APPLICATION NO:
F/2000/2789

LOCATION:
10 Clevedon Drive, Earley Reading.

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

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

EARLIEST DATE FOR DECISION: **14/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2001

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

A.T

1792

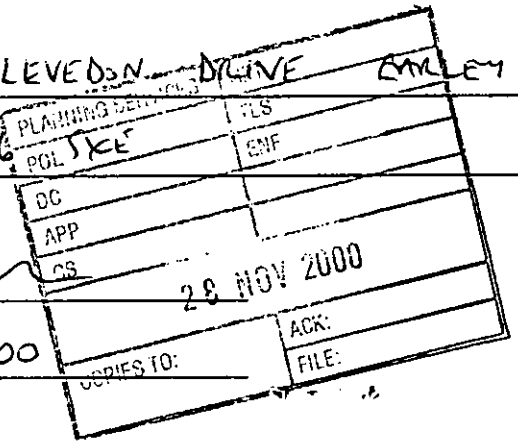
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2789 relates.

Address of site 10 CLEVEDON DRIVE EARLEY

BERKSHIRE RG6 5XE

Signed

Date 23.11.2000



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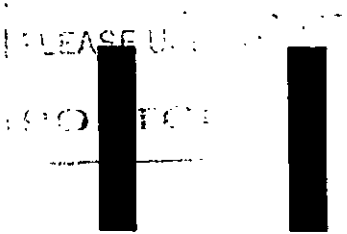

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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1


14



Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 5 February 2001
My ref. JRM/SB/F/2000/2789
Your ref.

Councillor A Spratling
Leader, Liberal Democrat Group
Wokingham District Council
PO Box 150
Shute End
WOKINGHAM
Berks RG40 1WQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Spratling

10 CLEVELAND GARDENS - PLANNING APPLICATION F/2000/2789

Thank you for your letter of 29 January.

I apologise for not having replied to your letter of 18 December.

The planning application was refused on 9 January this year because it would create a terracing effect in the street and be detrimental to the open character and appearance of the area.

I hope you find this information helpful and I apologise for not having replied to you sooner.

Yours sincerely

JOHN MITCHELL
Development Control Manager

58)

18 December, 2000

Mr J Mitchell
Head of Planning & Transportation
Environmental Services Dept

Dear John

10 Cleveland Gardens, Planning Application F 20002789

I have been approached by the neighbour of this property who has objected to the application on the grounds that there has already been one extension to this house and now there is to be a two storey side extension and a single storey rear extension added to the already extended house.

The resident is complaining about the impact on his own property.

In view of the comments, I believe it would be advisable that this item be listed if you are in mind to approve it. Of course, if your views are that it should be refused then there is no point in carrying out the listing.

I await your advices.

Yours sincerely,

Alan Spratling
Leader
Liberal Democrat Group

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

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

Application Number: F/2000/2789

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 **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extension, by virtue of its scale, design and location, would create a terracing effect in the street. It would be detrimental to the open character and appearance of the area. It is, therefore, contrary to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies LBE1 and LBE2 of the Loddon Area Local Plan.

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 Policy EN1.

Loddon Area Local Plan Policies LBE1/2 and LTV1/6.

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

John Mitchell
Development Control Manager
Date: 09/01/2001

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/2000/2789

Applicant : Mr & Mrs M 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
	✓		14/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 14/12/2000

Date Registered : 15/11/2000

Earliest Date for Decision : 14/12/2000

Latest Consultation Date/Site Notice Expiry Date : 14/12/2000

This application will have expired on: 10/01/2001. 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 :

DC Rolls : objects / listed.
Earley TC : object see letter / mems.

Neighbour : 2 letters of objection from same household

Planning Issues : (identified settlement)

1) Neighbours

2) Streetscene

09/01/01

Application Number: F/2000/2789
Appraisal:

1) Impact on neighbouring properties

The proposal is for a two storey side extension, and a single storey rear extension to a detached two storey extended house in a small cul-de-sac.

The proposed single storey rear extension will be 3 metres wide approximately and will project 1.5 metres approximately 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 metres wide. At ground floor level it will project forward by 4.9 metres overall from the rear of the existing playroom with a single storey lean to projection, it would be set back by approximately 1 metre from the front elevation of the existing porch. At first floor level it will project forward by 3.5 metres approximately from the rear of the existing 4th bedroom and would be flush with the existing front elevation of the house. The roof pitch, eaves height and ridge height of the two-storey extension would match that of the existing main roof. 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.

No. 8,to the north, 2 storey detached house, located 1 metre away from proposal, footprint set forward of No. 10, 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 is concerned (see letters on file) that the proposal would diminish the original planned open aspect of the cul-de-sac.

2) Impact on street scene /visual impact.

At first floor, the proposed front wall of No.10 will almost be level with the front wall of No.8, a metre away. As this is an open plan estate with open areas on the corners of the cul-de-sac, the design and location of the extension would create a terracing effect. This would have a detrimental effect on the open character and appearance of the area.

Earley Town Council were concerned about the scale of the proposal, an over development of the site, to be unneighbourly and may cause loss of light. It was also felt that the proposal would have a terracing effect and this together with its scale would have a detrimental effect on the street. They thought that this application should be refused.

District Councillor Rolls agrees with Earley Town Councils view with regards to that it would create a terracing effect.

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

Application Number F/2000/2789
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1			The proposed extension, by virtue of its scale, design and location, would create a terracing effect in the street. It would be detrimental to the open character and appearance of the area. It is, therefore, contrary to the Policies WOS3 & WBE1 of the WDLPDD and Policies LBE1 & LBE2 of the LALP.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Clevedon Drive
Earley Reading.

APPLICATION NUMBER: F/2000/2789

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front pollarded tree

2. DESCRIPTION OF SURROUNDINGS Residential quiet cul-de-sac / open plan
No. 8, 2 storey detached house, adjacent to proposed
No window in flank elevation, main windows in grd/first floor face
front elev. No 12, 2 storey detached at right angles to No 10.

3. DESCRIPTION OF SITE/BUILDING Garage conversion to utility room.
2 storey, extended to side + rear, garage at side
open plan front garden, small area. Red brick, brown tile
roof, white wooden casement windows, brown stained front door
brown fascia board + black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan / proposed front ext will be in
line with No 8, front boundary line
1.1m away / distance between properties.

5. SITE CONSTRAINTS

TREES — None affected

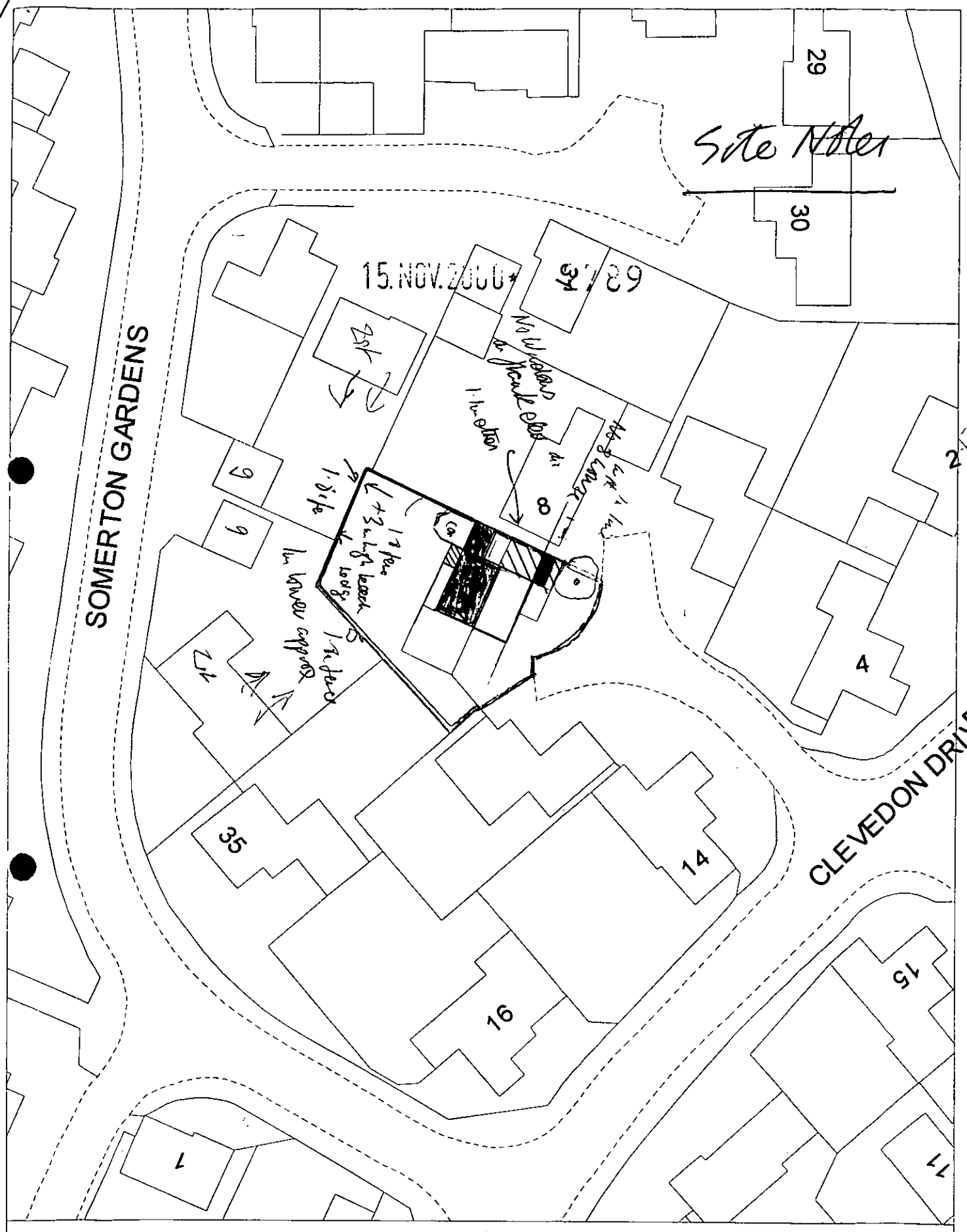
ACCESS/PARKING — At side, 2 approx on drive + 1 in garage

LEVELS — Garden drops away to rear boundary by 1m

BOUNDARY TREATMENT

OTHERS — Rear boundary 1.8m fence
— No 8, 1.8m fence + 3m beech hedge
— Side boundaries 1.8m fences stepped.

No Rear ext will not affect neighbours.
Front ext no problem will not affect No 8. neighbours
re light!
Side extension?



Site Plan, Scale: 1 to 500

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Wokingham District Council, Licence No. LA086134
Date: 16 November 1998

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

Tel: 0118 974 6441

Date: **20 November 2000**

My ref: F/2000/2789

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2000/2789
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/2000/2789**
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: **20 November 2000**

My ref: F/2000/2789

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
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John Mitchell

John Mitchell
Development Control Manager

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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 Hare

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

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

Tel: 0118 974 6441

Date: **20 November 2000**

My ref: F/2000/2789

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

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Application Number: F/2000/2789
10, Clevedon Drive, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2789**
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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2789
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2000/2789

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)

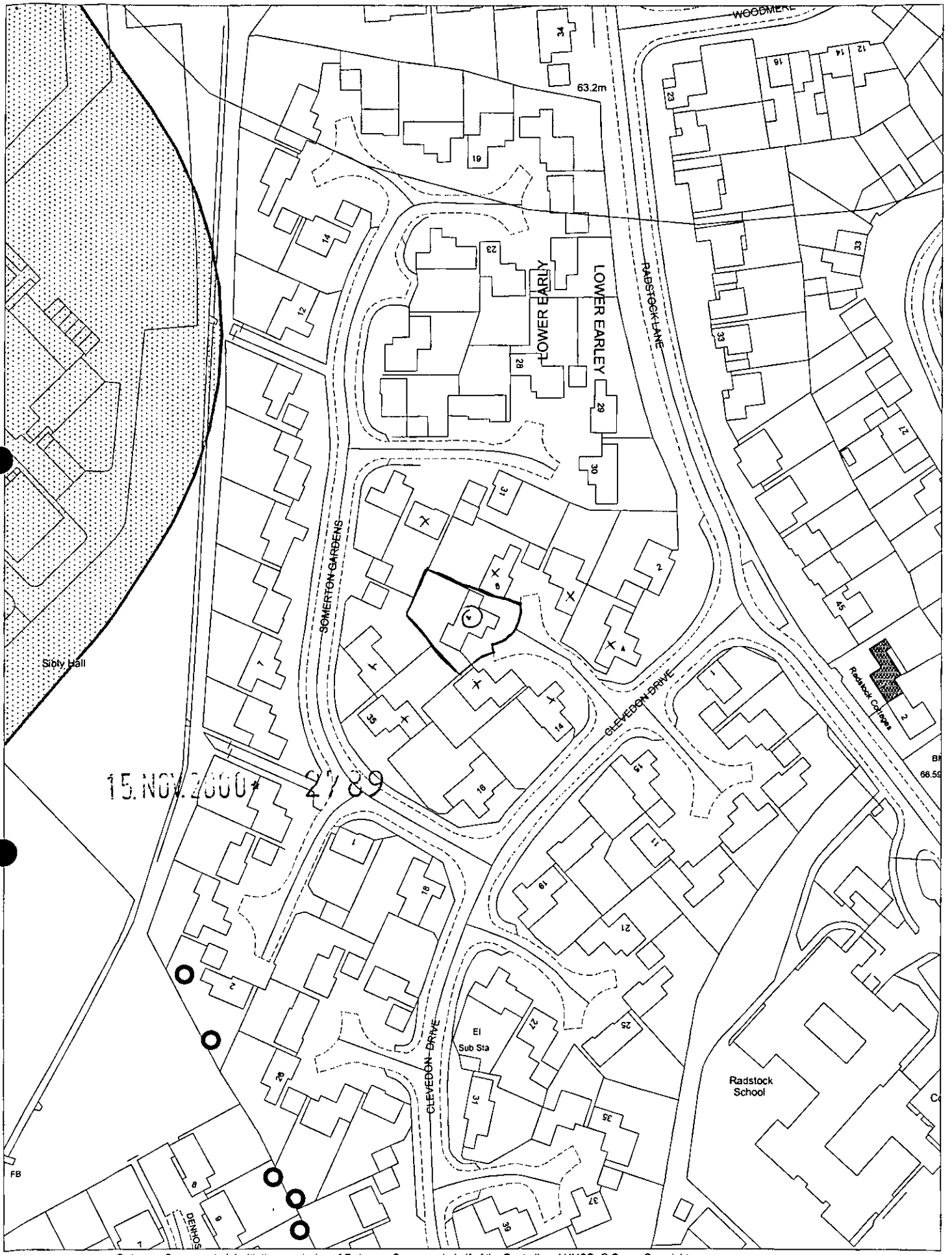
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2000. Written comments submitted will become available for public inspection.

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

20 November 2000

D



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Development Control Section, Environmental Services, Wokingham District Council.

31 October 2000 Scale: 1 : 1250

N W E S

Applicationo	Name & Address
F/2000/2789	G Beavis 8 Clevedon Drive Earley RG6 5XE

App. refused
Letter sent 17/01/01

Re 10 Cleredon Drive

I have looked at it again and still think there is a terracing effect

Fiona Rolls

into account in determining the application.

Please quote reference number **F/2000/2898** in all communications and any response should be addressed to **Helen Pollock** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **0118 974 6480**.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

FROM: Andrew Thorley

DATE: 20 November 2000

DELEGATED 37896

SJ

APP

CS

18 DEC 2000

COPIES TO: ACK:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2789

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

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

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

Your observations are required in respect of this application **by 14/12/2000** .

Councillors were concerned about the scale of this proposal. It was felt that it represented an overdevelopment of the site, was unneighbourly and may cause a loss of light. It was also felt that the proposal, if allowed, would have a terracing effect and this, together with its scale, would have a detrimental effect on the street.

Members of the Planning Committee felt that this application should be refused and have asked that it should be listed by one of the Ward Councillors.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~25 OCT 2000~~ Valid 15 NOV 2000	Map No. 58.. Site ..0.04....
Officer: AT / Application No. F/2000/2789	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 20.11.00

Applicant: MR / MRS HERSON

Fee Received 95-00 (7) 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		✓ 9/11	✓ 15/11
5	Elevation plans	- Side elevation does not show Glass Block window (or conservatory or front porch)	✓	
6	Floor plans	- window to Bedroom 4 not shown on floor plans - existing or proposed - ~~but shown on existing & proposed elevations.~~ Is this a new window (or enlarged?)	✓	15/11
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?	✓ 9/11	15/11
9	Miscellaneous	How will rear extension affect opening of conservatory doors?	✓ 9/11	15/11

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 20.11.00 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 (BABTIE) .....
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 .....

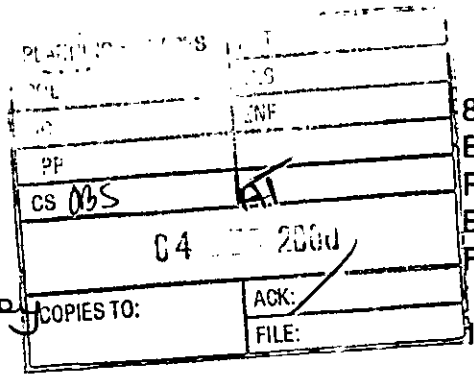
OTHERS:

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

NEIGHBOURS:

S/N + 4, 6, 8, 12, 14 Clevedon Drive
32, 34, 35 Somerton Gardens ✓

By hand 4.12.00.



8 Clevedon Drive
Earley
Reading
Berks
RG6 5XE

Attention of Andrew Thorley

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.

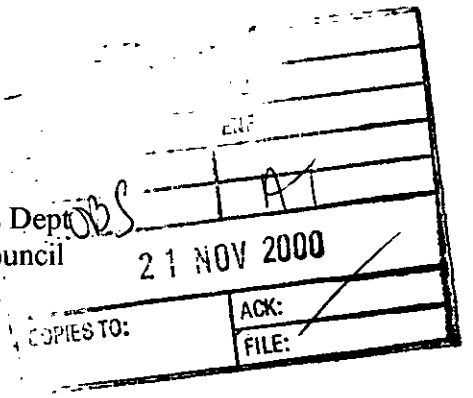
You will note also that the bricks from which these houses were built are no longer available and as is evidenced by other extensions in this close and around the development the failure to find compatible bricks to the original leads to a most unsightly and undesirable effect.

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

Pamela Beavis (Mrs)



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

F/2000/2789

20th November 2000

Dear Sir/Madam

Re: Proposed development at 10 Clevedon Drive Earley

I have been advised by S Daniels ARICS of 40 Instow Road, Earley, RG6 5QL, agent for Mr and Mrs Herson of 10 Clevedon Drive, Earley, of a proposed 2 storey side extension and single storey rear extension to the above property.

As the proposed extension is designed to be built along the boundary with my property 8 Clevedon Drive I should like to object, on behalf of my wife, and myself to the granting of planning permission for the reasons listed below.

1. 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.

2. 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.

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

4. 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.

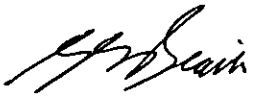
5. The design of the proposed side extension shows a two storey building, the front of which would be built out as far as the front sight line of my property on both floors.
   Due to the proposed closeness of the two properties this design would have the effect of making the two properties look as if 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 wife and myself.

Yours faithfully



Geoffrey S.F.Beavis

Environmental Services

For office use only.
Application number: 15.NOV.2000* 2789

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS M HERSON
	Address and postcode	10 CLEVEDON DRIVE EARLEY READING RG6 5XE
	Phone number	
2	Agent's Name	S. D DANIELS ARICS
	Address and postcode	40 INSTOW ROAD EARLEY READING RG6 5QJ
	Phone number	0118 9860770
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 READING RG6 5XE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTN & 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.	FACING BWK TO MATCH EXTG ROOF TILES TO MATCH EXTG JOINERY TO MATCH EXTG
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.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

PLEASE REFER TO SEPARATELY ATTACHED S.66 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 ARICS

on behalf of MR & MRS M HERSON

Date 18/10/00

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

1769/a

SECTION 66 CERTIFICATE

Application No.

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 (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 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
MR & MRS G BEAVIS	8 CLEVEDON DRIVE EARLEY RG6 5XE	14th NOVEMBER 2000

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 person 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 to find out the names and addresses of the other owners (a) of the land, or 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 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

Agricultural Holdings Certificate

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

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.

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

Signed . . . . . .

On behalf of MR & MRS M HERSON

Date 14th NOVEMBER 2000

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

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 10 CLEVEDON DRIVE, EARLEY, RG6 5XE

I give notice that *(b)* MR & MRS M HERSON

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

Any owner* of the land ~~or tenant~~** who wishes to make representations about this application should write to the Council at *(e)* PLANNING SERVICES, ENVIRONMENTAL SERVICES DEPT, WOKINGHAM DISTRICT COUNCIL, PO BOX 157, SHUTE END WOKINGHAM RG40 1WR

by *(f)* 5th DECEMBER 2000

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land

Signed

† On behalf of MR & MRS M HERSON

Date 14th NOVEMBER 2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

ADDRESS 10 OAKDOWN DRIVE PARISH EARLEY

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

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
01945	PYE LTD. & OTHERS	" 830 ACRES	APP. ACCORDANCE TO
04557	LOVELL HOMES S.E. LTD.	" & COMM. DEV.	10.6.76	N/A
07235	"	LOWER EARLEY ROAD DISTRIBUTION	24.11.77	N/A
07295	"	B.R.K.B.T.Y. - "	15.12.77	N/A
07541	"	DETACHED HOUSE & GARAGE	16.2.78	N/A
BR 7976	"	"	3.5.78	APP.
BR 19349	MR. UNDERHILL-SMITH	CHIMNEY	4.10.82	APP.
BRA 1138	"	S/S. EXTENSION	15.7.86	APP
98/68847/F	Mrs. S. Herson	Convert Part Garage to Storeroom/Utility Rm	15.2.99	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1103

CONFIDENTIAL

APPLICATION NUMBER ..... 2789 .....

- ☐ PRE-APP
- ☐ POST-APP
- ☐ SAIF
- ☐ OTHER

Wokingham District Council
P O Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Tel: (0118) 974 6997
Fax: (0118) 974 6015
Mobile No: 07801 664625
Email: Alan.Spratling@wokingham.gov.uk

DC AT
CS 37938
COPIES TO: FILE:

Alan Spratling - Leader of the Liberal Democrat Group
Coling Lawley - Deputy Leader of the Liberal Democrat Group

18 December, 2000

REPLY BY
2 JAN 2000

Mr J Mitchell
Head of Planning & Transportation
Environmental Services Dept

Dear John

10 Cleveland Gardens, Planning Application F 20002789

I have been approached by the neighbour of this property who has objected to the application on the grounds that there has already been one extension to this house and now there is to be a two storey side extension and a single storey rear extension added to the already extended house.

The resident is complaining about the impact on his own property.

In view of the comments, I believe it would be advisable that this item be listed if you are in mind to approve it. Of course, if your views are that it should be refused then there is no point in carrying out the listing.

I await your advices.

Yours sincerely,

Alan.

Alan Spratling
Leader
Liberal Democrat Group

John
I'll accn. this.
but are you going
to reply or shall I
say Andrew will?
Sandra

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 5 February 2001
My ref. JRM/SB/F/2000/2789
Your ref.

Councillor A Spratling
Leader, Liberal Democrat Group
Wokingham District Council
PO Box 150
Shute End
WOKINGHAM
Berks RG40 1WQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Spratling

10 CLEVELAND GARDENS - PLANNING APPLICATION F/2000/2789

Thank you for your letter of 29 January.

I apologise for not having replied to your letter of 18 December.

The planning application was refused on 9 January this year because it would create a terracing effect in the street and be detrimental to the open character and appearance of the area.

I hope you find this information helpful and I apologise for not having replied to you sooner.

Yours sincerely

JOHN MITCHELL
Development Control Manager

PLANNING SERVICES | HP
POL | TLS
DC | ENF
APP |
CS | 39332
31 JAN 2001
COPIES TO: | ACK:
FILE:

Wokingham District Council
P O Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Tel: (0118) 974 6997
Fax: (0118) 974 6015
Mobile No: 07801 664625
Email: Alan.Spratling@wokingham.gov.uk

Alan Spratling - Leader of the Liberal Democrat Group
Coling Lawley - Deputy Leader of the Liberal Democrat Group

29 January, 2001

REPLY BY
14 FEB 2001

Mr J Mitchell
Head of Planning & Transportation
Environmental Services Dept
Wokingham District Council

Dear John

10 Cleveland Gardens, Planning Application F 20002789

I do not seem to have had a reply to my letter of 18th December regarding the above subject.

I would be grateful if you could let me know if this item has now been listed, if it was approved, or whether it was refused. I attach a copy of my earlier letter for your convenience.

Regards.

Yours sincerely,

Alan Spratling
Leader
Liberal Democrat Group

Encs.

(3738)

18 December, 2000

Mr J Mitchell
Head of Planning & Transportation
Environmental Services Dept

Dear John

10 Cleveland Gardens, Planning Application F 20002789

I have been approached by the neighbour of this property who has objected to the application on the grounds that there has already been one extension to this house and now there is to be a two storey side extension and a single storey rear extension added to the already extended house.

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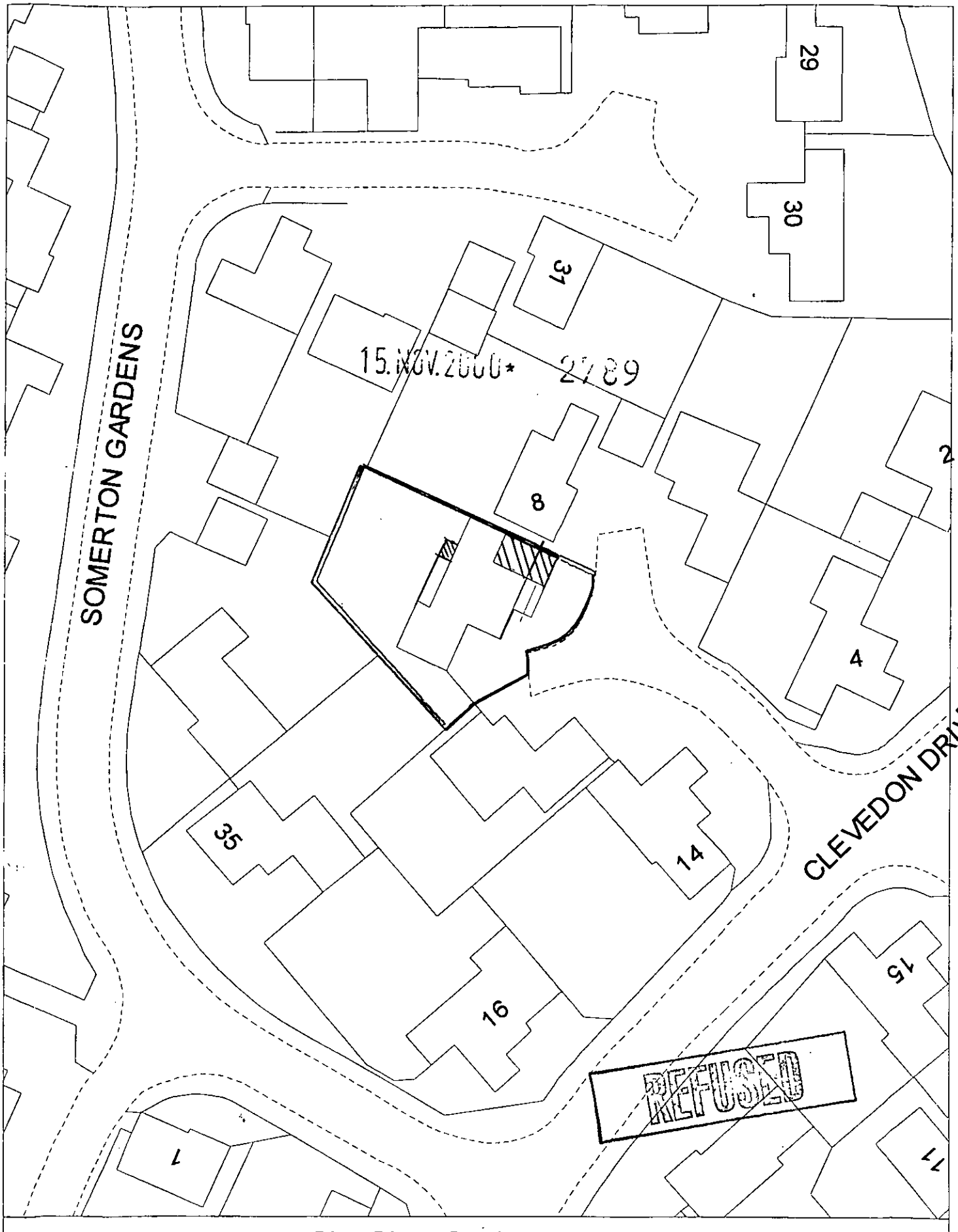
I await your advices.

Yours sincerely,

Alan Spratling
Leader
Liberal Democrat Group



Site Plan, Scale: 1 to 500

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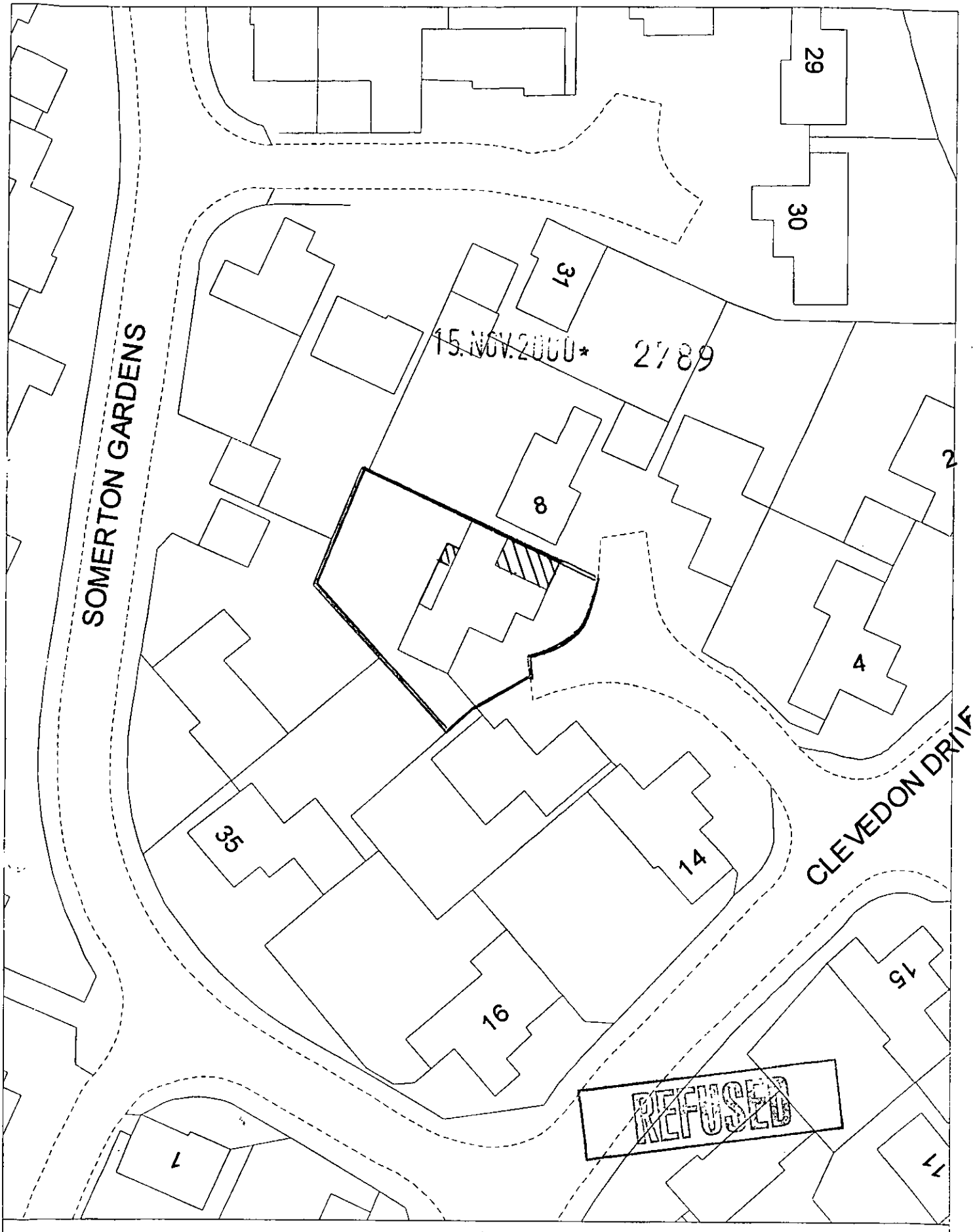
Wokingham District Council, Licence No. LA086134
Date: 16 November 1998



Site Plan, Scale: 1 to 500

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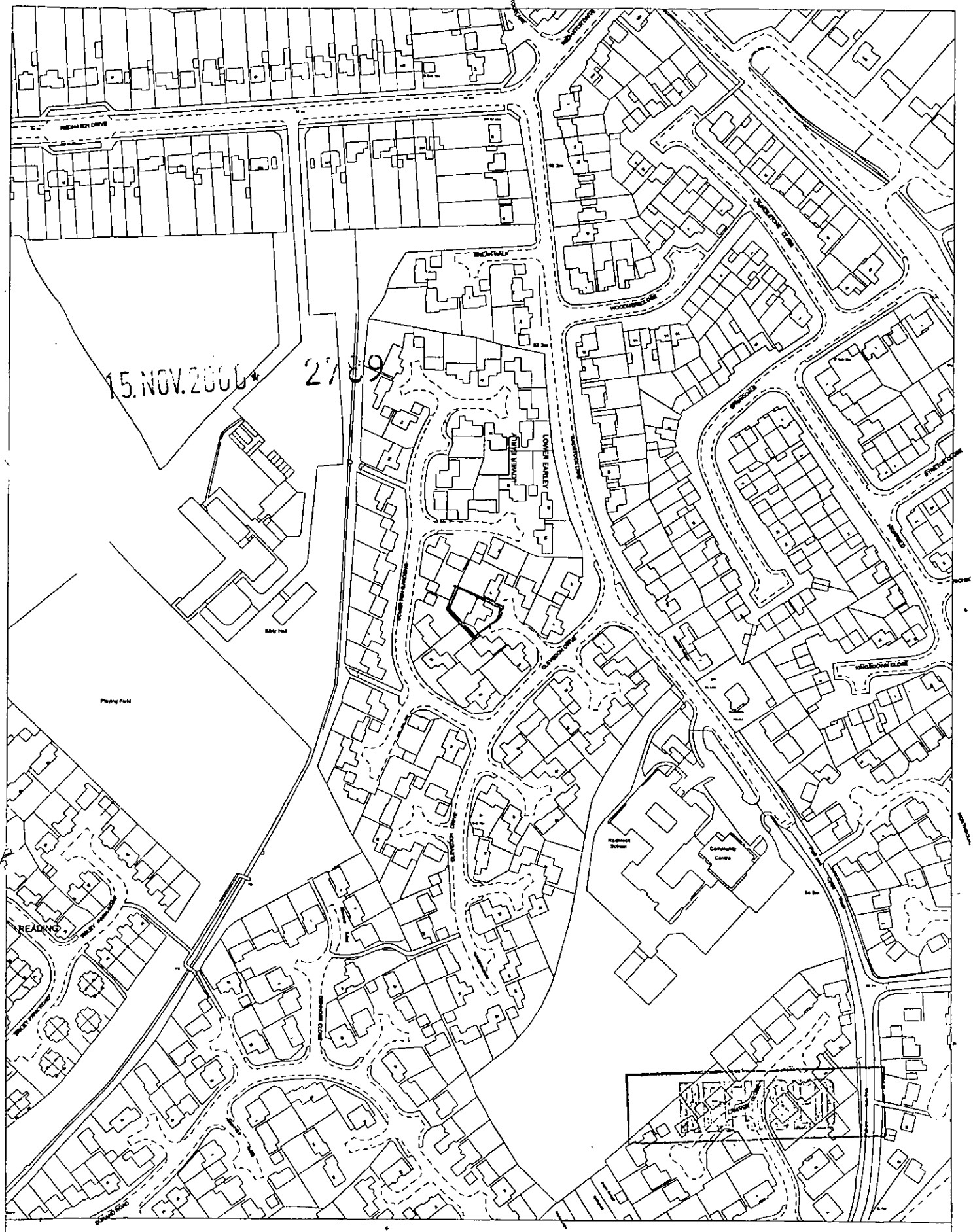

Site Plan, Scale: 1 to 2500

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Date: 13 November 1998



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 13 November 1998

Tel. 0118 9746429 (Direct Line)

Date 9/11/00

15 NOV 2000

Your ref.

My ref.

S D Daniels
40 Ingstrow Rd
Earley, Reading
RG6 5QJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

15.NOV.2000 27 89

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

① Certificate B Req'd.
② Conservatory door is removed ≠ ~~blocked~~ NO

Cont. Certificate 'B' applies

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ✓ Please confirm that there will be no encrachment on neighbour. If there is Certificate B will apply. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑
Floor plan shows extension, over conservatory door. Is this door being moved. Yes.

12) The following elevational plans are required: ☑
The side elevation does not show glass ✓ block window, or conservatory & porch ≠

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

≠ the window in bedroom 4 is not shown on the floor plans (existing or proposed) but shown on elevations. Is this a new window or the original enlarged?