EX SYSTEMS LTD

APPLICATION NO:
F/2000/1045

LOCATION:
27 Falstaff Avenue, Earley Reading.

APPLICANT:
Mr & Mrs Bajk C/O Peter H Watkins

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

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

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

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bak
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1045

Parish: **EARLEY**

Location: **27, Falstaff Avenue, 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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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) no windows or similar openings shall be constructed in the first floor level and above in the north west elevation.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 28/07/2000

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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	1045 JM
BUILDING CONTROL NUMBER	A/ 2000/0465 Alan
~~APPLICANT~~/AGENT	Peter H. Watkins
ADDRESS OF SITE	27 Falstaff Avenue EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side & S/S rear ext's

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20038A	PW 20038
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

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 : Joss Miller

Application Number : F/2000/1045

Applicant : Mr & Mrs Bajk C/O Peter H Watkins.

Location : 27, Falstaff Avenue, Earley, Reading.
Proposal : Proposed two storey ~~rear~~ SIDE extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/5.

Date of Neighbour Notifications : 6/4

Date of Site Visit : 26/4

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

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

Application Expiry Date: 18/05/2000

Consultation Responses :
2 Neighbours - Object - Parking & building lines.
Earley TC - No objection
Highways - Additional plan.

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

Application Number: F/2000/1045

Appraisal :

This application is for a two storey side extension & single storey rear extn.
Neighbours.
The neighbour at No 25. has 1 window at ground floor level on the side elevation. There is a boundary fence (1.8m) and the extension is sited to the north of No 25. The two storey extension is 5.6m deep, 3.8m wide, 5.0m to the eaves and 7.6m to the ridge. No 25 has a 2 storey extension that will be roughly in line with the proposal. Therefore any impact regarding overshadowing overbearing and privacy issues will be minimised. All other neighbours are a sufficient distance for any impact to be minimised. The single storey rear extension is 3m deep, 8.3m wide, 2.3m to the eaves and 3.8m to the ridge. It is 2m from No 25's boundary and there is a similar extension to No 29. Therefore any impact on the neighbouring properties will be minimised. All other neighbours are a sufficient distance for any impact to be minimised.
Street Scene.
The 2 storey element is 1m lower than the original ridge height with the roof hipped on all sides. It is set back from the front footprint of the main dwelling by 2.2m. This will reduce the bulk of the extension and minimise any impact on the street scene. The single storey rear extension is unlikely to be visible from the street scene.
There is sufficient parking to satisfy Council policies.

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

Application Number F/2000/1045
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC08	SR05	first floor level and above
			north-west elevation.

28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 27 Falstaff Avenue
Earley Reading.

APPLICATION NUMBER: F/2000/1045

OFFICER: Joss Miller

DATE OF SITE VISIT: 26/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes front boundary wall 7/5/00

2. DESCRIPTION OF SURROUNDINGS
Semi-d houses on both sides of the road.

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
25 1 window on side & s/s rear extn and conservatory to rear approx 4m from boundary
29 Joined. With single storey lean-to roof.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 2 spaces.

LEVELS ~

BOUNDARY TREATMENT 1.6m fence to 25 & 29.

OTHERS

History of 25.

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1045**

27, Falstaff Avenue, Earley, Reading.

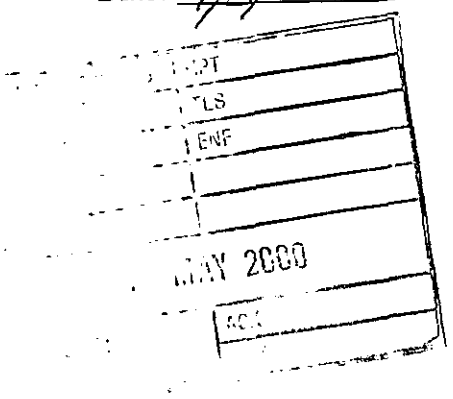
Proposed two storey side extension to dwelling and single storey rear extension.

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

~~and my reason(s) are~~ please contact me (not 11-17 May)

Signed: [signature]
Councillor Rolls

Date: 9/5/00



Applicationo	Name & Address
F/2000/1045	Mr G Jones 25 Falstaff Avenue Earley Reading RG6 5TQ
F/2000/1045	Mrs M Dias 20 Falstaffe Avenue Earley Reading RG6 5TQ
App approved, letter sent 01/08/00	

Date: 10 May 2000

To: Highways

We have received ADDITIONAL PLANS for the following planning application:

Application Number: F/2000/1045

Location: 27, Falstaff Avenue, Earley, Reading.

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

Applicant: Mr & Mrs Bajk C/O Peter H Watkins.

Case Officer: Joss Miller

The new plans show the following: Parking Layout

Comments are required by 17/05/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

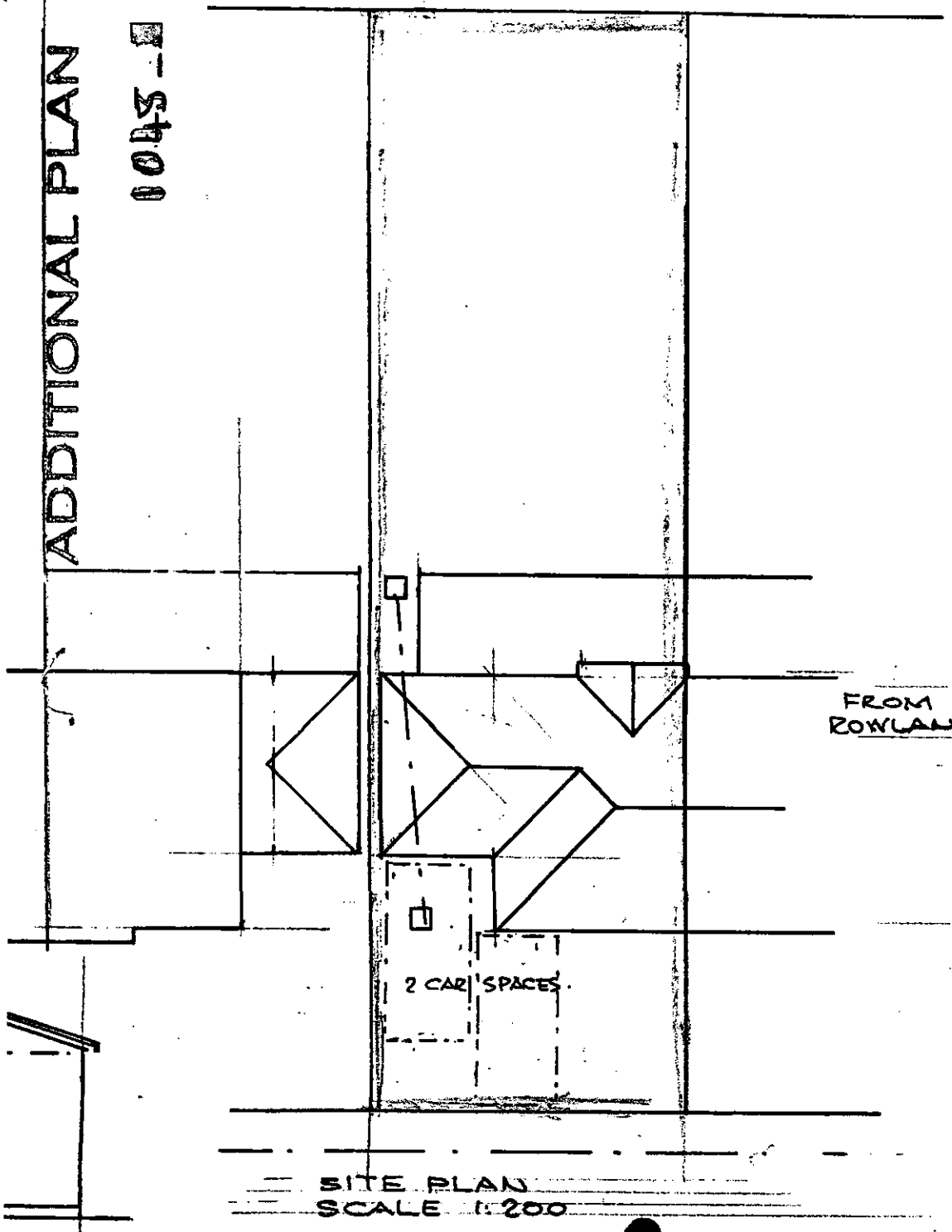
SC: 23 - Parking (INSERT - PARKING & Garaging).
SR06

COMMENT: FOOTWAY CROSSING TO BE CONSTRUCTED TO FULL WIDTH OF PARKING AREA IN08

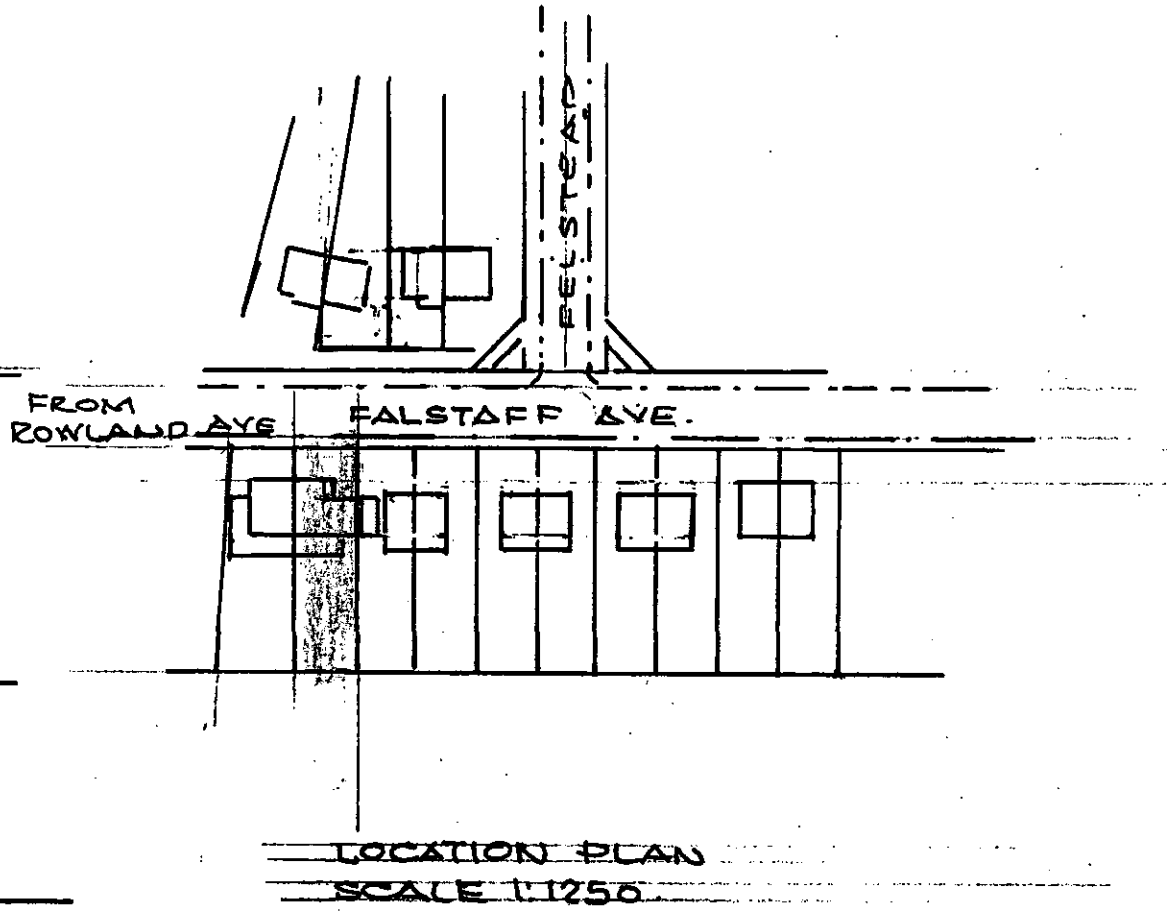
SEK 17/05/00.

ADDITIONAL PLAN

1045 - 1



SITE PLAN
SCALE 1:200



LOCATION PLAN
SCALE 1:1250

SIDE: ROOF CONSTRUCTION PITCH 22½°

1789/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.

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.

(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 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
MR + MRS P. ILSLEY	29 Falstaff Ave. Earley	30/6/02

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) . . . . . .

. . . . . .

(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).

- 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 . . . . . .

Date . . . . . 30-6-00 . . . . . .

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

FROM: Joss Miller

DATE: 06 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

25 APR 2000

COPIES TO:	ACK:
	FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1045

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

Site Address: 27, Falstaff Avenue, Earley, Reading.

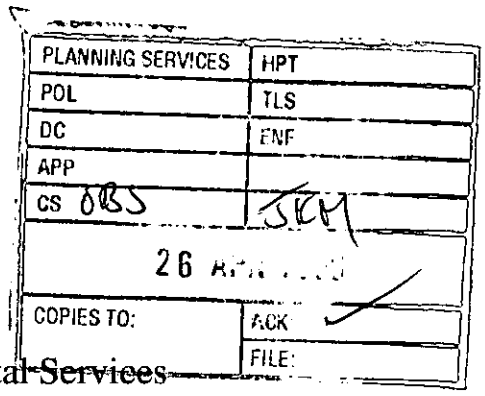
Applicant: Mr & Mrs Bajk C/O Peter H Watkins.

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

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.



20 Falstaff Avenue
Earley
Reading
RG6 5TQ
24.04.00

Environmental Services
Shute End
Wokingham
RG40 1WR

Re planning application F/20000/1045

Dear Sir

I have viewed the plans for the extension to 27 Falstaff Avenue, Whilst I have no objections to the actual extension I am concerned about the proposed parking.

I note that the plans show that there should be parking for three cars within the boundary of the house, this in theory is practical and acceptable.

I have seen this on other plans but when all the extension have been completed this requirement seems to be over looked and never rectified. We therefore suffer with many cars parking on a road that is not very wide which in many cases make it difficult for other home owners trying to access and leave their own driveways.

I would therefore request that if the plans are passed by the planning officer strict attention is paid to the parking area, and that when the inspectors make their visit for the final inspection to the house extension they ensure that nothing is passed until they are satisfied that there is enough off road parking for 3 cars.

Yours Faithfully

Margaret Dias (Mrs)

Christwood / Miss Miller
Ref: F/2000/1045
Dear Sir

PLANNING SERVICES	HPT
PO	TLS
DC	EMF
APP	
CS OBS	SKM 10E

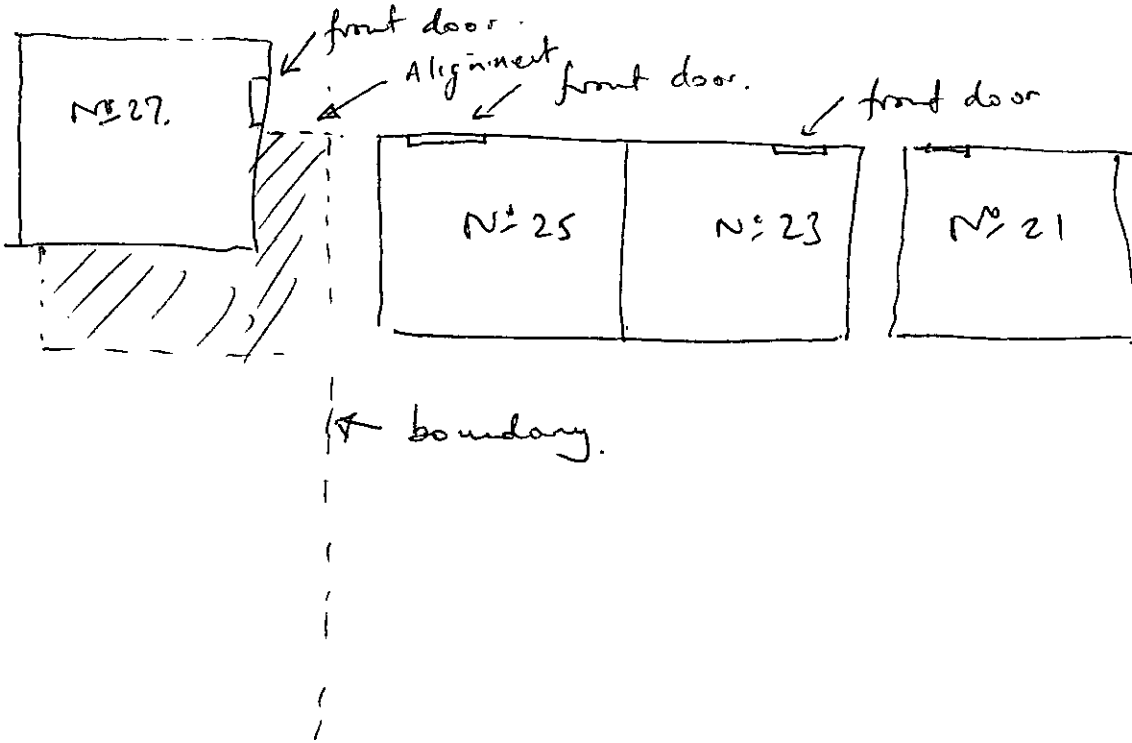
13 APR 2000

COPIES TO: ACK: FILE:

25 Falstaff Avenue
Earley.
Reading RG6 5TQ.
April 2000

I would like to make some comments on the proposed application for a house extension:

(1) Because the fronts of houses Nos 23 and 25 are offset with the front door on the side of No 23, that the extension keeps the front door on the side of the building, and the extension is set in alignment to No 25. ie



(2) That the extension to No 27 does not come up to the boundary line. ie I would ask that a 2ft gap be left between the extension and the boundary fence. This was a pre-requisite of my own extension carried out in 1998.

Many thanks,

Mr. G. JONES.

Tel: (0118) 974 6463

Date: 06 April 2000

Your Ref:

My Ref: Joss Miller
F/2000/1045

The Owner/Occupier
25
Falstaff Avenue
Earley
Reading
Berks

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 Sir/Madam

Application Number: F/2000/1045

Site Address: 27, Falstaff Avenue, Earley Reading.

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

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1045** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Joss Miller**, on **(0118) 974 6463**.

Yours faithfully

Chris Wood
Head of Planning and Transportation

replacement S/N

Received by Wokingham District Council

Application No: F/2000/1045

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

LOCATION:
27, Falstaff Avenue, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/05/2000. 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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 06 April 2000

Application Number: F/2000/1045

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

Site Address:
27, Falstaff Avenue, Earley, Reading.

Applicant:
Mr & Mrs Bajk C/O Peter H Watkins.

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

✓ below as applicable;

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

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY.

SPACES TO BE:-

2.5 x 5m (MIN INTERNAL DIMS) - GARAGE

2.4 x 5.5m - IN FRONT OF GARAGE DOORS

2.4 x 4.8m - ON DRIVEWAY.

Signed: N.S. Trotter **Print name:** N TROTTER

13-4-00

Date: 10 May 2000

To: Case Officer

We have received ADDITIONAL PLANS for the following planning application:

Application Number: F/2000/1045

Location: 27, Falstaff Avenue, Earley, Reading.

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

Applicant: Mr & Mrs Bajk C/O Peter H Watkins.

Case Officer: Joss Miller

The new plans show the following: Parking Layout

Comments are required by 17/05/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1045 (Planaps) / (Ludhouse) Date Rec. ?

Location: 27 Falstaff Ave

Parish Ecclesall

Applicant: Mr & Mrs Bank

Description of attached plans Parking Layout

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Redhatch Ward.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 Days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER JM

Consultations Sent by Admin. on 10/5/00

Yellow - Part One Copy
Green - Officer's Copy

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

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1045

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/2000/1045
27, Falstaff Avenue, 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1045**
27, Falstaff Avenue, 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 6463

Date: **18 April 2000**

My ref: F/2000/1045

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1045**
27, Falstaff Avenue, 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 6463

Date: **18 April 2000**

My ref: F/2000/1045

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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27, Falstaff Avenue, Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1045**
27, Falstaff Avenue, 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**********

amended description 18/4/00

Received by Wokingham District Council

Application No: F/2000/1045

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

LOCATION:
27, Falstaff Avenue, Earley, Reading.

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/05/2000. 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

Received by Wokingham District Council

Application No: F/2000/1045

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

LOCATION:
27, Falstaff Avenue, 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)
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OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2000	
Officer: JM	Application No. F/2000/1045

Map No. 51.. **Site** ..0:04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 27 FALSTAFF AVENUE

Parish: EARLEY Ward: Redhatch ✓ bl4

Applicant: MR/MRS BAIK
Joint change with B/coor.

Fee Received 95-00 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	~~the~~ side elevation		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	any encroachment?	bl4	
9	Miscellaneous	PARKING?	bl4	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6/4 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No Pre-apps.

6/4

NEIGHBOURS:

S/N+ 22, 20, 25+29 Falstaff Ave
97, Charters + Trelawney, Elm Road

[redacted]

8035300000 2700.

ADDRESS 27 FALSTAFF AVENUE PARISH EARLEY

PLOT No. 11 ORD. SHEET No. SU. 7371 (51)

BUILDER Sir. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
452/54	Messrs. J.T. Cook & Son	Outline	6.8.54	N/A. C/A.
334/56	Sir James Miller & Partners	Layout	6.4.56	N/A. Refd.
842/56	"	Road & Sewers etc.	13.11.56	App. App.
886/56	"	Outline	13.11.56	N/A. C/A.
978/56	"	Semi/Det. House	8.1.57	App. C/A.
124/57	"	Semi/Det. House	12.3.57	App. C/A.
P[redacted]529/59	Mr. R. Taylor	Garage	8.12.59	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

[redacted]

Environmental Services

For office use only.
Application number: [illegible] 1045

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	M/L. & MRS. BAK
	Address and postcode	27 FARSTAFF AVENUE EARLEY
	Phone number	987 1830
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BLOOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
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.	27 FARSTAFF AVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR & SINGLE STOREY REAR EXT'N
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.	CLAY TILES & BRICK 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: 3	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.	£95-00	
	c Six copies of each set of plans and drawings listed below.	✓	
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

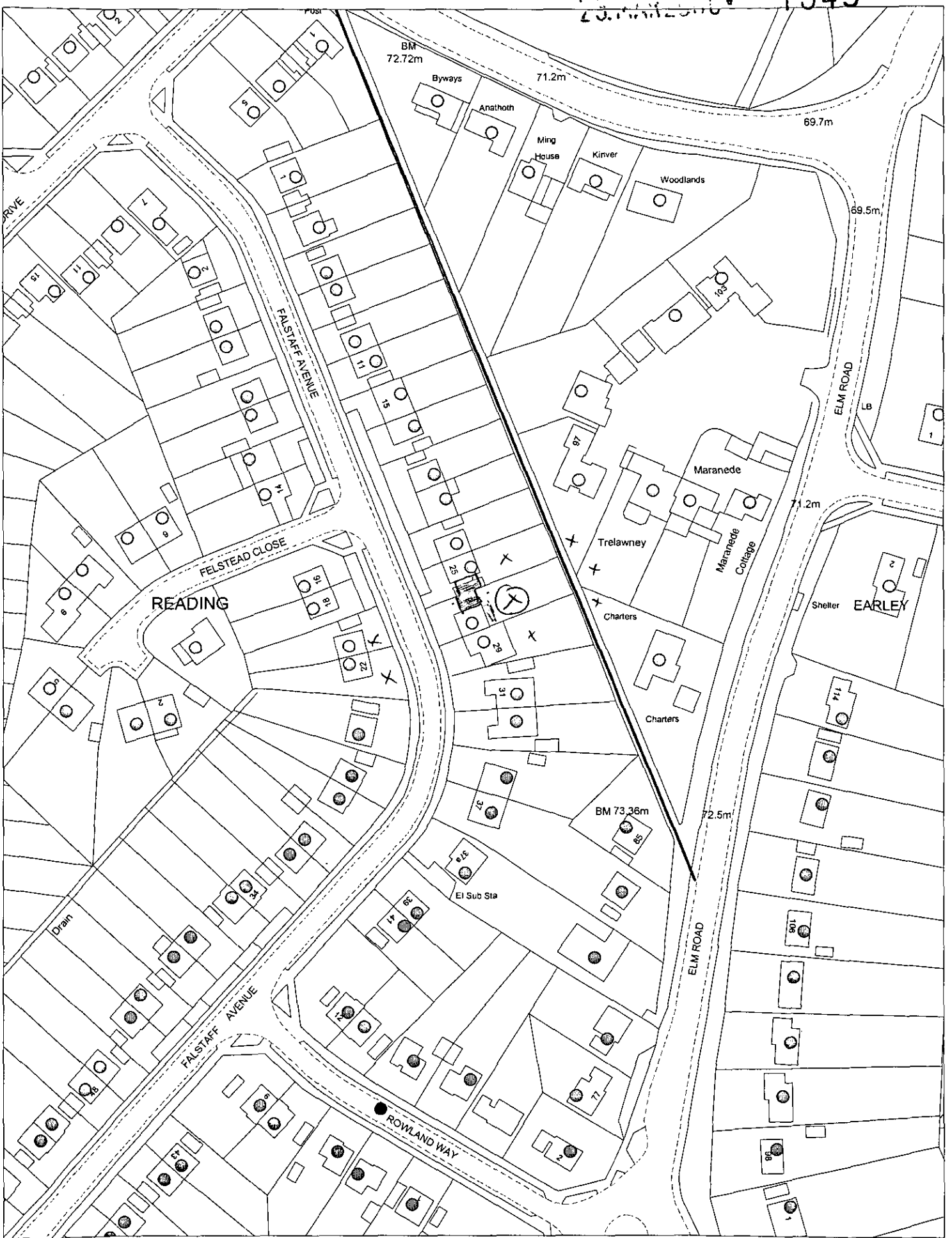
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. BAK

Date 21-3-2000

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.

31 March 2000

Scale: 1 : 1250

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