APPLICATION NO:
F/2000/1477

LOCATION:
42 Ratby Close, Lower Earley Reading.

APPLICANT:
Mr K Alexander

PROPOSAL:
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

EARLIEST DATE FOR DECISION: **16/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Alexander
42 Ratby Close
Lower Earley
Reading
RG6 4ER

Application Number: F/2000/1477

Parish: **EARLEY**

Location: **42, Ratby Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus pitched roof over existing front porch.**

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. The landing window in the south-west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. 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 south-west elevation.

Condition
6. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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.

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

Reason
6. In the interests of the future health and amenity value of the trees.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 29/06/2000

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.

1477

Tel: (0118) 974 9746447(Direct Line)
Fax: (0118) 974 6484
Email: jerry.hedley@wokingham.gov.uk
Date: 04 April 2002
My ref: RFS/5139/02/JH

Mrs V A Reeves
44 Ratby Close
Lower Earley
Reading
Berks
RG6 4ER

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 Mrs Reeves,

PLANNING APPLICATION F/2000/1477, 42 RATBY CLOSE, LOWER EARLEY, READING

Further to my letter of the 15th March 2002, I am now able to confirm that the window in the south-west elevation of 42 Ratby Close is now glazed with obsured glass and therefore complies with Condition 4 of the approved permission.

I trust now that this resolves any overlooking issue to your satisfaction. Should you wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely

Mr J Hedley
Planning Enforcement Officer

Cc Neil Carr

Tel. 0118 974 6463 (Direct Line)

Date. 2 July, 2001

My ref. JM/MLT/F/2000/1477

Your ref.

Ms V A Reeves
44 Ratby close
Earley
Reading
Berkshire
RG6 4ER

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Ms Reeves,

RE: TWO STOREY SIDE EXTENSION AND PITCHED ROOF OVER FRONT PORCH AT 42 RATBY CLOSE, EARLEY. (F/2000/1477)

Further to your telephone call on the 29 June 2001, I am writing to apologise for the fact that you were not notified of the proposed extension to the neighbouring property.

This was an unfortunate oversight, and I hope it will of some consolation that the consultation methods have since been changed in order to reduce incidents such as this in the future. I would like to assure you, however, that during the planning process, any potential impact on your property was taken into account and referred to in the report attached to this application.

May I apologise once again for any inconvenience this may have caused.

Yours sincerely

M L Thorp
Principal Development Control Officer

1327

WOKINGHAM DISTRICT COUNCIL

To Joss

Date 29/6 Time 10.10

WHILE YOU WERE OUT

Name ?

Of 44 Ratby Close

Phone No. ? Ext.

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

MESSAGE Building at bottom of garden

42 Ratby Close

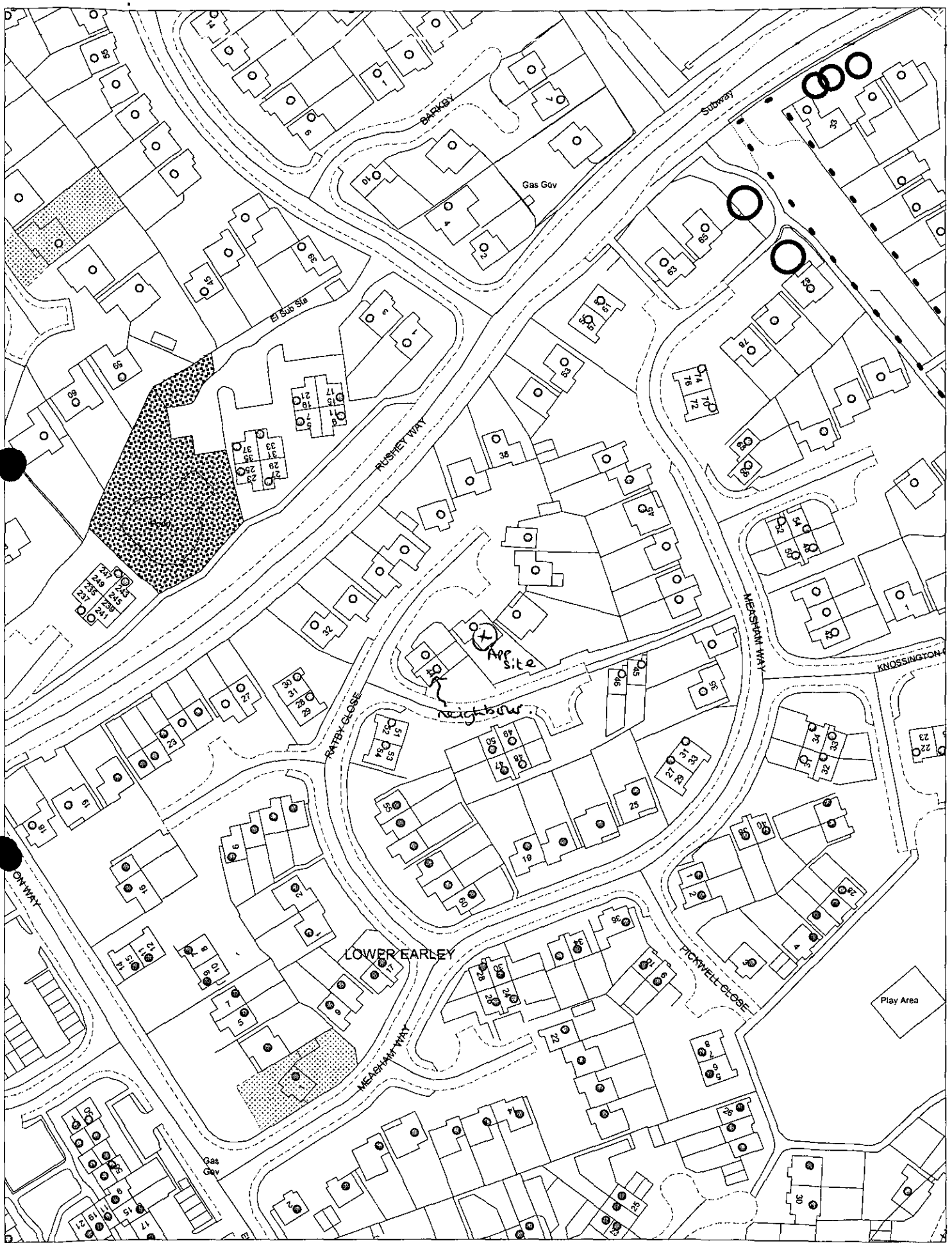
F/2000/1477

Why wasn't she notified?

Joss — I'm afraid this was absolutely my fault as I missed No 44 off the list of properties to be notified. Does this have to be registered as a complaint?

Signed Jan

(She wasn't angry + shouting, but was upset at not having been consulted)



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Development Control Section, Environmental Services, Wokingham District Council.

29 June 2001

Scale: 1 : 1250

N
W E
S

Proposed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1477	J.M.
BUILDING CONTROL NUMBER	H2001/1712 Mat
~~APPLICANT~~/AGENT	A. M. Dow.
ADDRESS OF SITE	42. Ratby Close Lower EARLEY
DESCRIPTION OF PROPOSED WORK	2 Storey side ext. + pitched roof over existing front porch

DRAWING NUMBERS	BC	DC
BLOCK PLAN	250200/01	250200/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/4/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 MAY 2000	Map No. 58 Site 0.03
Officer: JM	Application No. F/2000/1477
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY ~~FRONT~~ SIDE EXTENSION TO DWELLING (do we need to include the new pitched roof over the front porch in this description?) plus pitched roof over existing front porch.

Location: 42 RATBY CLOSE

Parish: EARLEY Ward: Redhatch 22.5.2000

Applicant: MR K ALEXANDER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(12)

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 : 22.5.2000 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. ✓

NEIGHBOURS:

S/N+ 34, 35, 36, 41, 43, 46, 49, 50 Ratby Close

ADDRESS 42 RATBY CLOSE PARISH EARLEY

PLOT No. 49 AREA M ORD. SHEET No 84.7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19731	HERON	DET. HOUSE & GARAGE	30.6.83	O/A
AR 21585	"	"	16.11.83	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
10.MAY2039* 1477

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	KEITH & LIZA ALEXANDER
	Address and postcode	42 RATBY CLOSE LOWER EARLEY READING BERKSHIRE RG6 4ER
	Phone number	01189 611852
	Agent's Name	
	Address and postcode	
	Phone number	
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	BRICKS, TILES & TIMBERS TO MATCH EXISTING	
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.

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: K Alexander Lalwandi

on behalf of

Date 9/5/03

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

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1477

Applicant : Mr K Alexander .

Location : 42, Ratby Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5

Date of Neighbour Notifications : 22/5

Date of Site Visit : 31/5

Date Registered : 10/05/2000

Earliest Date for Decision : 16/06/2000

Latest Consultation Date/Site Notice Expiry Date : 16/06/2000

Application Expiry Date: 05/07/2000

Consultation Responses :
Highways - Not enough parking spaces.
Landscape - Be careful of trees.

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

Application Number: F/2000/1477

Appraisal :

This application is for a two storey side extension and pitched roof over porch.

Neighbours.
No 43 and 44 are 7.5m from the proposal. There is a 1.8m fence on the boundary. No 43 and 44 are .8m lower than the applicants property and the extension is sited to the north-east of these neighbours. There is a gable end towards the neighbours but the bulk is reduced by the use of a catslide roof with a dormer window on the front elevation. The depth of the extension is 8.5m, the eaves height at the front is 2.4m, the eaves height at the back is 4.6m and the ridge height is 7.1m, the same as the existing ridge line. Any adverse impact as a result of overbearing overshadowing and loss of privacy is not sufficient to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised. The pitched roof on the front elevation is a sufficient distance from the neighbours for any impact to be minimised.

Street scene.
The catslide roof reduces the bulk of the extension considerably and the design is appropriate for the original dwelling. Therefore, any impact on the street scene will be minimised.
There are sufficient car parking spaces to satisfy ~~[illegible]~~ Council policies.

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

Application Number F/2000/1477
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & arranging
3	SC53	SR12	works
4	SC20	SR05	landing window
			south-west elevation
5.	SC08	SR05	first floor level & above
			south-west elevation
6.	SC49	SR18	

John Mitchell
29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 42 Ratby Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/1477

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree at front of property

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached & semi-d houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
43. Small back garden
44 " " "
41 Other side of extn.



Carparking area to rear side of applicants garden

5. SITE CONSTRAINTS

TREES ~~Fruit~~ trees on boundary (small)

ACCESS/PARKING 2 spaces.

LEVELS ~~43~~ & 44 appear to be approx .8m lower than applicant.

BOUNDARY TREATMENT 1.6m wall.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 22 May 2000

Application Number: F/2000/1477

Proposal: Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

Parish: EARLEY TOWN

Site Address:
42, Ratby Close, Lower Earley, Reading.

Applicant:
Mr K Alexander .

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).

The proposal does not include sufficient parking within the curtilage of the site (2 spaces instead of 3). It is likely that any additional vehicles would park within the turning head causing inconvenience to other road users and being detrimental to highway safety.

Signed: A. Linnell **Print name:** A LINNELL

TO: DEVELOPMENT CONTROL
Jose Miller

FROM: Environmental Design

DATE: 12th June 2000

Location: 42 Ratby Close, Lower Earley.

Proposal: Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

Application Number: F/2000/1477.

In response to your consultation dated 22nd May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable as it is compatible with similar developments at properties nearby. The applicant's attention should be drawn to the need to protect adjacent trees during the construction works. This applies to the branches of the neighbouring small cherry trees, and the roots of the conifer in front of no. 42.

Patricia Green

Patricia Green
Landscape Consultant

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

Tel: (0118) 974 6463

Date: **22 May 2000**

My ref: F/2000/1477

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/2000/1477
42, Ratby Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1477**
42, Ratby Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.
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: **22 May 2000**

My ref: F/2000/1477

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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42, Ratby Close, Lower 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1477**
42, Ratby Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.
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: ***22 May 2000***

My ref: F/2000/1477

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2000/1477
42, Ratby Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

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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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1477**
42, Ratby Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2000/1477

PROPOSAL:
Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

LOCATION:
42, Ratby Close, Lower 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/06/2000. 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

22 May 2000

TO: **DEVELOPMENT CONTROL**
Jess Millar

FROM: Environmental Design

DATE: 22nd June 2000

Location: 42 Ratby Close, Lower Earley.

Proposal: Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

Application Number: F/2000/1477

In response to your consultation dated 2nd June 2000 for the above application, the landscape comment is as follows:

The application is acceptable in that it fits in with adjacent development, as stated in the landscape response dated 12th June 2000 to the original application.

Patricia Green

Patricia Green
Landscape Consultant

PART 1 REGISTER

Environmental Services

For office use only.
Application number: 10 MAY 2000 * 1477

DELEGATED

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	KEITH + LIZA ALEXANDER
	Address and postcode	42 RATBY CLOSE LOWER EARLEY READING BERKSHIRE RG6 4ER
	Phone number	01189 611852
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	BRICKS, TILES + TIMBERS TO MATCH EXISTING
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 ☐

3844 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.

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

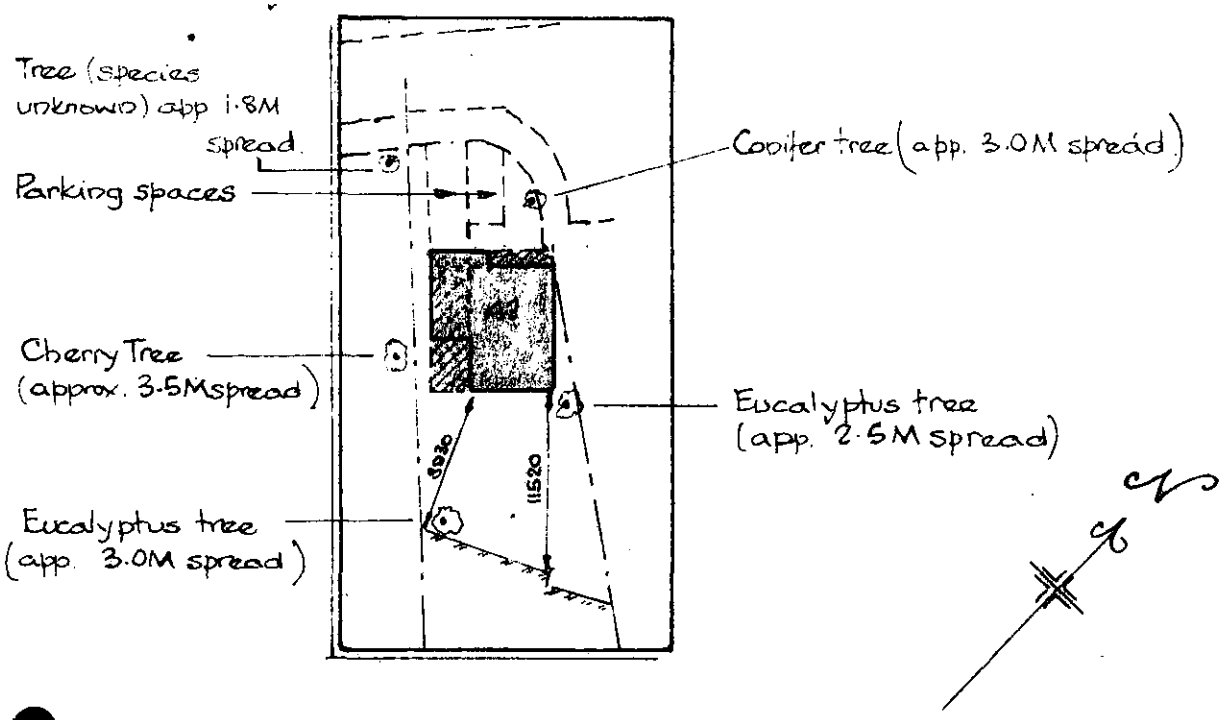
None of the land forms part of an agricultural holding.

Your signature: K Alexander

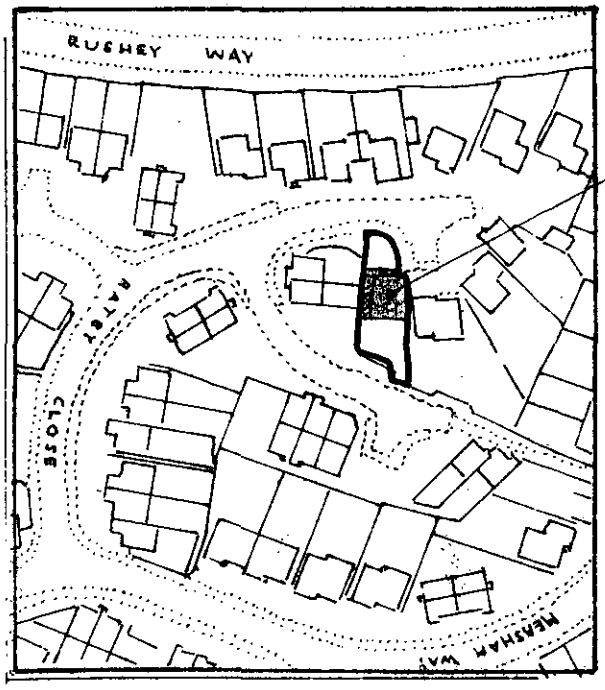
on behalf of

Date 9/5/00

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



LOCATION PLAN 1:500



SITE PLAN 1:1250

AT RE	drawing title: PLANS AND ELEVATIONS	scale: 1:50 1:100	
		drg no: 250200 /01	rev: —

~~ELECTRONIC~~

Case officer: **Joss Miller** Application Number: **F/2000/1477**

By hand 4/7.

42, Ratby Close, Lower Earley, Reading.

Proposed two storey side extension to dwelling plus pitched roof over existing front porch.

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

~~and my reason(s) are~~ please contact me

Signed: J Rolls

Councillor Rolls

Date: 5/7/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 JUL 2000	
COPIES TO:	ACK:
	FILE:

FROM: Joss Miller

DATE: 22 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1477

Proposal: Proposed two storey side extension to dwelling plus pitched roof over existing front porch..

Site Address: 42, Ratby Close, Lower Earley, Reading.

Applicant: Mr K Alexander .

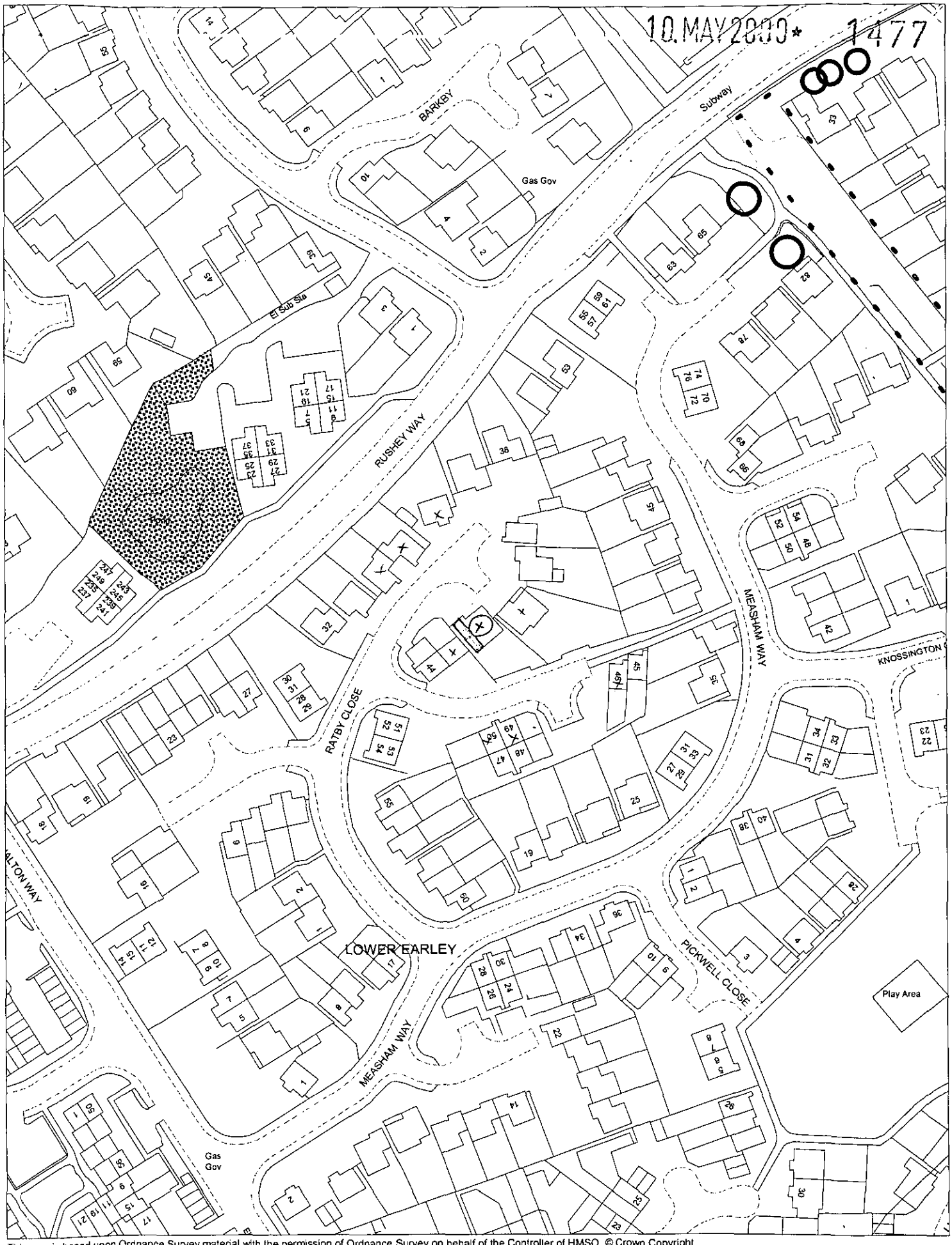
Your observations are required in respect of this application **by 16/06/2000** .

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.

18 May 2000

Scale: 1 : 1250

N
W E
S

1327

WOKINGHAM DISTRICT COUNCIL

To Mike

Date 16/7. Time 2.15.

WHILE YOU WERE OUT

Name Mr White

Of 44 Ratby Close.

Phone No. 07710 452367 Ext.

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

MESSAGE 42. Ratby Close.
Earley.

Would like a meeting with you re lack of notification on extension.

Signed