APPLICATION NO:
F/2000/1788

LOCATION:
15 Littington Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs N Campbell C A Associates

PROPOSAL:
Proposed first floor side extension to dwelling and single storey front and rear extensions.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Campbell
C A Associates
18
Cinnamon Close
Earley
Berkshire
RG6 5GP

Application Number: F/2000/1788

Parish: **EARLEY**

Location: **15, Littington Close, Lower Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey front and rear extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

Condition
4. The area shown on the permitted drawings for vehicle garaging and parking 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.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informatives
1. This permission relates to the application as amended with revised: plan/ drawing number CA98:309 Rev C submitted to the Local Planing Authority on 29th August 2000 showing the single storey rear extension with hip roof detail, adjacent to no 17.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Loddon Area Local Plan Policies LBE1, LBE2, LTV1 and LTV6.
   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

John Mitchell
Development Control Manager
Date: 19/09/2000

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 20 November, 2000
My ref. BC/DC/2000/1788
Your ref.

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

Mr & Mrs N Campbell
c/o C A Associates
18 Cinnamon Close
Earley
Berkshire RG6 5GP

Dear Mr & Mrs Campbell

PLANNING PERMISSION 2000/1788
SITE: 15 LITTINGTON CLOSE, LOWER EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1788 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1788	AT
BUILDING CONTROL NUMBER.	BP 2000/1226	
~~APPLICANT~~/AGENT	C A Associates	
ADDRESS OF SITE	10. Littington Close HARLEY	
DESCRIPTION OF PROPOSED WORK	Post floor side ext s/s rear ext s/s front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA 98. 309 C	recd 29/8/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/11/00.	

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	

Received by Wokingham District Council

Application No: F/2000/1788

PROPOSAL:
Proposed first floor side extension to dwelling and single storey front and rear extensions.

LOCATION:
15, Littington 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. 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

27 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1788

Applicant : Mr & Mrs N Campbell C A Associates.

Location : 15, Littington Close, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey front and rear extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/07/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 11/07/2000 — Revisit

Date Registered : 20/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 15/08/2000. 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 :

Environmental Health: No Objections

D. Councillor: See comments. (If recommend refusal speak to Councillor Rolls)

Highways: Approval with conditions.

Earley Parish Council: See comments concerned that neighbours would suffer from loss of light.

Planning Issues : Relevant Planning History:
Previous planning approval for similar proposal 98/67337/F dated 20/07/1998 for similar proposal design (+ footprint) permission not implemented (not expired).

Application Number: F/2000/1788

Appraisal:

1) Impact on neighbouring properties

The proposal is for a first floor side extension, a single storey front extension and a single storey rear extension to a 2 storey, semi detached house. The first floor side extension and the single storey front extension has already been approved by a previous planning application dated 20th July "1998.

The single storey rear extension extends a further 2 metres beyond the existing rear building line, it then continues along the full width of the rear elevation of the property by 7.55 metres. The lean to pitched roof has an eaves height of 2.5 metres and a ridge height of 3.7 metres. There would be no overlooking of neighbouring properties as no flank windows are proposed.

No. 17, to the north west, 2 storey, semi detached neighbour, main windows at ground floor and at first floor face rear garden. The kitchen window is located 0.45 metres away behind a 1.8 metre high fence. This neighbour is concerned (see letter) that the proposed gable end wall of the single storey extension facing this property would be obtrusive. Subsequently the proposal has been reduced to a hipped roof with box gutter. Therefore it is considered that the occupants of this property will not be affected.

No. 11, to the east, 2 storey detached neighbour, footprint is set 4.7 metres back from the rear building line of No.15. There is 1 metre gap between the proposal and No.11. Main windows at ground floor and at first floor face rear garden. A ground floor patio /dining room window measuring 1.9 metres wide by approximately 2.2 metres high is located 0.8 metres away from the adjacent 1.8 metre high boundary fence. This neighbour is concerned (see letter) that the extra 2 metre projection of the single storey extension will block out sun light and that they will see a further 2 metres of brickwork showing above the fence line.

After applying the '45 degree rule' (right to light) at mid centre of the patio /dining room window on the ground floor, it is considered that there will be marginal day lighting infringement to this property, due to the shallow roof pitch of the proposed rear extension.

2) Impact on street scene /visual impact.

The proposal is in keeping with the existing house in terms of scale, design and materials. Therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

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

Application Number F/2000/1788
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	'Full Permission' – 5 Years
2.	CO14	RO14	'External Finishes to Match'
3.	CO44	RO45	'No Windows to be Inserted'
			Condition covers all elevations of new extension @ whatever level
			"no additional windows or similar openings shall be constructed on the ground floor, in the first floor level and above in the ~~south-east~~ elevation of the extension" and "no additional windows or similar openings shall be constructed ~~on the ground~~ floor in the north-west elevation ~~of~~ the extension"

4. Condition:
The area shown on the permitted drawings for vehicle garaging and parking 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.

4. Reason:
To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

INFORMATIVES

NO2 Revised Plans

This permission relates to the application as amended with revised plan/drawing number CA98:309 rev.C submitted to the Local Planning Authority on 29th August 2000 showing the single storey rear extension with hip roof detail, adjacent to No.17.

N16 Relevant Policies

DDWDLP: WBE1, WOS2/WOS3

LALP: LBE1/LBE2, LTV1/LTV6

19/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 15 Littington Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1788

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front garage

2. DESCRIPTION OF SURROUNDINGS 1980's dev,
Residential, quiet cul-de-sac, 2 storey semi + detached houses with integral garages, different styles. open plan front gardens.

3. DESCRIPTION OF SITE/BUILDING
Browns/~~grey~~ concrete tile roof
2 storey, semi detached house, integral garage + drive way at front parking for 2 cars, red brick, mock timber frame work at first floor level. white UPVC windows + doors

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan.

5. SITE CONSTRAINTS

TREES — None.

ACCESS/PARKING — As existing at front driveway

LEVELS — for 2 cars + garage.

BOUNDARY TREATMENT — No 11. 1.8m high cb fence set back at rear, 1m alleyway between No. 15. no flank windows.

OTHERS — No. 17 (0.1m higher) 1.8m high cb fence

— Rear boundary, 1.8m high fence + shrubbery

Nb See letters ~~+ photographs~~.

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1788

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/2000/1788
15, Littington Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and single storey front and rear extensions.

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/2000/1788**
15, Littington Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6441

Date: **27 June 2000**

My ref: F/2000/1788

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/2000/1788
15, Littington Close, Lower Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1788**
15, Littington Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and single storey front and rear extensions.
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: **27 June 2000**

My ref: F/2000/1788

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/2000/1788
15, Littington Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and single storey front and rear extensions.

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

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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/2000/1788**
15, Littington Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Applicationo	Name & Address
F/2000/1788	Dr J Rickards 11 Lillington Close Lower Earley RG6 4BL
F/2000/1788	Mr J Francis & Miss D Pearce 17 Lillington Close Reading RG6 4BL

App approved
Letter sent 21/09/00

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1788**

15, Littington Close, Lower Earley, Reading.

Proposed first floor side extension to dwelling and single storey front and rear extensions.

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

~~and my reason(s) are~~ Please entertain

Signed: J M Rolls

Councillor Rolls

Date: 11/7/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 JUN 2000
Officer: AT	Application No. F/2000/1788

Map No. 58 Site 0.03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT & REAR EXTENSIONS

Location: 15 LITTINGTON CLOSE

Parish: EARLEY Ward: Redhatch. 27.6.2000

Applicant: MR/MRS CAMPBELL

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

(2)

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	ENCROACHMENT LETTER	27.6.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	.....
Trees	.....
Conservation Officer	✓ .....
Environmental Health	250m landfill
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:

SIN + 11+17 Littington Close

9+10 Porter Close ✓

1 Merrifield Close



33566

C. A. ASSOCIATES

Computer Draughted Architecture

Conrad Goodings Dip Arch (Leics) RIBA
18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax 0118 9869 330

APP

29 AUG 2000

COPIES TO:

building design services

phone 5.15 pm
call 3.30 pm

ANDREW THORLEY PLANNING
REF. AJT/2000/1788
15 LITTINGTON CLOSE

I HAVE REVISED THE DRAWING TO INCLUDE A HIP ROOF DETAIL, ADJACENT TO 17.
IS THIS ACCEPTABLE.

Y.S. C GOODINGS

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

Date. 28 July, 2000

My ref. AJT/MLT/F/2000/1788

Your ref.

C. A. Associates.
18, Cinnamon Close,
Earley,
Reading,
RG6 5GP.

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

Dear Sir or Madam,

PROPOSED FIRST FLOOR SIDE EXTENSION & SINGLE STOREY FRONT & REAR EXTENSIONS - 15, LITTINGTON CLOSE, LOWER EARLEY.

I write regarding the above planning application. The single storey rear extension at present is considered to be overbearing on the neighbouring properties (Nos. 11, & No. 17, Littington Close).

I therefore request that the south facing corner of the rear extension adjacent to No.11, be set back by 1.25 metres from the side boundary. Also, that the gable end wall facing No. 17, be reduced to a hipped roof with box gutter.

I would be grateful if you would submit revised plans showing this, otherwise if I do not hear from you within the next 14 days, I shall assume that you wish for the application to be determined as originally submitted.

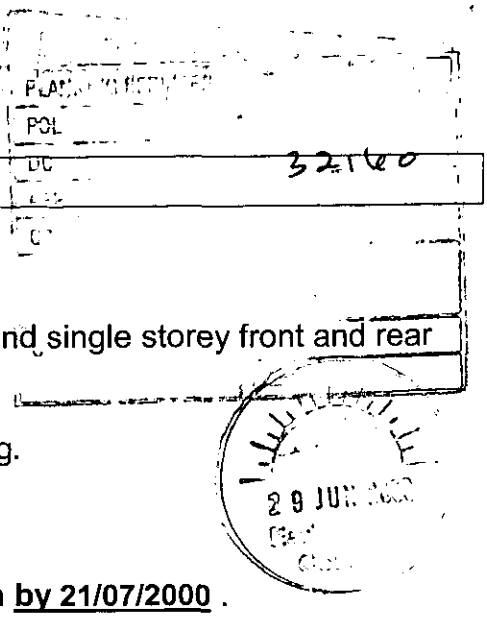
I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Andrew Thorley, on the above telephone number.

Yours sincerely,

M L THORP
Principal Development Control Officer

FROM: Andrew Thorley

DATE: 27 June 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1788

Proposal: Proposed first floor side extension to dwelling and single storey front and rear extensions..

Site Address: 15, Littington Close, Lower Earley, Reading.

Applicant: Mr & Mrs N Campbell C A Associates.

Your observations are required in respect of this application **by 21/07/2000** .

Councillors were concerned that this proposal may cause a loss of light to neighbouring properties. Two letters of objection have been received to this proposal.

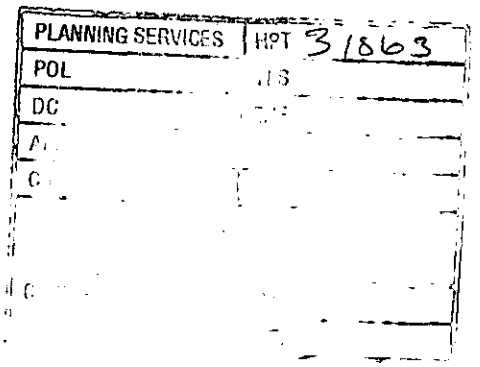
SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

Our ref: SP\2000\2018
Your ref: F/2000/1788

Date: 13th July 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Andrew Thorley

Dear Sir/Madam

PROPOSED ERECTION OF FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STORY FRONT AND REAR EXTENSION.

Thank you for your letter dated 27 June 2000 which was received on the 30th June. You are asked to quote the following reference in any correspondence: SU76NE/21/7 .The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
~230m	Lower Earley Way

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

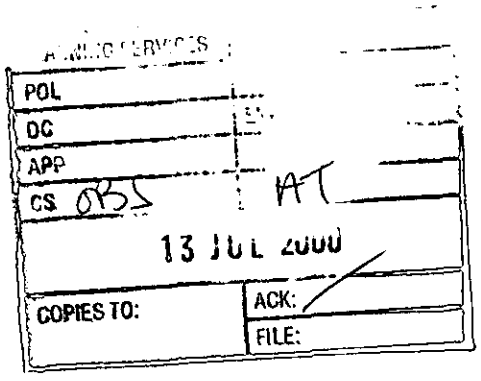
Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc. CA Associates, 18 Cinnamon Close, Early, RG6 SGP



Mr J R Francis & Miss D L Pearce
17 Littington Close
Lower Earley
READING
Berks RG6 4BL
Tel 0118 9862163

10 July 2000

Planning Officer
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

Dear Sir/Madam

Re Planning Application No F/2000/1788 - Proposed extension to 15 Littington Close

Although we have no objection to the building of the rear extension we think that the construction of the roof on the current plans i.e a gable end facing our kitchen window would be overly obtrusive because of the amount of brickwork showing above the fence line. We feel that it would be preferable if the roof could be altered in some manner to cut down on the bulk or the extension reduced in size from the proposed 2 metres.

Please feel free to contact us if you wish to call around to view the site from our perspective or discuss the above points with us.

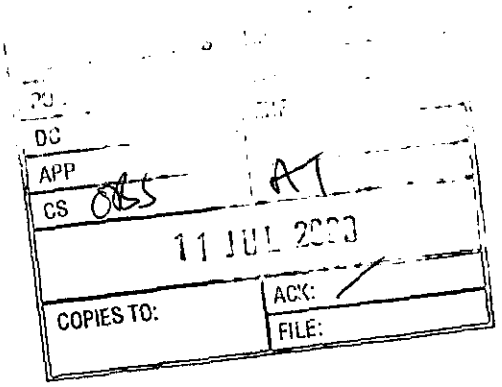
Yours faithfully

Mr J R Francis & Miss D L Pearce

cc Earley Town Council

11 Littington Close
Lower Earley
Reading
RG6 4BL
Tel: 0118 975 5888

Mobile
Tel. 0370 811424
I will be able to gain access to the house internally on 28/07/00. if required.



The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Thorley,

Re: Planning Application No. **F/2000/1788** - Proposed first floor side extension to dwelling & single storey front & rear extensions - 15 Littington Close, Lower Earley - Mr & Mrs N Campbell.

As the immediate neighbours to the property in question, on the side to which the proposed extension will be built, I feel that our views regarding the plans submitted should be considered seriously. While we have no fundamental objections to the building of an extension of this nature, having recently inspected the plans we have two areas of concern, which we feel must be addressed satisfactorily before planning permission is granted. These are outlined below.

Firstly, the proposed first floor extension will significantly reduce the light levels and view from our ground and first floor rooms adjacent to the extension. This will be particularly apparent during late afternoon and early evening when we make most use of these rooms, and may have a detrimental effect on the value, or the marketability of our property.

We are also concerned that the proximity of the roof of the proposed first floor extension to our own roof will make access to our gable end very difficult for the purposes of maintaining and decorating the woodwork. Indeed it may result in the necessity to erect scaffolding where previously a ladder would have been sufficient. This would result in an appreciable increase in our decorating costs.

The plans show that the wall of the first floor extension is set back 1.5metres from the main rear wall of the existing house. This distance is insufficient to prevent a reduction in light levels in our rooms. However the plans clearly show that the rear wall of the extension could be set back approximately 2.5metres without affecting the layout or functionality of the extension. This would bring the new wall onto a line between our windows and the corner of the existing back wall of the next door property, as illustrated in the attached diagram, and hence there would be much lower loss in light levels in our rooms. This measure would however do little to alleviate the problem of access to the gable end. Replacement of the woodwork at this end of our house with maintenance free materials would be the only way in which this problem could be permanently solved.

We hope that these comments are taken in the constructive manner in which they are intended, and if you wish to discuss them further please feel free to contact us at the above address, or by telephone. I would also be grateful if you would inform me of the dates of any planning meetings, which I am entitled to attend, as soon as possible so that I can make arrangements to be present if necessary.

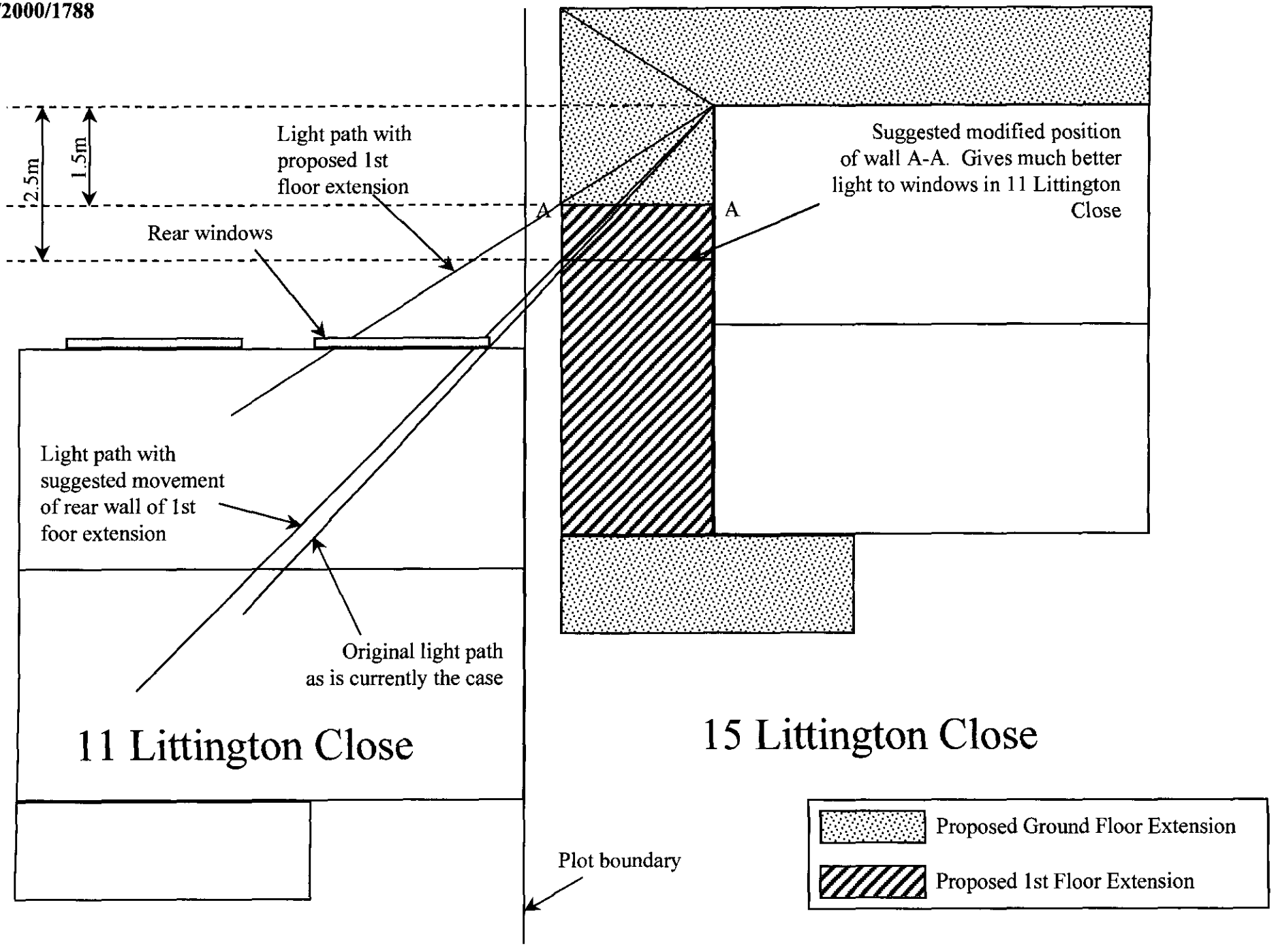
Yours sincerely,

Dr J. Rickards
(Professional Engineer)

CC. Earley Town Council Planning Office.
Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Application No.
F/2000/1788

Plan View of Plots 11 and 15



HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 June 2000

Application Number: F/2000/1788

Proposal: Proposed first floor side extension to dwelling and single storey front and rear extensions.

Parish: EARLEY TOWN

Site Address:
15, Littington Close, Lower Earley, Reading.

Applicant:
Mr & Mrs N Campbell C A Associates.

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).

SC:23 (insert: Garaging & Parking).

SR:06.

Signed: _____ **Print name:** Stephanie Knowles

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL
DC
CS
COPIES TO:
C.C.:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Andrew Thorley, Planning

Your Ref: F/2000/1788

Date: 4 July, 2000

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT AND REAR EXTENSIONS
LOCATION: 15 LITTINGTON CLOSE EARLEY

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

ADDRESS 15 LITTINGTON CLOSE PARISH EARLEY

PLOT No. 78. LOWER EARLEY AREA A. ORD. SHEET No. SU.7570 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19491	Thamesway	Semi Detached House	6.2.83.	N/A. C/A.
BR 20959	"	+ Garage.	12.7.83	APP. N/A
20641	"	Utility Extension	9.2.84	N/A C/A
BR 22443	"	"	30.4.84	REF N/A
BR 22761	"	"	8.6.84	APP N/A
98/67337/F	Mr. & Mrs. N. Campbell	F/FL/S. Ext + S/SH/F.	20.7.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 20.JUN.2000* 1788

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 N CAMPBELL
	Address and postcode	15 LITTINGTON CLOSE. LOWER EARLEY.
	Phone number	(0118) 9620983
	Agent's Name	C A ASSOCIATES.
	Address and postcode	18 CINNAMON CLOSE EARLEY RG6 5GP.
	Phone number	0118-9869330.
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.	15 LITTINGTON CLOSE LOWER EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	BEDROOM OVER GARAGE. NEW PORCH, EXTENDED KITCHEN & UTILITY
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.	BRICKWORK AND ROOF TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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

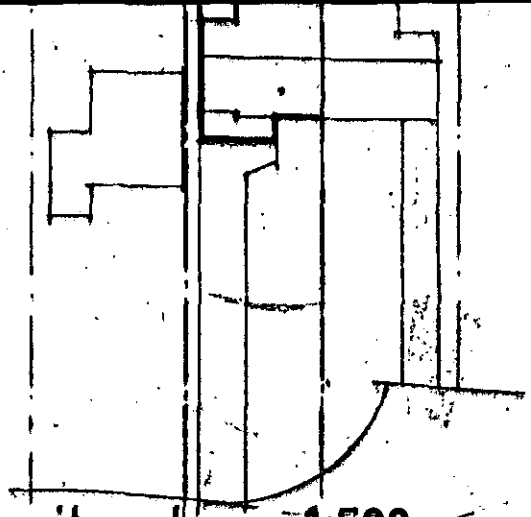
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

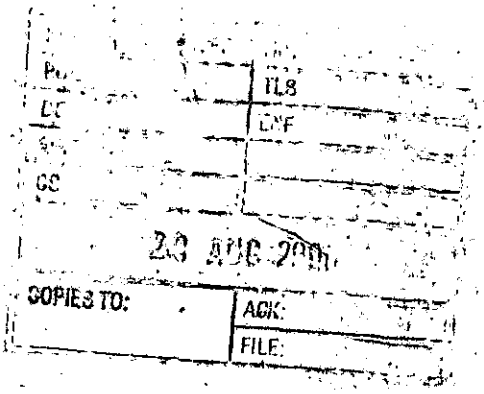
on behalf of MR & MRS N CAMPBELL

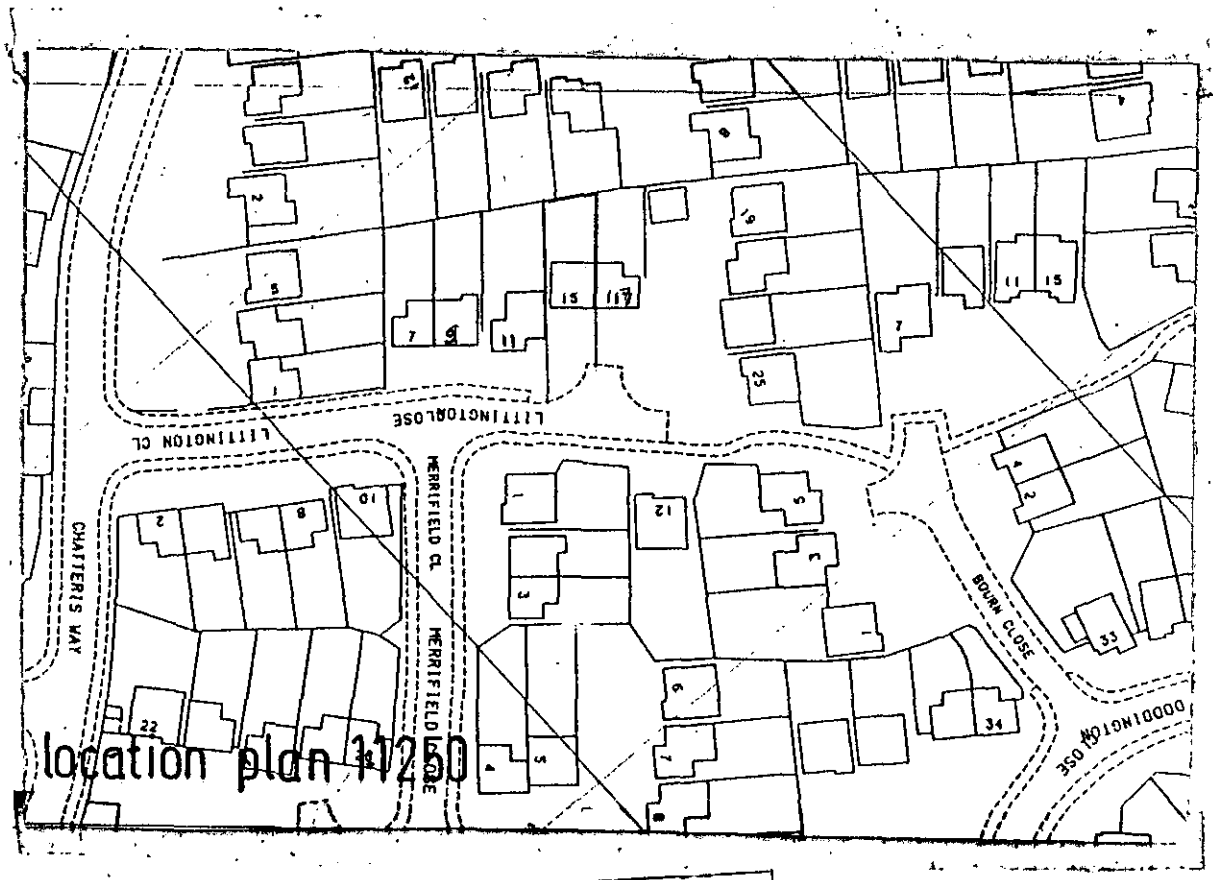
Date 16.06.00

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



site plan 1:500





location plan 1:1250

C A ASSOCIATES

building design services

18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869 330

client:
Mr.Mrs.N.Campbell 15 Littington Close, L.Earley.

drawn: cg

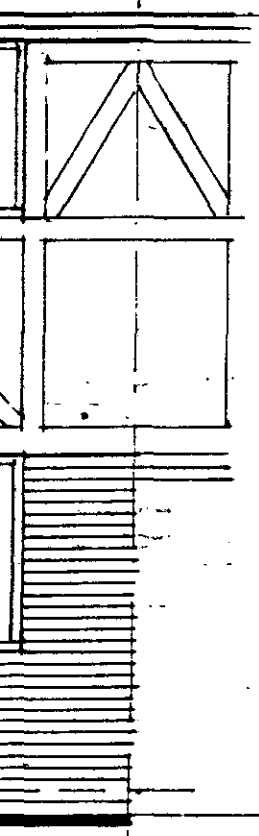
date: feb98

job:
Bedroom with ensuite over existing garage with new porch and extended kitchen|utility

scale: 1:50 rev: C

no CA98:309

EXTENSION AT REF
BY 1:5 METRES.
P KITCHEN & UTILITY
TYPES.
D TO ROOF AREAS.

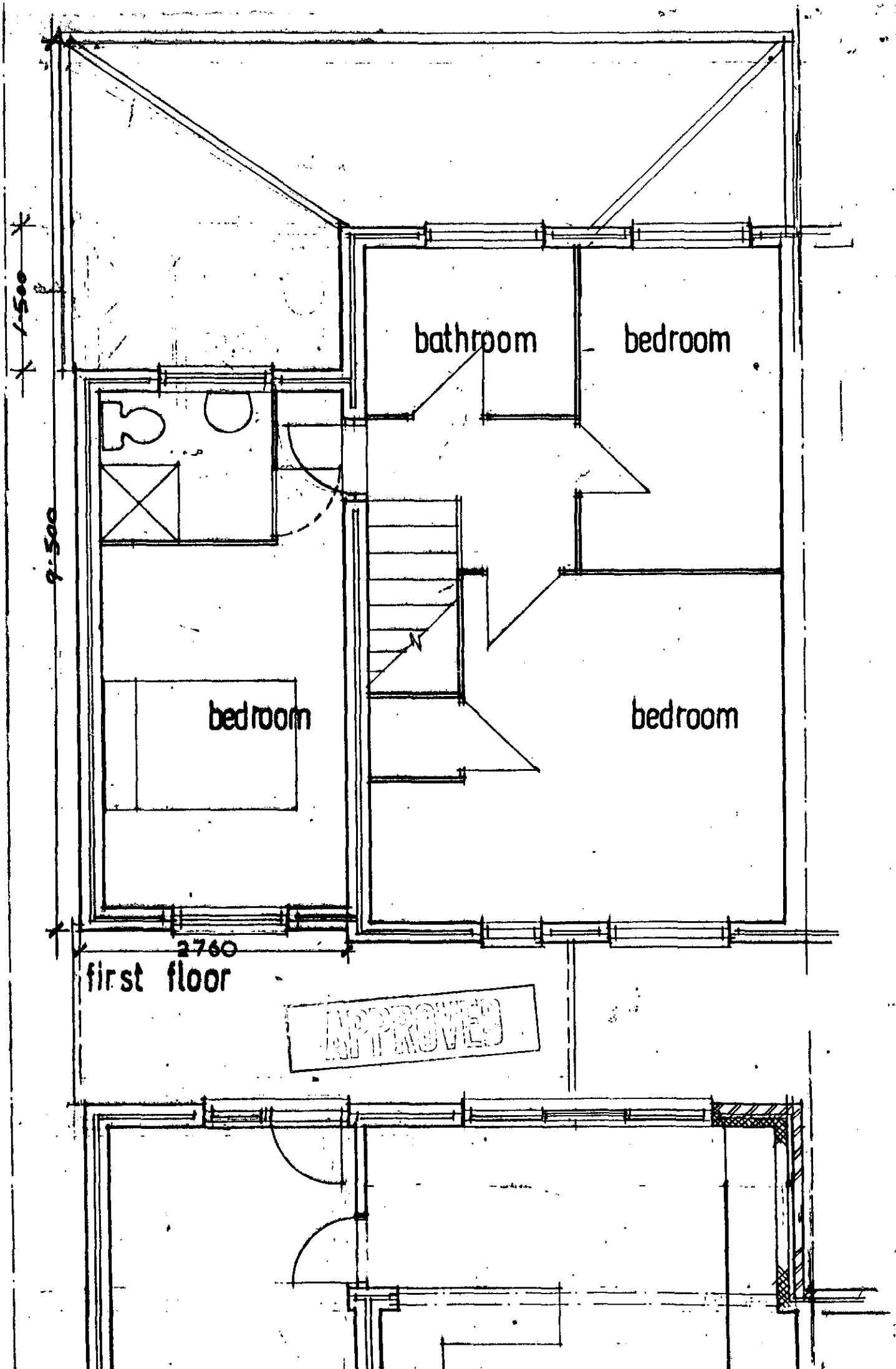


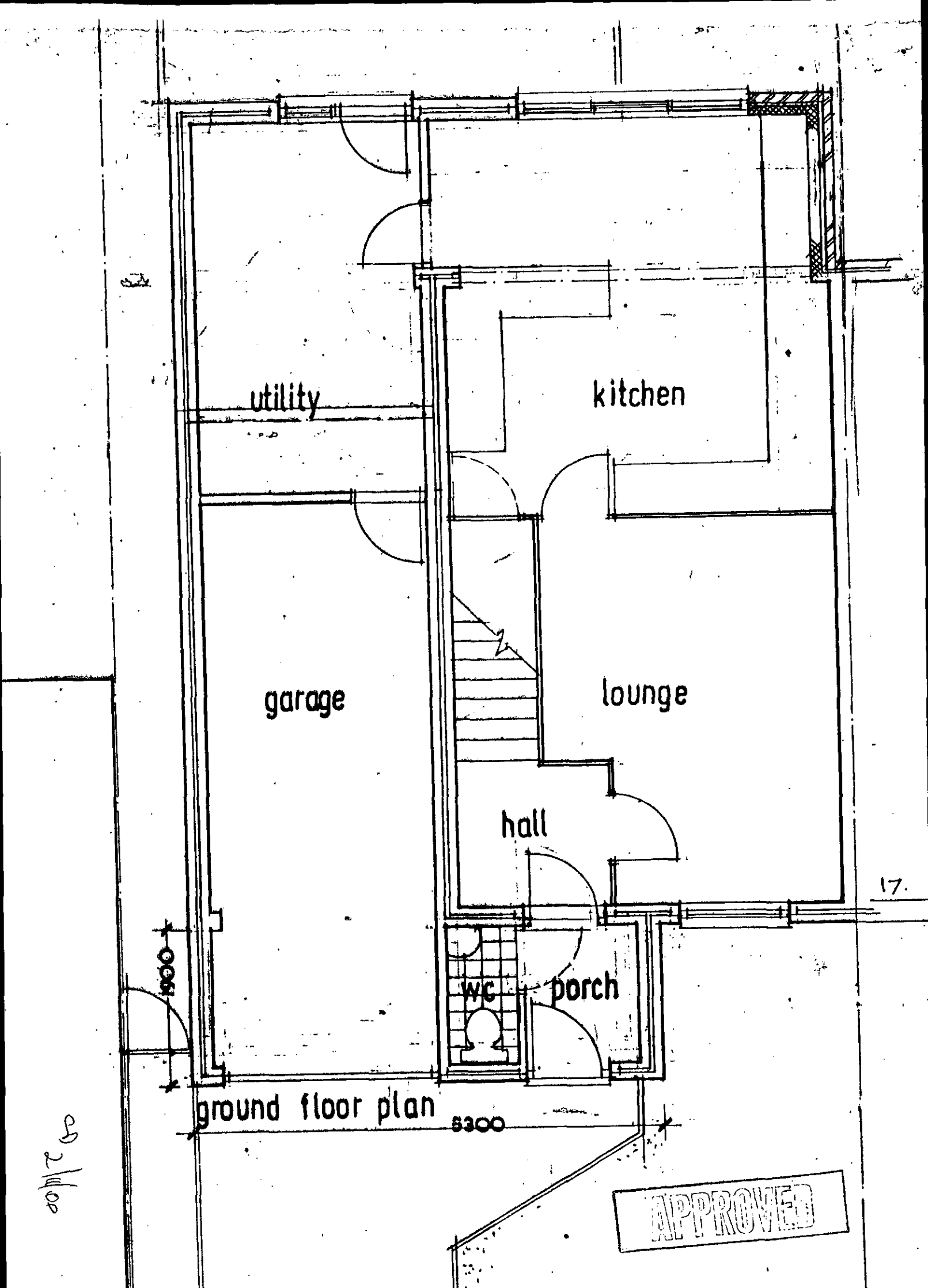
APPROVED



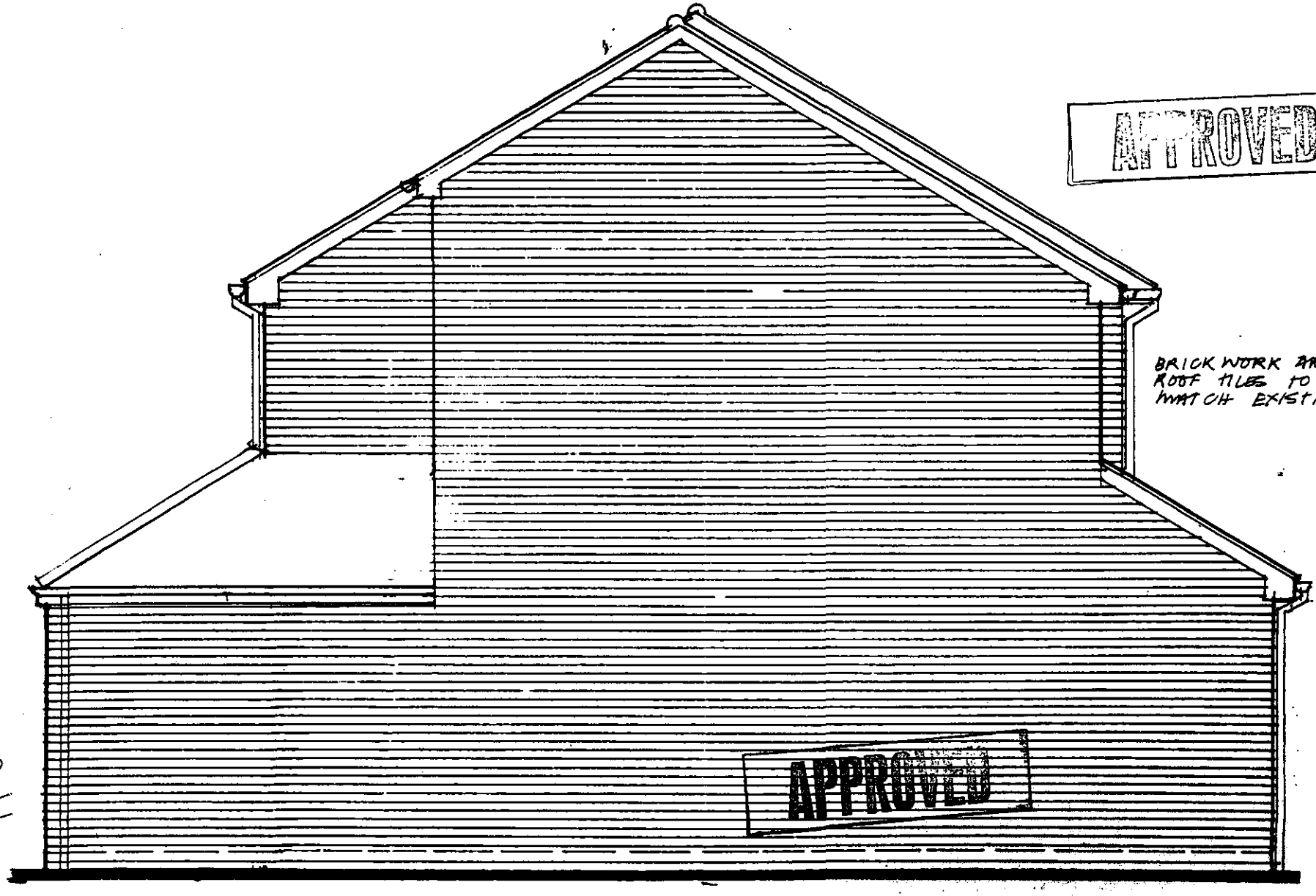
rear elevation

CD 2/11/00.


1500
2500
bathroom
bedroom
bedroom
bedroom
2760
first floor
APPROVED


utility
kitchen
garage
lounge
hall
wc
porch
900
5300
ground floor plan
APPROVED

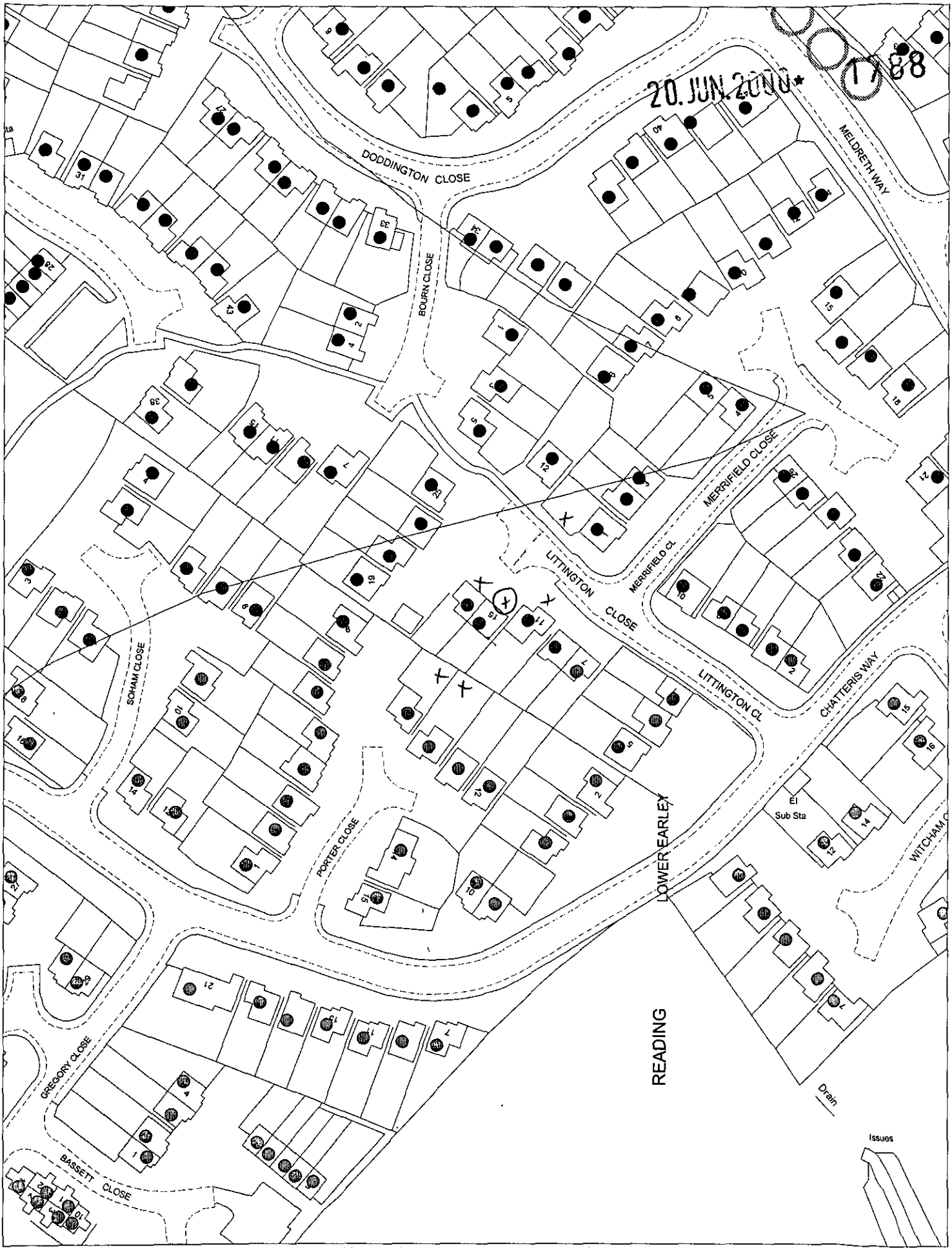
17.



side elevation

This elevation APPROVED

8 2/11/00



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Development Control Section, Environmental Services, Wokingham District Council.

21 June 2000

Scale: 1 : 1250

N
W E
S