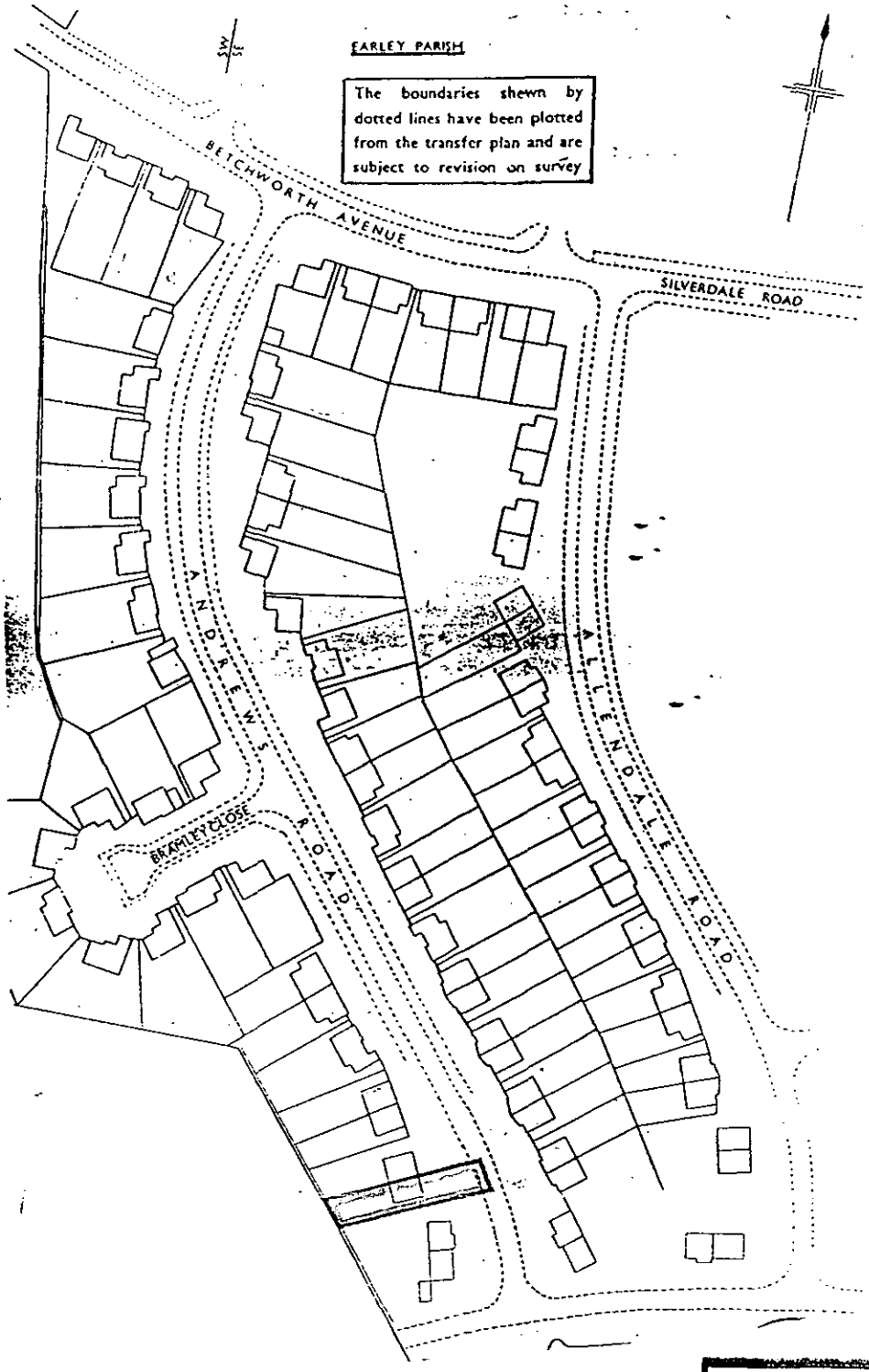
DATE 06.02.01

H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7471 SE

(BERKSHIRE)

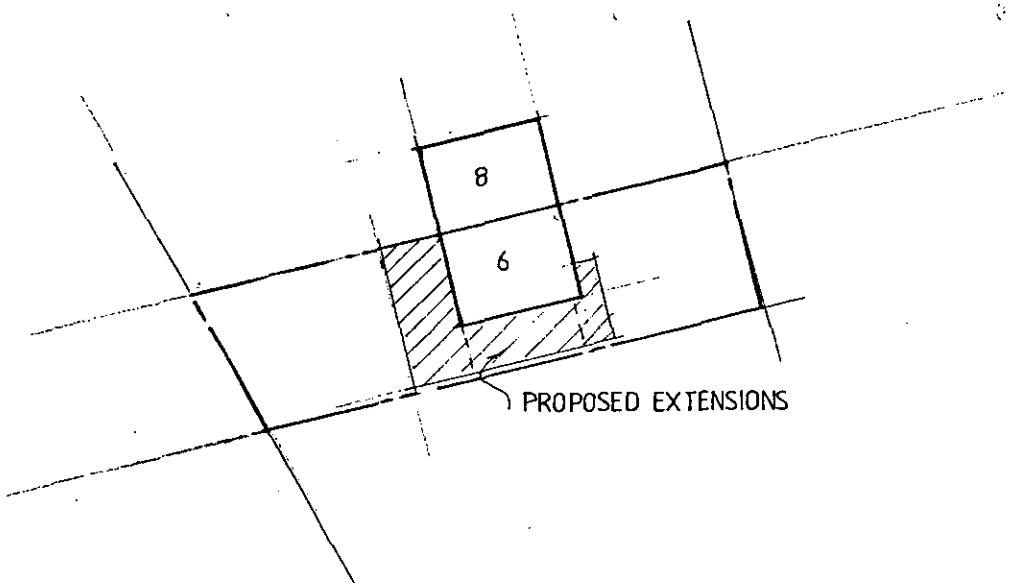
Scale 1/1250



DELEGATED

12.FEB.2001* 3551

BLOCK PLAN
1:500

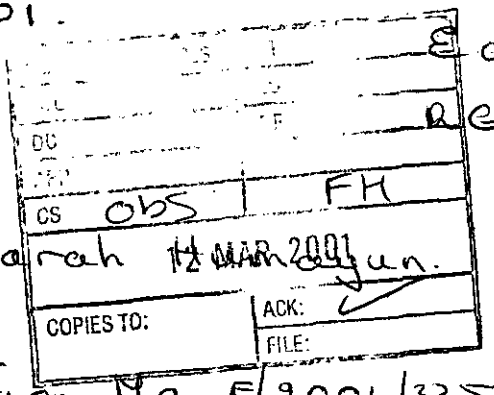


6 ANDREWS ROAD, MAIDEN EARLEY

Site Plans

9. Andrews Road
Earley
RG6 7PJ.

F. 3, 2001.



Dear Farah

Application No F/2001/3351

With reference to the above application I went to the offices of Earley Town Council & inspected the plans.

I have no objection at all to the proposed single storey extension but my objections to the two storey extension

remain as for the previous application.

The two storey extension will obstruct my view from the front of my house. However my strongest objection is that while I realise that this extension will not create a terracing effect it will set a precedent for two storey extensions on the side of properties in this area.

As I stated before when this estate was developed

in the 1960's we were very fortunate that the planners allowed 2 or wide roads with grass verges & plenty of space between the houses. It would be a great shame if the planners of today allowed the spaces to be filled & the estate to be over developed.

I hope you will take these views into consideration when you make your decision

Yours sincerely

Mary Buck

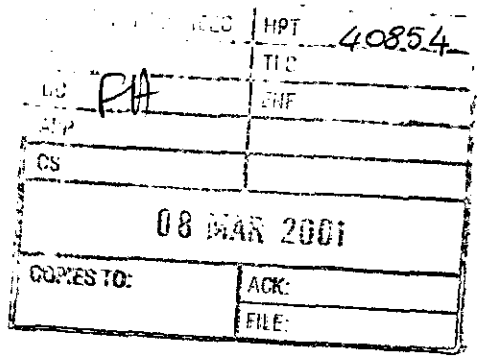
MRS M. BUCK.

Our ref: SP\2001\003218\001
Your ref: F/2001/3351

Date: 5th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Fao: Farah Humayun

Dear Sir/Madam

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION AT 6 ANDREWS ROAD, EARLEY, READING

Thank you for your letter dated 19th February 2001, which was received on 21st February 2001. You are asked to quote the following reference in any correspondence: SU77SW/10/7.

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environmental Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU745 710	Approx 70metres	Bovis Homes

In view of the type of landfill and the form of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Surface water from roadways should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

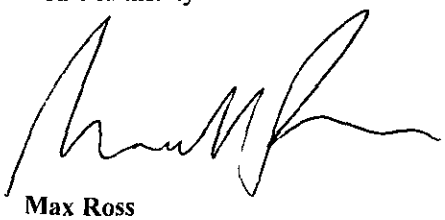
Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully



Max Ross
Development Planning Officer

cc Romar Building Design, 67 Lowther Road, Emmbrook, Wokingham, Berks, RG41 1JB.

4 Andrews Road,
Earley, Reading,
Berkshire
RG6 7PJ.

Your ref: Sarah Thompson
F/2001/3351

02 MAR 2001
COPIES TO:
ACK:
FILE:

27th February 2001.

Dear Madam,

Re Planning Application
No. F/2001/3351. Proposed
two storey side extension to
dwelling and single storey
rear extension - 6 Andrews
Road. Mr. & Mrs. S. Cobbinah.

My wife and I have inspected the plans concerning the above application at the Offices of Earley Town Council.

It is noted that the plans for the present application have, of course, been modified in comparison to those submitted

previously by Mr. & Mrs. Cobbinah (Ref. F/2000/2644) but my wife and I still feel very strongly that the comments contained in numbered paragraphs (1) and (3) of my letter dated 19th November 2000 are relevant to the present application, namely:-

(1) That the proposed two storey side extension would be very oppressive viewed from the garden of 4 Andrews Road, especially as the proposed extension above the garage would still be almost up to the boundary with 4 Andrews Road, giving an effect of the "hemming in" of 4 Andrews Road. We are still very worried that the light

received through our kitchen and side bedroom windows, and also received by our rear sun-lounge extension, would be reduced. (4 Andrews Road is set forward of 6 Andrews Road). I should say that our sun-lounge extension was already in place when we first came here thirty years ago.

(2) The proposed single storey rear extension would again be almost up to the boundary and would protrude above the dividing fence which is about six feet high. It would therefore again be oppressive and add to the "hemming in" of 4 Andrews Road.

Thank you for your consideration of the above comments.

P.S Please see attached sheet.

Yours faithfully,

D L Bainbridge

(D.L. BAINBRIDGE, MR.)

Ms. Farah Humayun,
Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

P.S I should also add that there would be an unacceptable intrusion into our privacy at 4 Andrews Road — our side bedroom and kitchen windows would be open to scrutiny from the front window of the proposed two storey side extension (4 Andrews Road, as before stated, is set forward of 6 Andrews Road).

FROM: Farah Humayun

DELEGATED

DATE: 19 February 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3351

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 6, Andrews Road, Earley, Reading.

Applicant: Mr & Mrs Cobbinah C/O Romar Building Design.

Your observations are required in respect of this application **by 15/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

ROMAR BUILDING DESIGN & SERVICES
67 LOWTHER ROAD
WOKINGHAM
BERKSHIRE, RG41 1JB

Telephone 07939 230209

1 March 2001

Our ref: ROM/0005/01
Your ref: ~~E/2000/2644~~

F/2001/0351

Development Control Manager
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire

Dear Sir/Madam

Re: 6 Andrews Road, Earley.

In reply to your recent letter, I confirm that no part of the proposed development encroaches onto, over or under neighbouring property.

Yours faithfully

Romar Building Design & Services

PLANNING SERVICES | INT 40720
POL | TLS
DC FH | ENF
APP |
CS |
06 Mar 2001
COPIES TO: | ICK:

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

Tel: 0118 974 6482

Date: **19 February 2001**

My ref: F/2001/3351

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/3351
6, Andrews Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3351**
6, Andrews Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6482

Date: **19 February 2001**

My ref: F/2001/3351

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3351**
6, Andrews Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6482

Date: **19 February 2001**

My ref: F/2001/3351

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/3351
6, Andrews Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3351**
6, Andrews Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 FEB 2001
Officer: FH	Application No. F/2001/3351

Map No. 52 Site 0.003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 6 ANDREWS ROAD

Parish: EARLEY Ward: Redhatch 19/2

Applicant: MR/MRS COBBINAH
RESUBMISSION 2000/2644 - refused.

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	Block plan showing parking places (3).		
3	Forms unsigned			
4	Correct S 66 certificate	Encroachment letter.		
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 : ..... 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 ✓ 19/2 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ 19/2 250 Landfill consultation

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + see map :
Mrs. M Buck, 9 Andrews Road RG6 7PS } previous do. ✓
D. Bainbridge, 4 Andrews Road RG6 7PS }

Received by Wokingham District Council

Application No: F/2001/3351

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
6, Andrews 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2001. 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

19 February 2001

12 FEB 2001 * 3351

1959/a

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

12.12FEB2001*03351

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. + Mrs S. Cobbinah
	ADDRESS	6 Andrews Road
		Maiden Earleigh
		Berks
	POST CODE	RG6 7PJ Tel. No. 9663907
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Romar Building Design
	ADDRESS	67 Lowther Road
		Emmbrook
		Wokingham Berks
	POST CODE	RG41 1JB Tel. No. 07939 230209.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	6 Andrews Road
		Maiden Earleigh
		Berks
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Two storey side extension &
		Single 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. Indicate any which are to be felled.		~~YES~~ / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		All to match existing
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

Previous Application No: F/2000/2644

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

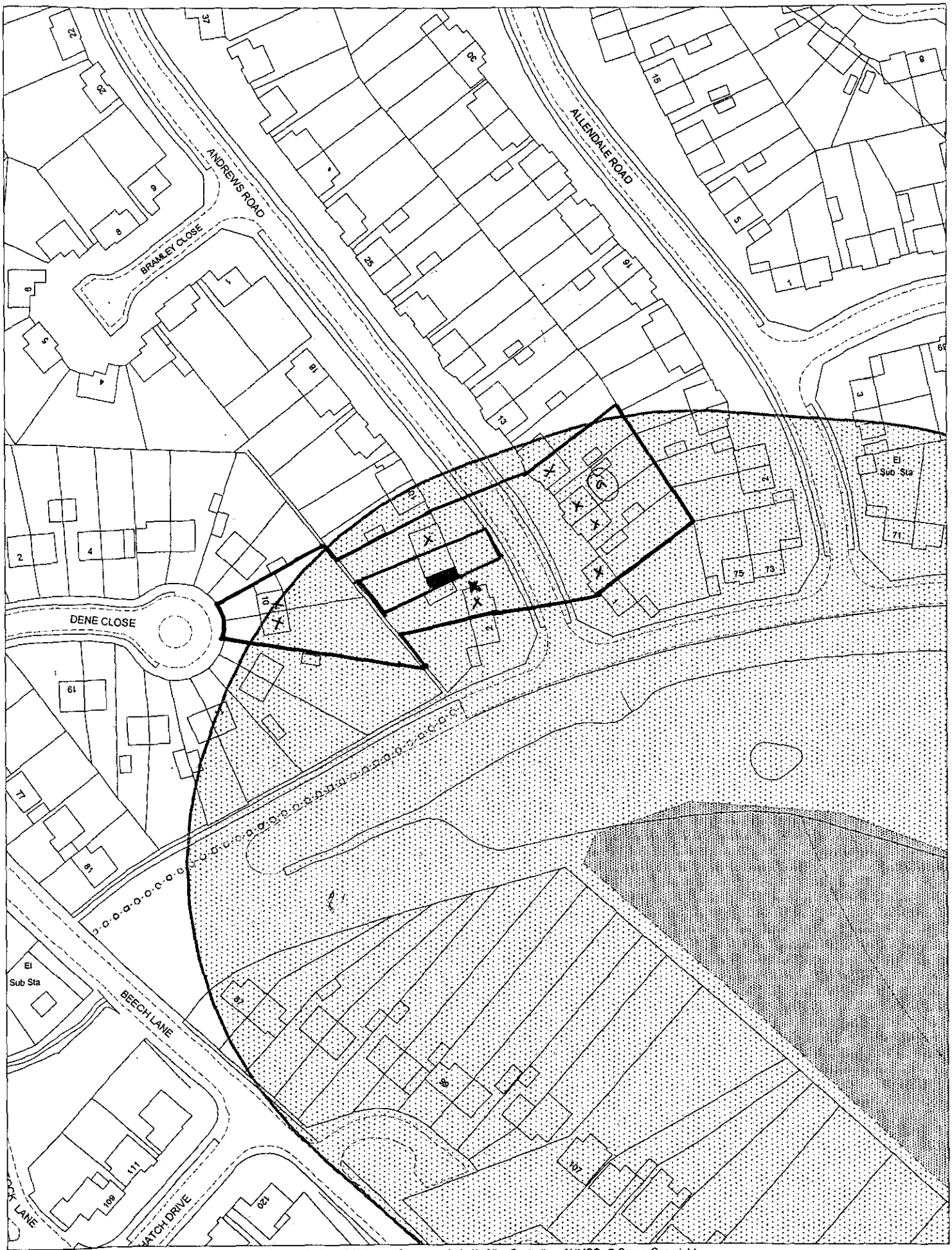
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. + Mrs S Cobbinah

DATE 08.02.01



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Development Control Section, Environmental Services, Wokingham District Council.

13 February 2001

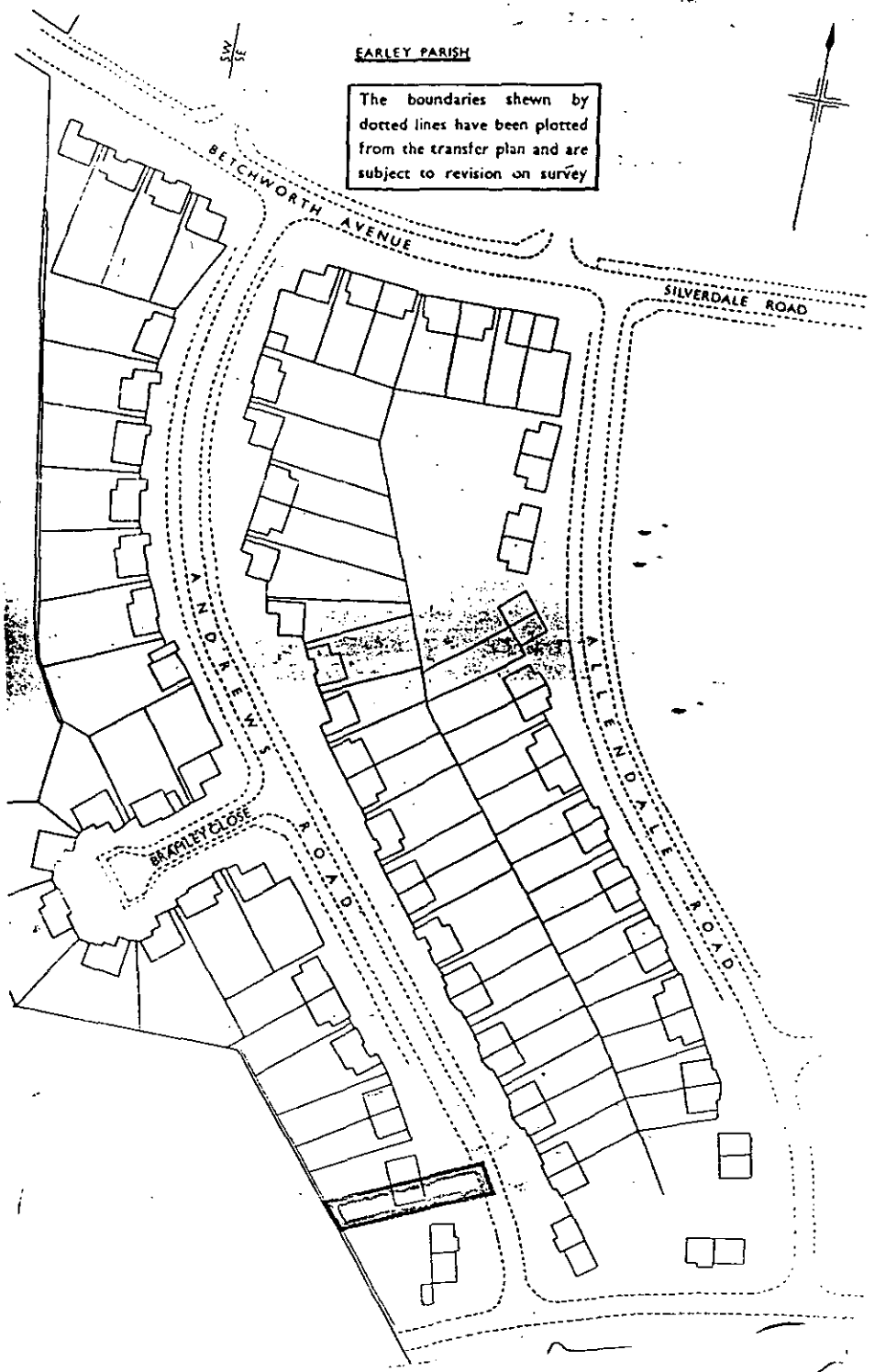
Scale: 1 : 1250

N W E S

H. M. LAND REGISTRY

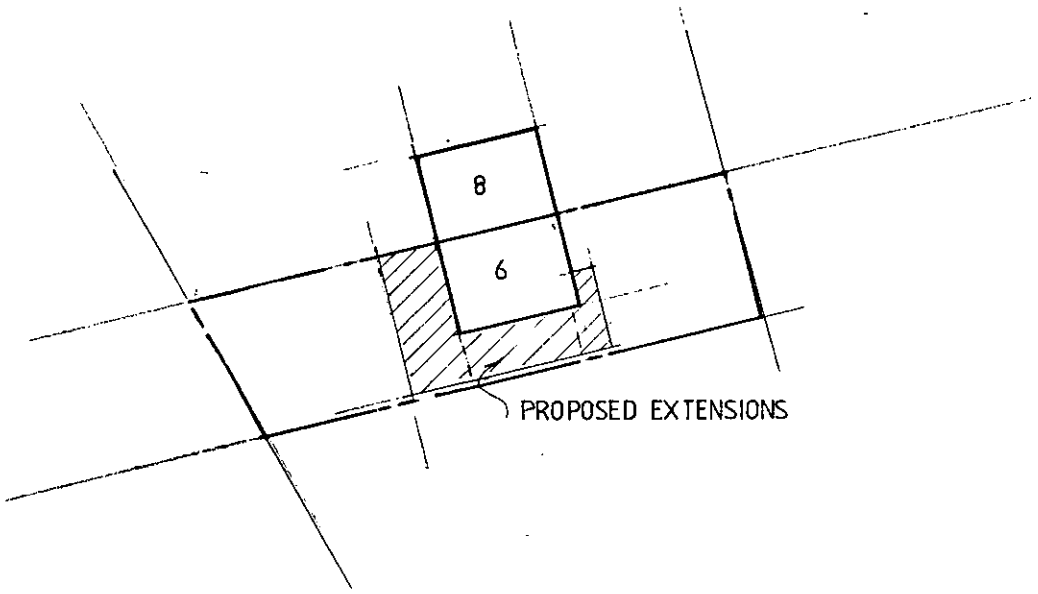
NATIONAL GRID PLAN SU 7471 SE
(BERKSHIRE)

Scale 1/1250



12.FEB.2001* 3351

BLOCK PLAN
1:500



6 ANDREWS ROAD, MAIDEN EARLEY

Site Plans