APPLICATION NO:
F/2001/3446

LOCATION:
10 Clevedon Drive, Earley Reading.

APPLICANT:
Mr & Mrs Herson C/O S D Daniels

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

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 23/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25[illegible]4
LONDON OFFICE Tel.071-377-1777 Fax.071-247-181

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3446**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Herson
C/O S D Daniels
40 Instow Road
Earley
Berkshire
RG6 5XE

Application Number: F/2001/3446

Parish: **EARLEY**

Location: **10, Clevedon Drive, 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The ensuite windows in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall in the north east elevation of the 2-storey extension hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

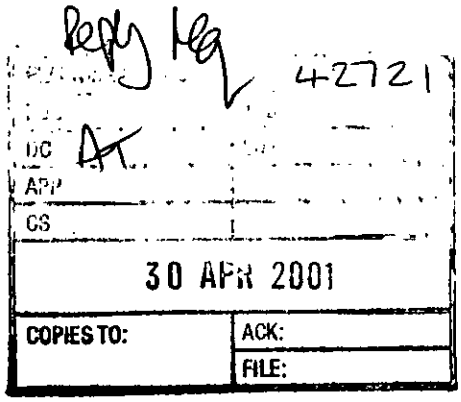
John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: C. Hunter

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.

Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

26th April 2001



Dear Sir,

APPLICATION NUMBERS F/2000/2789 & F/2001/3446
10 CLEVEDON DRIVE, EARLEY, BERKSHIRE, RG6 5XE

We refer to our letter of 23rd February and Mark Herson's telephone conversation with Andrew Thorley on 2nd April. We note that you have not replied to our query in the last paragraph of our letter, despite Andrew Thorley advising that this would be forthcoming.

To reiterate, in respect of the original planning application the site visit notes were incorrect because of the following:

- It stated that at the first level our house was "almost level" to no. 8, whereas it is 850 millimetres back
- It stated that there is a two storey extension to the side of our house whereas it was part of the original house

In addition our agent:

- Incorrectly drew the site plan so that our house was in front of no. 8 whereas it is 850 millimetres back

We would remind you that we made several attempts to arrange a meeting with Mr Thorley to discuss this but that he declined. Instead he requested that we prepare a formal report to include our objections with photographic evidence. Our letter of 23rd February included these.

We are sorry that our agent made the above error. However, it is clear that there were also errors in the site visit and we believe that these affected the final decision regarding the original planning application. We should like to know if the plans would have been approved if the above errors by both parties not have been made. It seems to us that correcting these errors would have effectively dealt with the objections to the plans. We believe that we are entitled to a reply without making a formal appeal. If we did formally appeal we believe that you would have to address these points.

If you are unable to reply by return we should be grateful if you would acknowledge receipt of this letter and indicate when you will be able to reply, bearing in mind that the original query was raised on 23rd February.

Yours faithfully

Mark W Herson

Sally E Herson

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 31 May, 2001

My ref. AJT/MLT/F/2000/2789 & F/2001/3446

Your ref.

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. & Mrs. Herson
10,Clevedon Drive,
Earley,
Reading,
RG6 5XP

Dear Mr. & Mrs. Herson,

RE: PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION – 10, CLEVEDON DRIVE, EARLEY.

I refer to your letter of the 26th April 2001 concerning the above. Please accept my apologies for the delay in replying.

In response to your letter with respect to the original planning application, a correction of the site plan would not have made your application acceptable. At first floor level, the proposed two storey side extension would have been in line with the front elevation of the existing dwelling house. Despite the fact that your house is set back from No.8's front building line by 850 mm, it still would have created a terracing effect on the street scene. This was one of the reasons why the planning application was refused. Earley Town Council also recommended that this application be refused on the grounds that it would create a terracing effect in the street and be detrimental to the open character and appearance of the area.

I hope this information is of assistance to you. Should you have any further queries on this matter you should contact Mr. Andrew Thorley, on the above telephone number.

Yours sincerely,

M L THORP
Principal Development Control Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3446	AT
BUILDING CONTROL NUMBER	FP 2001/1930	Alan
~~APPLICANT~~/AGENT	S.D. Daniels	
ADDRESS OF SITE	10 Clevedon Drive EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey ~~front~~ side. & S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓ (conservation omitted from block plan)
ELEVATIONS	00/10/02 B	00/10/02 B
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/6/01.	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3446

Applicant : Mr & Mrs Herson C/O S D Daniels.

Location : 10, Clevedon Drive, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/03/01

Date Registered : 26/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 23/04/2001. 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 :

Neighbours: Letters of objection from No. 8. Clevedon
Neighbour at No. 6. wish to make an observation.

Earley TC: No Objections

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2001/3446
Appraisal:

The proposal is for a 2-storey side extension, and a single storey rear extension to a detached 2-storey previously extended house in a small cul-de-sac. This application is similar to a previous planning application which was refused on the 9th January 2001, ref. F/2000/2789.

Post application advice was given following the refusal and it was advised that a 1 metre set back at first floor level would be acceptable which would result in a 1.85 metre set back at first floor level from No.8.

The proposed single storey rear extension will be 2.95 metres wide and will project 1.45 metres from the existing kitchen. It will have a flat roof, which would match the existing single storey rear extension. Due to it position centrally located at the rear of the house it is considered that it would not affect the occupants of adjoining properties.

The proposed two-storey side extension will be 3.15 metres wide approximately. At ground floor level it will have a set back of 1 metre from the front elevation of the existing porch and project forward by 4.9 metres approximately from the rear of the existing playroom with a single storey lean to projection. At first floor it will have a set back of 1 metre from the front elevation of the house and will project forward by 2.9 metres approximately from the rear of the existing 4th bedroom. The roof pitch and eaves height of the two-storey side extension would match that of the existing main roof. The ridge height will be 6.9 metres (0.3 metres below the main ridge). To have four new windows, two to be inserted at first floor level and one to be inserted at ground floor level on the south east elevation, and one high level window to be inserted at ground floor level on the north east elevation. But they would not cause any overlooking of neighbouring properties.

1) Impact on neighbouring properties

No. 8, to the north, 2-storey detached house, located 1 metre away from the proposal. Footprint set back slightly. Main windows at ground floor level and at first floor level face front open plan garden, no windows on flank elevation. Therefore it is considered that the occupants of this property would not be overshadowed or overlooked.

However this neighbour has a number of concerns regarding the proposed 2-storey side extension, which include (see letters on file). They think the current proposal is exactly the same as the previous planning application and that at both ground floor and at first floor level it would be built in line with the front elevation of their property,

In fact there is now a 1 metre set back at first floor level from the front elevation of No.10 giving an overall set back of 1.85 metres at first floor level from the front elevation of No.8, thereby preventing a terracing effect (see photographs on file).

2) Impact on street scene /visual impact.

The proposed materials for the single storey rear extension will match existing, therefore no impact on street scene - considered acceptable.

The proposed materials for the 2-storey side extension will match existing. The set back at first floor level will help retain the integrity of the original building and will prevent a terracing effect in the street scene - considered acceptable.

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

Application Number F/2001/3446
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full Permission - 5 years
2.	C012	R012	External materials to be agreed
3.	C045	R045	Obscure glazing "Ensuite windows" in the "South east" elevation.
~~4.~~	~~C044~~	~~R044~~	~~No windows to be inserted in the "flank wall" of the 2-storey extension~~
4.	C044	R044	No windows to be inserted in the "flank wall" in the "north east elevation" of the 2-storey extension.
			Informatives
	N04		Planning Permission Only (NOT BR Approval)
	N06		Within Curtilage

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LTV1/6
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES~~:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
~~MINERALS LOCAL PLAN POLICIES~~:	

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

Date: 9/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 10 Clevedon Drive
Earley Reading.

APPLICATION NUMBER: F/2001/3446

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential
No 8, 2 storey detached house, adjacent, no windows in flank elev, main windows face front + rear gardens. At front open plan gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house extended to rear with conservatory, part garage converted to utility room + store. Open plan front garden. Red brick, brown tiles, white window frames brown stained front door / fascia boards + black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / in cul-de-sac

5. SITE CONSTRAINTS

TREES – Ornamental trees at front

ACCESS/PARKING — At side 2 cars: on drive + 1 in garage

LEVELS – Garden slopes downhill at rear by approx 1m to rear boundary.

BOUNDARY TREATMENT — Rear boundary 1.8m fence.

OTHERS —No 8, Rear / side boundary 3m Beech hedge.
– No 8, Front side boundary, open plan.
– Side boundary (south west) 1.8m fencing.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Clevedon Drive
Earley Reading.

APPLICATION NUMBER: F/2001/3446

OFFICER: Andrew Thorley

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: 0118 974 6441

Date: **06 March 2001**

My ref: F/2001/3446

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/2001/3446
10, Clevedon Drive, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3446**
10, Clevedon Drive, 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 Hare

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

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

Tel: 0118 974 6441

Date: **06 March 2001**

My ref: F/2001/3446

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/2001/3446
10, Clevedon Drive, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3446**
10, Clevedon Drive, 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 Rolls

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

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

Tel: 0118 974 6441

Date: **06 March 2001**

My ref: F/2001/3446

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/2001/3446
10, Clevedon Drive, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3446**
10, Clevedon Drive, 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 Spratling

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

Received by Wokingham District Council

Application No: F/2001/3446

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

LOCATION:
10, Clevedon 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3446
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: 26 FEB 2001	
Officer: AT	Application No. F/2001/3446

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 SIDE EXTENSION TO DWELLING & AND SINGLE STOREY REAR EXTENSION

Location: 10 CLEVEDON DRIVE

Parish: EARLEY Ward: Redhatch
6.3.01 JJ

Applicant: MR/MRS HERSON

resubmission F/2000/2789. 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			
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 : 6.3.01.B 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 : .....

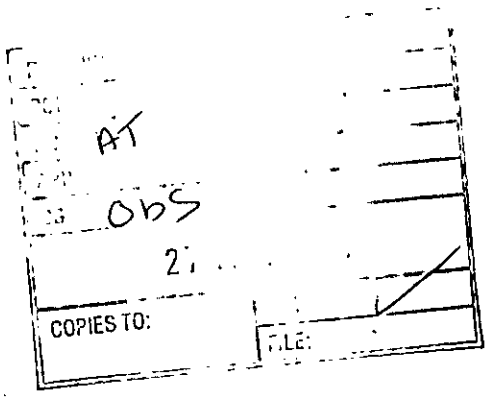
OTHERS:

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

NEIGHBOURS:

S/N + see map (pls ensure 8 Cleveden drive is consulted + Councillors Rolls & Spratling

(Note: Previous file not in filing system. Unable to check details of previous application.)



8 Clevedon Drive
Earley
Reading
Berks
RG6 5XE

22nd March 2001

Dear Mr Mitchell

Application Number F/2001/3446
Proposed two storey side and front extension
Single storey rear extension: 10 Clevedon Drive, Earley

Once again I find myself in the position of appealing against the proposed extension next door. All my previous objections remain the same so please find enclosed the letter I previously sent explaining how I felt.

Permission was refused last time so I was very shocked to be told that whoever looks into the matter this time may well feel happy to agree to the plans, despite the fact they are exactly the same. Nothing has changed since December so surely the reasons given for refusal then must still remain. I do not understand this and feel despair at being under threat again within a couple of months.

Yours sincerely

Pamela Beavis (Mrs)

8 Clevedon Drive
Earley
Reading
Berks
RG6 5XE

1st December 2000

Dear Mr Mitchell

Application Number: F/2000/2789
Proposed two storey side and front extension
Single storey rear extension: 10 Clevedon Drive, Earley

My husband is already in correspondence with you on this matter but I should like you to consider my point of view as an individual.

From the beginning this development was deliberately designed to be open plan with green open spaces - no front garden walls or fences. The space between my house and my neighbours house represents the last piece of greenery in the whole close - all other frontage is concrete or shingle - and its destruction, for this is what would be involved, would mean the loss of a facility which we currently enjoy.

The pyrocanthus at the side of my house which is now well established having been cultivated over the last twenty years by me will obviously die off without any light and sadly all nesting birds which we have had the pleasure of will no longer be able to nest in this hedge.

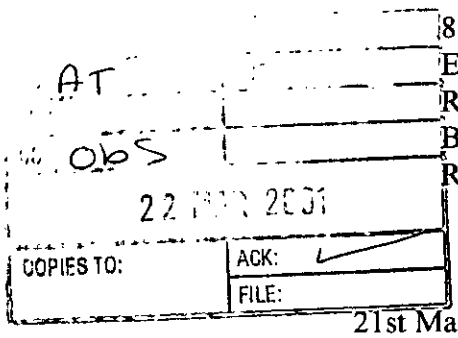
You will note also that the bricks from which these houses were built are no longer available and as is evidenced by other extensions in this close and around the development the failure to find compatible bricks to the original leads to a most unsightly and undesirable effect.

I am deeply saddened also that having chosen to live in a detached house for over twenty years, not therefore bothering anyone with noise, or being bothered by noise, I shall lose that pleasure and find myself almost within inches of and overwhelmed by another property - effectively living in a concrete jungle.

Yours sincerely

Pamela Beavis (Mrs)

Mr A Thorley
Planning Services
Environmental Services Dept
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berks
RG40 1WR



8 Clevedon Drive
Earley
Reading
Berks
RG6 5XE

21st March 2001

Dear Mr Thorley

Re: Planning Application No: F/2001/3446 10 Clevedon Drive Earley

I should like to object to the granting of planning permission as shown on the above planning application at 10 Clevedon Drive, Earley. The application is for 2 storey side extension and single storey rear extension to the above property.

The proposed extension is designed to be built along the boundary with my property 8 Clevedon Drive I should like to object for the reasons listed below.

The proposed side extension would cut out all natural light to my side garden which would become an alley measuring 21 feet x 2 feet between the eaves. This would have the affect of killing plants trained against my side wall, which were planted by the builders as part of the original plans for the open plan effect of the whole estate. It would also be impossible to maintain this dark and narrow strip of land.

Reasonable access for maintenance to the side soffets and barge boards to my property would be denied as due to the height of my property ladders need to be placed on the existing side garden of 10 Clevedon Drive in order to obtain a workable angle. Permission for this is included in the Deeds to both properties.

Television reception from the Sky antennae currently fixed to the side wall of my property would be affected.

The cul-de-sac comprising numbers 6,8,10,12 and 14 Clevedon Drive is one of the smallest on the Clevedon Drive / Somerton Gardens development, consequently the amount of open space in the form of front gardens enjoyed by the property owners in the cul-de-sac as a whole is limited.

Only two years ago a two storey side extension was built at 14 Clevedon Drive diminishing the amount of original open space in the cul-de-sac. The proposed extension to 10 Clevedon Drive would reduce the open space further, thereby diminishing the originally planned open aspect enjoyed within the cul-de-sac.

The lawned area to the fronts of, and between, 8 and 10 Clevedon Drive are the largest open areas within the cul-de-sac and this would be drastically diminished by the proposed extension.

The design of the proposed side extension shows a two storey building, the front of which would be built out as far as the front sight line of my property on both floors. Due to the proposed proximity of the two properties this design would have the effect of making the two properties look as if they were joined together. This would have an overbearing effect on my property and would certainly affect its desirability and consequent value.

I have been told my Mr and Mrs Herson that although they are applying for planning permission for the side and rear extensions in one application in order to save expense, they intend to build the rear extension first, delaying the side extension for a year or so in order to finance the work.

My property is currently on the market; any potential purchaser would be put off buying my property until any proposed development to neighbouring property has been completed.

As original owners of 8 Clevedon Drive having bought the property from new on the basis of a select development of 4 bedroom detached houses with adequate open frontage and offset space between each property I consider that the proposed side extension to 10 Clevedon Drive would seriously detract from the original concept and drastically reduce the environment aspects and amenities currently enjoyed by my family.

In conclusion I believe that the proposed development is contrary to policies WOS3 and WBE1 of the Wokingham District Council Local Plan and contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan.

Yours sincerely



Geoffrey S.F.Beavis

Recd 1·30pm 23·2·01

26.FEB.2001* 3446

Wokingham District Council
Planning Department
P.O Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

23 February 2001

Dear Sir,

APPLICATION NUMBER F/2000/2789
10 CLEVEDON DRIVE, EARLEY, BERKSHIRE, RG6 5XE

Further to our meeting with Angela O'Dell on 13 February we enclose the following for your attention:

- Householder planning application form, signed and dated, and
- Six copies of the amended proposed plan under the above application.
- Photographs of properties in the vicinity

We have been advised that as this is an amendment within 12 months to the above application no further fees are due and we do not need to enclose further copies of the existing plans or site plans.

We would draw your attention to the following points:

1. The proposal is for a two-storey side extension to dwelling and a single storey rear extension.

2. The original application was rejected primarily because the Council felt a terracing effect would be created with no. 8 Clevedon Drive.

3. Our neighbour at no. 8 objected to the original plans on the basis that at the ground and first floor level the two houses would be "almost level". The planning officer's notes from his site visit also referred to the proposed first floor being in line with No 8. However, this is factually incorrect as our house is set back from No 8 by 850 millimetres and the original proposal would have retained this effect. This is evidenced by the site plan and should also have been clear from an observation of the site. We enclose photographs to illustrate the point. The modified plans also highlight this.

4. The planning officers file notes also refer to a two-storey extension to the side and rear of our property. This is also incorrect. In line with most of the houses on the estate, this was part of the original building, leaving a two-storey gap at the front side of the house. Many of the houses on the estate have extended to fill in this natural gap.

5. Ms O'Dell has advised us that if we moved the wall on the first floor extension, back 1 metre from the original proposal, setting us back a total of 1.85 metres from no. 8, then this would overcome any terracing effect and that if she were the planning officer involved, would be able to recommend it for approval.

6. As stated at point 4 above, there are a number of similar extensions on the estate, which have already been approved. We would draw your attention to the following three in particular and enclose photographs to illustrate the points made.

No. 16 Somerton Drive. The two storey extension is a mirror image of ours, being the house on the right of the photograph. The two-storey extension was approved in 1979 without objection.

No. 20 Stockbury Close. These two houses are closer together that ours with our neighbour and they are level, yet a set back of only 850 millimetres was approved in June 2000.

The extension to no: 24 Clevedon Drive over the garage involved the middle house in a line of three, which has created the terracing effect referred to and this was approved.

There are a number of examples on the estate where the houses were built closer together than ours with our neighbour and where the first floor walls were level. We enclose a photograph of numbers 20 and 21 Somerton Gardens by way of example. There is therefore nothing particularly unusual with what we are trying to achieve.

We believe that by taking back the first floor extension by 1 metre and thereby 1.85 metres back from no. 8 and dropping the roofline any terracing effect is removed.

7. The planning officers file notes referred to no trees on the site. However, there is a mature deciduous tree in front of the proposed extension, which will soften the brickwork considerably, particularly in summer. The tree was pruned to protect the house foundations 2 years ago but will reach the level of the roofline within a relatively short space of time.

We trust that, in the light of the above, the planning department are able to approve the modified plans. However, if it would assist approval, we would be pleased to discuss any of these points in person or by telephone on the numbers detailed below. Our email address is also given.

We would also be grateful if you would confirm if the information on the site visit report had been correct at the time the original decision had been made, whether the decision would have been different as clearly it is of some concern that the report contained these errors.

Yours faithfully

Mark Herson

Sally Herson

Mark W Herson

Home 01189 871260
Work 01635 35255 (ext 255)
ms_herson@supanet.com

Sally E Herson

Home 01189 871260
Work 01189 14456
ms_herson@supanet.com

FROM: Andrew Thorley

DATE: 06 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3446

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

Site Address: 10, Clevedon Drive, Earley, Reading.

Applicant: Mr & Mrs Herson C/O S D Daniels.

Your observations are required in respect of this application **by 30/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

1789/b

CERTIFICATE D

I certify that

26.FEB.2001* 3446

● I/The applicant cannot issue a certificate in accordance with paragra (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/he to find out the names and addresses of everyone else who, at the begin of the period of 21 days beginning with the date of application was owner (a) of any part of the land to which the application relates, but have/ as been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(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).

● Notice of the application as attached to this Certificate, has been publis

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must g alternative and insert "not applicable" as the information requ alternative.

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

OR

● I have/The applicant has given the required notice to every my/him/herself who, at the beginning of the period of 2 date of the application, was a tenant of an agricultural the land to which the application relates, as follows.

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

Signed . . . . . .

On behalf of MR & MRS M HERSON

Date 23RD FEBRUARY 2001

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

26.FEB.2001* 3446

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the requirec notice to everyo at the beginning of the period of 21 days ending with the accompanying application was the owner (a) of any part of the la the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served+
MR & MRS G BEAVIS	8 CLEVEDON DRIVE EARLEY RG6 5XE	23rd FEBRUARY 2001

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that:

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

- Notice of the application as attached to this Certificate, has been publis

the (c) .....

(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).

on (d) .....

ADDRESS 10 CLEVEDON DRIVE PARISH EARLEY

PLOT No. 53 ORD. SHEET No. SU.7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	NEW HOMES PROJECT LTD	O/APP. RES. DEV.	13.6.74	N/A REF
01945	PYE LTD. & OTHERS	" 830 ACRES	APP. ACCORDING TO MINUTES	
04557	BOOTS HOMES S.E. LTD.	" & COMM. DEV.	10.6.76	N/A REF.
07235	"	LOWER EARLEY ROAD DISTRIBUTION	24.11.77	N/A C/A
07295	"	B.R.K.L.T.Y. - "	15.12.77	N/A C/A
07541	"	DETACHED HOUSE & GARAGE	16.2.78	N/A C/A
BR 7976	"	"	3.5.78	APP. N/A
BR 19349	MR. UNDERHILL-SMITH	CHIMNEY	4.10.82	APP. N/A
BRA 1138	"	S/ST. EXTENSION	15.7.86	APP
98/68847/F	Mrs. S. Herson	Convert Part Garage to Storeroom/Utility Rm	15.2.99	C/A.
F/2000/2789	Mr. & Mrs. Herson	2/St side ext, S/St R. ext	09.01.01	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

FOR EXISTING ELEVATIONS

SEE F/2000/2789

Environmental Services

For office use only.
Application number: 26.FEB.2001 * 3446

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.

RESUBMISSION OF APPLICATION Nº F2000/2789

1	Your name	MR & MRS M HERSON
	Address and postcode	10 CLEVEDON DRIVE EARLEY READING RG6 5XE
	Phone number	
2	Agent's Name	S. D. DANIELS MRICS
	Address and postcode	40 INSTOW ROAD EARLEY RG6 5QJ
	Phone number	0118 9866776
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.	10 CLEVEDON DRIVE EARLEY RG6 5XE
4	Give brief details of the proposal for example, 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. 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.	BRICK TO MATCH ROOF TILES TO MATCH JOINERY 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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. N/A	RESOBMISSION OF APPLICATION Nº F2000/2789	
c	Six copies of each set of plans and drawings listed below. N/A		
	• 1:2500 scale location plan with the site outlined in red. N/A		
	• 1:500 scale site layout plan. N/A		
	• 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.

PLEASE SEE ATTACHED SCG CERTIFICATE

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: S.D. DANIELS MRICS

on behalf of MR & MRS M HERBOT

Date 23-02-07

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



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Development Control Section, Environmental Services, Wokingham District Council.

2 March 2001

Scale: 1 : 1250

N
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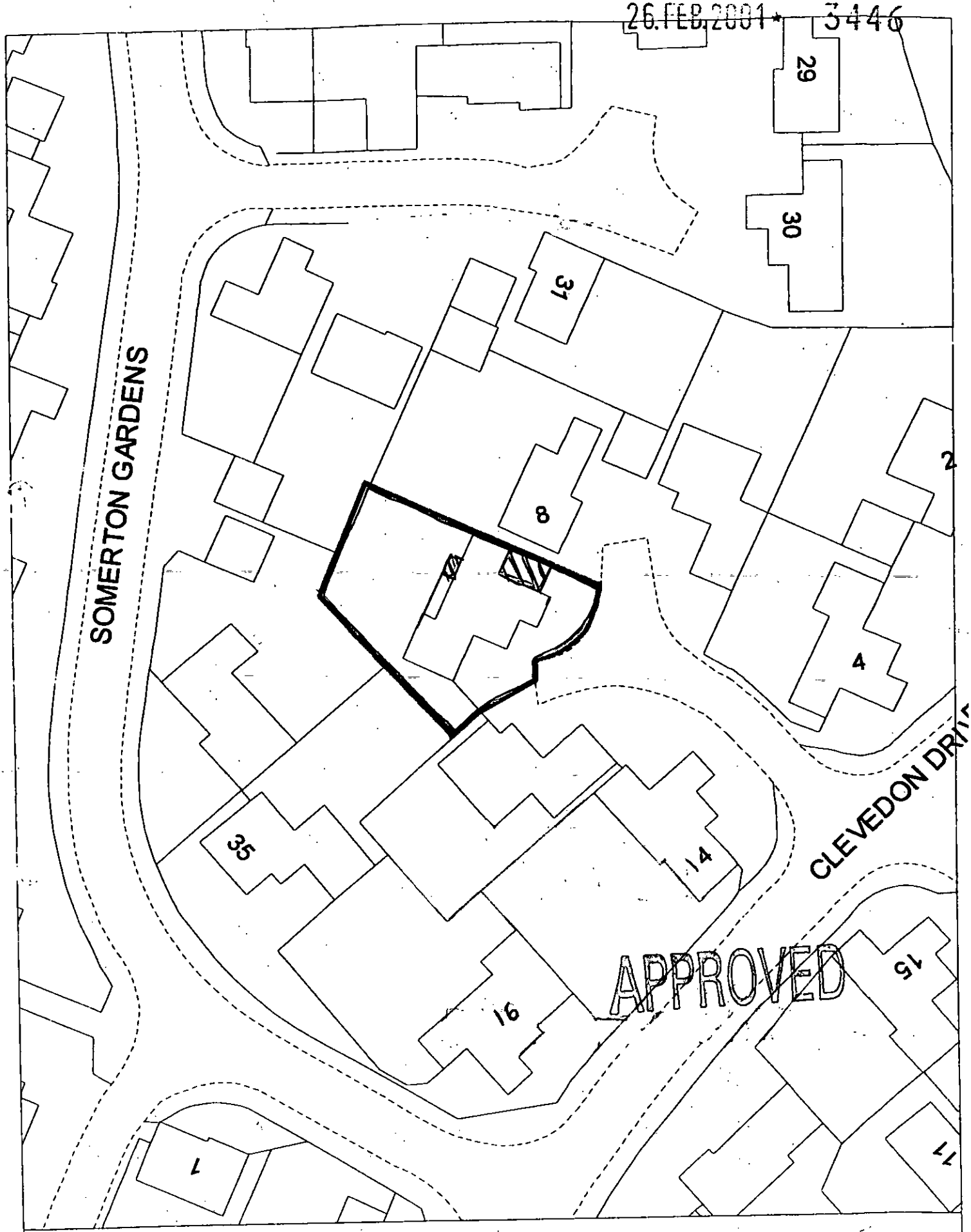
26.FEB.2001 3446



Site Plan, Scale: 1 to 500

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Site Plan, Scale: 1 to 2500

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