APPLICATION NO:
F/2000/2756

LOCATION:
386 London Road, Earley Reading.

APPLICANT:
Mrs Kaur C/O Kalsi Associates Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

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

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/2756

Parish: **EARLEY**

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

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. The conservatory windows in the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

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.

Informative
1. 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
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1/2 and LTV1/LTV6.

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

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

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2756

Applicant : Mrs Kaur C/O Kalsi Associates Ltd.

Location : 386, London Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 22/12/2000

Date Registered : 06/11/2000

Earliest Date for Decision : 09/12/2000

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

This application will have expired on: 01/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

District Cllr Lissaman: No Objection

Earley Town Council: No Objection.

Neighbours: 2 letters of objection see file (at Nos 380 + 382.)
3 letters of 4 letters of objection at 380, 382 + 388, London Rd and at 3 Hill Top Rd.

Planning Issues : (identified settlement)

1) Neighbours

2) Street scene.

Application Number: F/2000/2756
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey greatly extended detached house to form a conservatory. This planning application is one of four being currently considered and therefore must be assessed along side the following applications F/2000/2755, F/2000/2775, & F/2000/2776. (See photos on file)

The proposed extension will be 6.2 metres wide and will project from the rear (south east) elevation of the house via the lounge area by 3.8 metres. It will be located 0.8 metres away from the west boundary. To be constructed with a low brick wall to below window level, with UPVC window frames above and to include a glass-framed roof. It will have a lean to, pitched roof with an eaves height of 2.4 metres and a ridge height of 3.3 metres.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, there is an obscured glazed kitchen window on flank elevation only. Footprint set forward of No. 386, towards road and positioned 4 metres from proposal behind a combination of a 1.6 metre high fence, a single storey garage and sheds on adjacent boundary. Therefore due to the orientation and distance away the occupants of this property will not be overlooked or would the proposal be overbearing.

No.388, to the east, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, extended to the rear mid way along the rear elevation with a single storey conservatory, there are no windows in the flank elevation of this property. The footprint is set back of No. 386, slightly. Therefore due to the boundary treatment a 2.2 metre high hedge and 1.8 metre high fence, the orientation and distance away the occupants of this property will not be affected by the proposed location of the conservatory.

Nos. 380, & 382, London Road, neighbours they both have concerns about over development of the site and think that this proposal will aggravate the situation, (see letters on file).

No. 3, Hilltop Road, concerned that planning powers have been flouted, (see letter).

2) Impact on street scene /visual impact.

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

Earley Town Council had no objections.

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

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

Application Number F/2000/2756
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External Finishes to Match
3.	C045	R045	Obscure Glazing for "conservatory windows" in the "South west elevation"
			Informatives
	N06		within Curtilage

RECORD OF SITE VISIT

SITE ADDRESS: 386 London Road
Earley Reading.

APPLICATION NUMBER: F/2000/2756

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Residential area adjacent to A4
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
2 storey / 3 storey detached house
extended to side + upwards, red b'k, cream
coloured render, red tiled roof, brown stained windows
+ doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 388, no windows in flank elev.

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING — As existing

LEVELS — N/C

BOUNDARY TREATMENT — No 384, 1.6 m fence, garage
+ sheds.

OTHERS — No 388, 1.8 m fence +
no windows in flank elev.

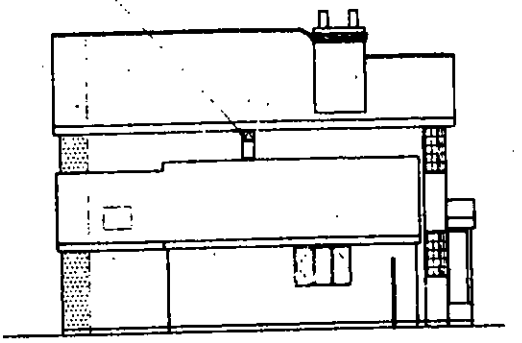
Site Notes

G WINDOW PRE F/1999/0069

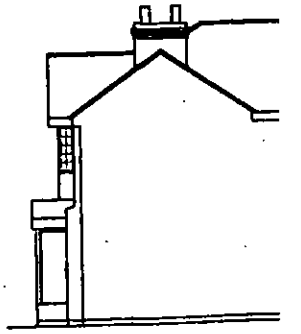
OBSCURE GLAZING



REAR (SOUTH EAST)



SIDE(NORTH EAST)



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ELEVATIONS FOR RETROSPECTIVE APPROVAL

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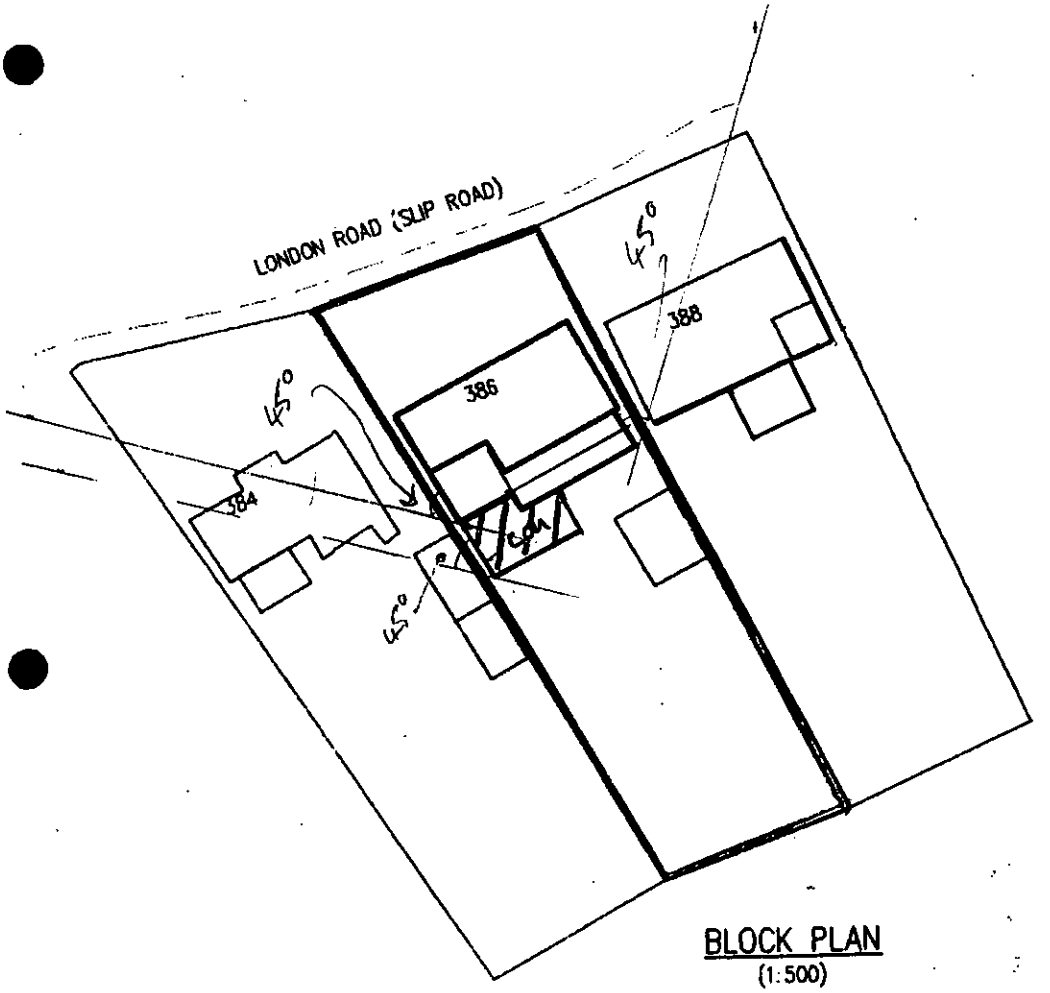
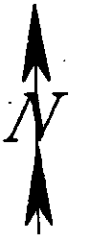
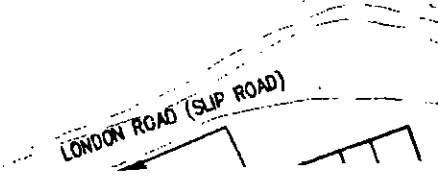


BLOCK PLAN

(1:500)





NOTES AND SI

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8. © COPYRIGHT KALSI ASSOC

NEW CONST. SHOWN THUS:

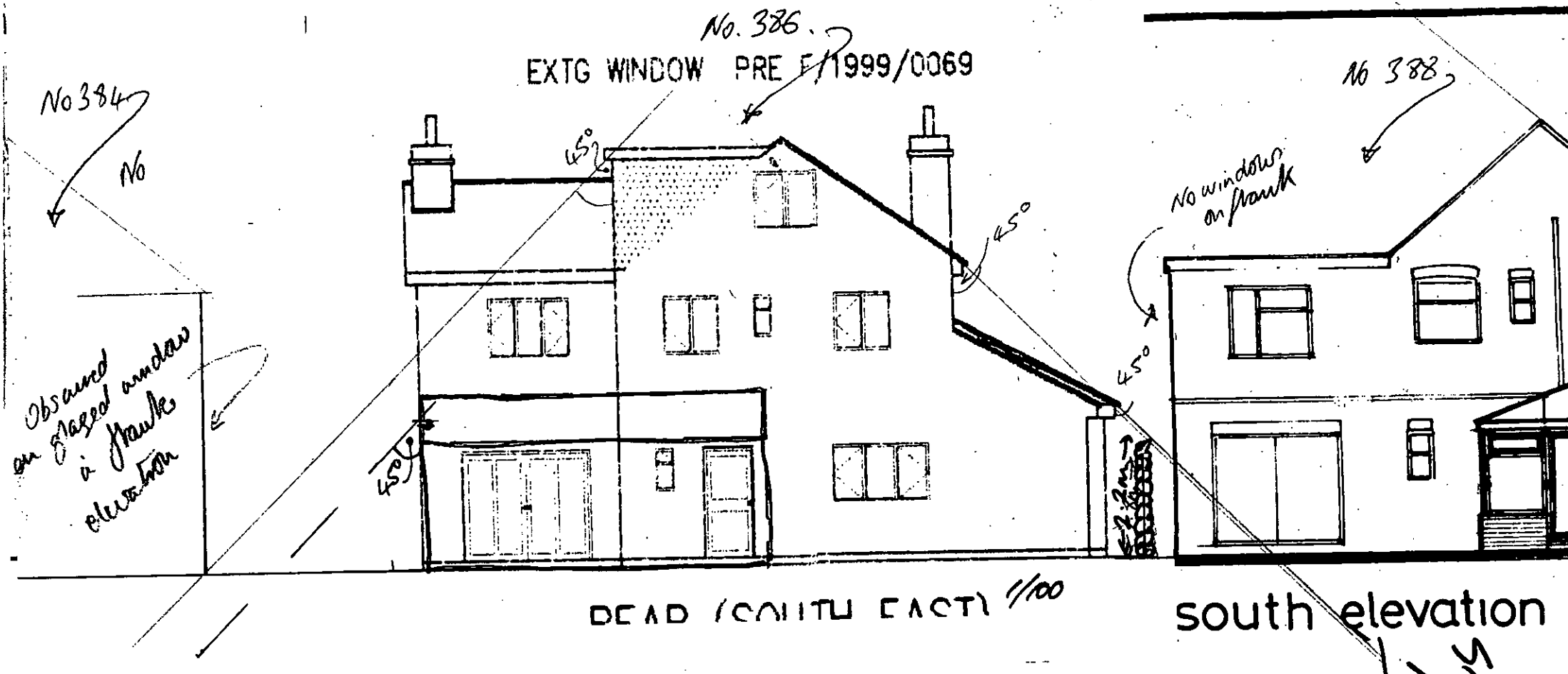
PLAN

ELEVA

0	26.10.00	FIRST ISSUE

KAI
ASSOC
KALSI ASSOC
BUILDING CO
6 Devonsl
Reading,
Tel: (0118)

Site Notes



REAR (SOUTH EAST) 1/100

south elevation

Site Notes

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

Tel: 0118 974 6441

Date: **15 November 2000**

My ref: F/2000/2756

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2756
386, London Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2756**
386, London Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **15 November 2000**

My ref: F/2000/2756

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2000/2756

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
386, London Road, Earley, Reading.

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

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

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

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

15 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2756
CASE OFFICER: Andrew Thorley

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

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS 035	AT
24	
COPIES TO:	

3, HILLTOP RD
EARLEY
READING
RG6 1BY

PLANNING APPLICATION
No. F2000/2756

DEAR SIR,

REGARDING THE APPLICATION.

AT 386 LONDON RD.

I AM TOTALLY AGAINST PLANNING PERMISSION AT THIS BUILDING.

THEY HAVE SEEMED FIT, TO TOTALLY DISREGARD THE PLANNING PERMISSION WHICH WAS REFUSED AND CONTINUED TO BUILD UP, AND OUTWARDS.

THEY SHOULD BE MADE TO DISMANTLE THAT PART, OF WHICH PERMISSION HAS NOT BEEN GRANTED.

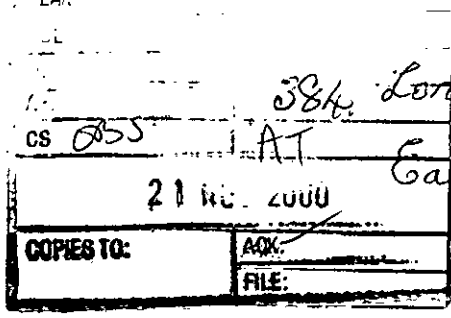
I HOPE THIS WILL BE DEALT WITH FORTHWITH.

YOURS SINCERLY

G.S. LAMBOURN

Applicationo	Name & Address
F/2000/2756	Mrs J Wilson 384 London Road Earley RG6 1BA
F/2000/2756	G S Lambourn 3 Hilltop Earley RG6 1BY
F/2000/2756	R Cooke & L Moodie 380 London Road Earley Reading RG6 2BA

App. 2756 letters
Sent 12-02-01



384 London Road
Earley
Reading
RG6 1BA

Nov. 19th 2000.

Planning Officer.

Dear Sir,

Re. planning application No. F/2000/2755 and F/2000/2756 proposed extentions to 386 - London Road. Mrs. J. Kaur.

We have no objections to these proposals.

Yours Faithfully.

J. Wilson (Mrs)

386 London Road
Easley. Reading
RG6 1BA

Dec 22nd 2000.

OBS AT
COPIES TO

Wokingham
Planning
Dept.

F. 2000/2755.AT
F. 2000/2756.AT 386. London Road.
F. 2000/2775AT Easley. RG6 1BA
F. 2000/2776.AT

Dear Sirs

a planning officer called today regarding the above building applications.

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

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

No Objection.

Yours Faithfully

Joan Wilson (Mrs)

FROM: Andrew Thorley

DATE: 15 November 2000

RECEIVED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2756

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

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

Applicant: Mrs Kaur C/O Kalsi Associates Ltd.

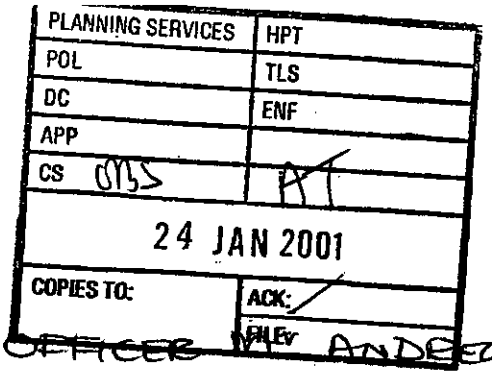
COPIES TO: ACK: FILE:

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

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.



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

To the PLANNING OFFICER MR ANDREW THORLEY.

Re: Extension to 386 London Road,Earley, Reading

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

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

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

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

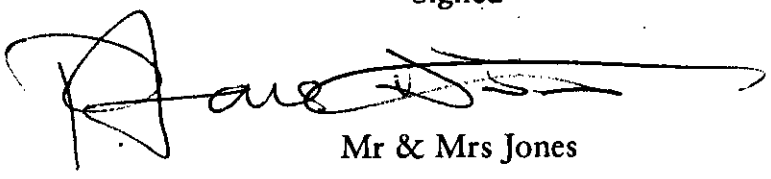
Application Number: F/2000/2756
Single storey rear extension to dwelling to form a conservatory.
Adding together the TOTAL living accommodation that this dwelling now consists of we just cannot see how approval for EVEN MORE can be given - even less recreational/garden space will be left making the need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

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

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

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

Signed



Mr & Mrs Jones

By Hand 26/01/2001

WOKINGHAM DISTRICT COUNCIL

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

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

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

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

Dear Mr. Mitchell,

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

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

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

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

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

Yours sincerely ,

R.Cooke & L.Moodie .

Tel: (0118) 974 6442 (Direct Line)
E-Mail: Phillip.Taylor@wokingham.gov.uk
Date: 23rd August 2002
My ref: pt/earley/pd

Mrs J. Kaur
386 London Road,
Earley,
Reading,
Berkshire,
RG6 1BA

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 Kaur,

AMENDMENTS TO APPLICATION F/2000/2756

REVISED DESIGN FOR THE CONSERATORY AT 286 LONDON ROAD, EARLEY.

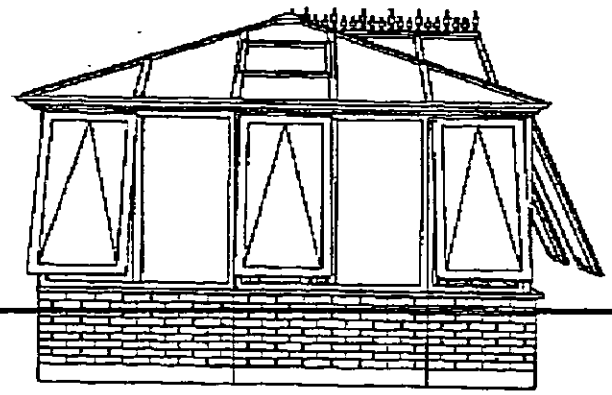
I refer to your letter received on the 5th August 2002 with reference to the above.

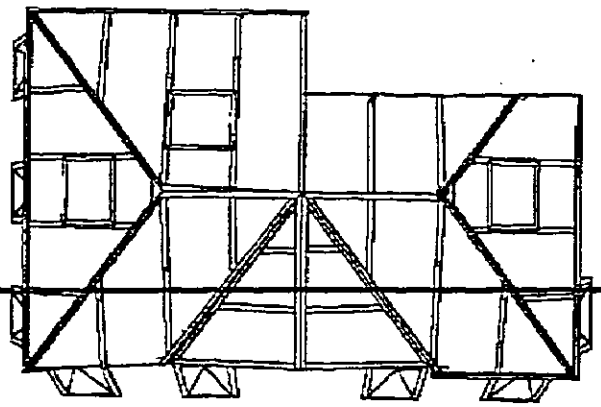
Having reviewed your proposal, I can confirm that it will be accepted as a minor amendment, provided that all other aspects of the initial application are constructed as originally approved.

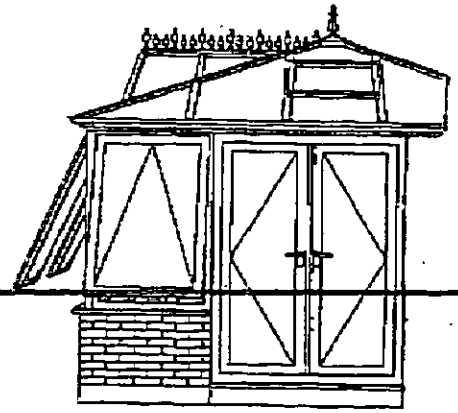
If you require any more information please contact Phillip Taylor on the above direct number.

Yours sincerely

Phillip Taylor
Planning Officer







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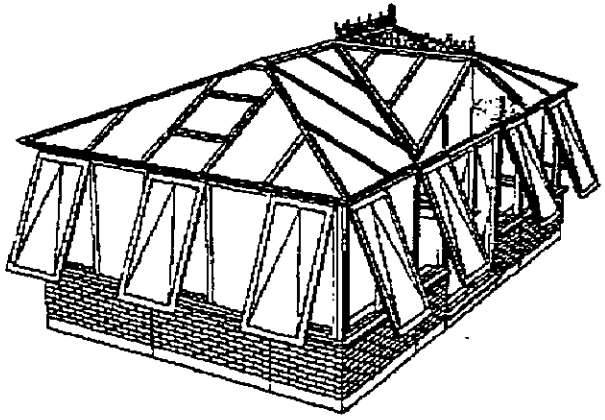
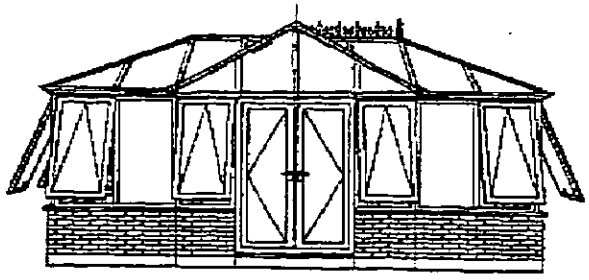
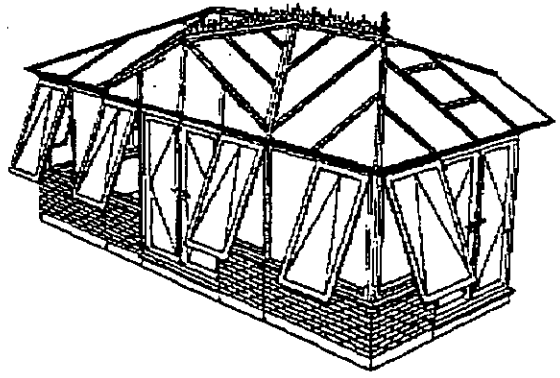






MINOR AMENDMENTS

APPROVED

Andrew Thorley

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

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

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2000
Officer: AT	Application No. F/2000/2756

Map No. 52 Site 006
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 386 LONDON ROAD

Parish: EARLEY Ward: Whiteknights
15.11.2000 D

Applicant: MRS KAUR

Fee Received 95-00 Required ..... Additional ..... Refund .....
(11)

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 : 15.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + 699, 701, 703 London Road
1 Shepherds Hill
384, 388 London Road
1a Hilltop Road
117, 119 Pitt Lane

ADDRESS 386 LONDON ROAD PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35/54	Mr. H. Harding	Garage	9/2/54	App.
R/365/70	Mr. A. Miller	Two Storey Extension	3/9/70	App.
PD/541/70	"	Lounge extension	29-10-70	App-
R/540/70	"	First floor addition	26.11.70	App-
34562 APPEAL	MR. D. SINGH	GARAGE TO GRANNY ANNT	14.2.90	
BAR.10019	"	"	20.2.91	APP
96/6375/F	MR. S. KAUR	S/St. EXTENSION	6.6.96	G
FP96/3536	"	"	26.7.96	APP

~~DATE OF COMPLETION~~ PP EXP. - EXTENSION - 12.6.95

MINISTRY DECISION 34562 - APPEAL ALLOWED - 29.1.91

SPECIAL ORDERS

DRAINAGE

[redacted]

[redacted]

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 06.NOV.2000* 2756

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate has been published in

the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

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

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

Signed . . . . . [signature] . . . . . .

On behalf of . THE . . . . APPLICANT . . . . . .

Date . . . . . 28th October 2000 . .

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

ADDRESS 386 WOKINGHAM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/78/61	Mr. P.C. Younger	Addition	15/6/61	App. App.
720/73	Mr W. Hartree	Extensions & new garage	10.5.73	- C/A
23844	" O/L.	OLD HOUSE & GARAGE R/O	17.7.85	N/A Ref
28923	MR & MRS G. WEAVER	6'3 FENCE & NEW ACCESS	22.1.88	C/A
29824 W/DR.				
30445 APPEAL	"	C/O USE DAY NURSERY WITH GARAGE CONVERSION.	8.6.88	Ref
43105	"		15.8.94	C/A
LP94/2748	"	2/ST. EXT / S/ST. REAR. S/ST FRONT EXTS. / ALTS	22.7.94	APP

DATE OF COMPLETION

MINISTRY DECISION 30445 - APPEAL DISMISSED - 11.5.89

SPECIAL ORDERS

DRAINAGE

769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

06.NOV.2000*

PART 1

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

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

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

FOR OFFICE USE ONLY

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

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

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

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
SUN LOUNGE AT REAR

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

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

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 6 No COPIES OF 1No A3 DWG. FOR PLANS, ELEVATIONS, BLOCK & LOCATION PLANS

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

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

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

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

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

EXTERNAL APPEARANCE	N/A	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

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

RESIDENTIAL

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

YES/~~NO~~ LONDON RD FRONTAGE

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

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

YES/~~NO~~ NONE AFFECTED

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

STATE EXTERNAL MATERIALS TO BE USED.

- BRK. DWARF WALLS
- GLASS ROOF & MAIN SIDES
- IN UPVC FRAMING

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

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

HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG.

HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N/A

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

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

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

N/A.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	11	16	1
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

* STATE No. OF HABITABLE ROOMS

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

~~YES~~/NO If YES, complete Part 2 of the form

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

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

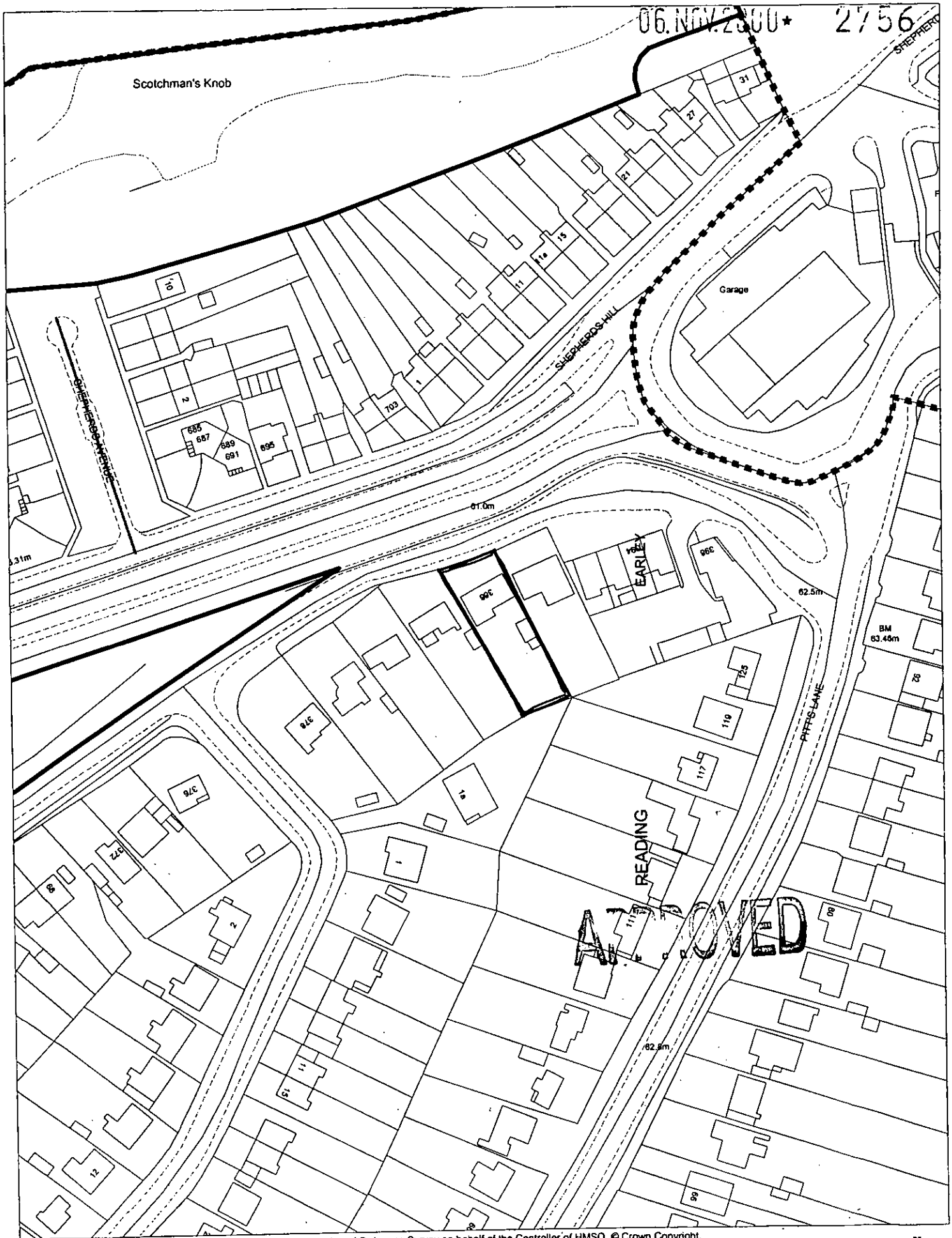
STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

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

...ED: ON BEHALF OF THE APPLICANTS DATE 28/10/00

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



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

Scale: 1 : 1250

N
W E
S