APPLICATION NO:
**F/2000/1549**

LOCATION:
**119 Silverdale Road, Earley Reading.**

APPLICANT:
**Mr Sayed C/O John R Hall**

PROPOSAL:
**Proposed rear dormer extension to dwelling and loft conversion.**

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Sayed**
**C/O John R Hall**
**Setley Cottage**
**Basingstoke Road**
**Reading**
**Berks**
**RG7 1AX**

**Application Number: F/2000/1549**

**Parish:** **EARLEY**

**Location:** **119, Silverdale Road, Earley, Reading.**

**Proposal:** **Proposed rear dormer extension to dwelling and loft conversion.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 05/07/00 showing one bedroom in loft and additional parking space.

**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. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 11/07/2000

**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.**

finalised ch

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1549. | JM |
| BUILDING CONTROL NUMBER | BR2000/0903 | Ala. |
| ~~APPLICANT~~/AGENT | John R. Hall. | |
| ADDRESS OF SITE | 119 Silverdale Road EARLEY. | |
| DESCRIPTION OF PROPOSED WORK | loft conversion | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | PBC/1623C | PBC/1623A |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 11/7/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 27/7/00. | |

| 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 | |

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 7 August, 2000
My ref. BC/DC/2000/1549

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

M Sayed
C/o John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Dear Sirs

**PLANNING PERMISSION 2000/1549**
**SITE: 119 SILVERDALE ROAD, EARLEY**

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 2000/1549 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

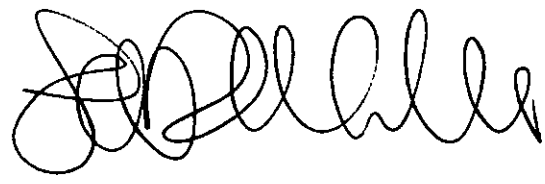
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the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



Joss Miller
Planning Assistant

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/1549

**Applicant :** Mr Sayed C/O John R Hall.

**Location :** 119, Silverdale Road, Earley, Reading.
**Proposal :** Proposed rear dormer extension to dwelling and loft conversion.

**Site Notice Displayed ? :** YES ✓ NO ☐ DATE [illegible]

**Date of Neighbour Notifications :** 2/6/00

**Date of Site Visit :** 12/6

**Date Registered : 17/05/2000**

**Earliest Date for Decision : 26/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 26/06/2000**

**Application Expiry Date: 12/07/2000**

**Consultation Responses :**

13. Neighbour objections — overdevelopment, loss of privacy, lack of parking.
Highways - Additional parking plan needed
Earley TC - Overdevelopment, lack of parking.

**Planning Issues :**
Effect on Street Scene & neighbouring properties DBE1.
Identified settlement.

**Application Number: F/2000/1549**

**Appraisal :**

This application is for a rear dormer and loft conversion.
In terms of overlooking issues, the views would be oblique and a sufficient distance not to warrant a refusal. The neighbours are all a sufficient distance for any impact regarding overlooking and overbearing issues to be minimised.

Street scene.
The dormer has a width of 8.3m and a height of 1.4m. However the majority of it would be obscured from the street scene by the main footprint of the house.

Parking
There are currently two parking spaces and five bedrooms. One bedroom has been used to create a new staircase for the loft conversion which consists of one bedroom and an ensuite bathroom. Therefore no additional bedrooms have been created. However, an additional car parking space has been provided despite the fact that the number of bedrooms remains the same.

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

**Application Number F/2000/1549**
**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 | SC04 | SR04 | 'permission' 'plans' '5/7/00' 'one bedroom in loft and additional parking space. |

DATE 11/7/00

# RECORD OF SITE VISIT

SITE ADDRESS: 119 Silverdale Road
Earley Reading.

APPLICATION NUMBER: F/2000/1549

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/6

1 SITE/STATUTORY NOTICE DISPLAYED ? In window. o/s glass. check n/h.

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

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
121. 1.8m fence and shrubery (no extns.) Moor copse close (check for overlooking). shrubs approx 2.5m on boundary.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 spaces.

LEVELS ~

BOUNDARY TREATMENT See above.

OTHERS ~

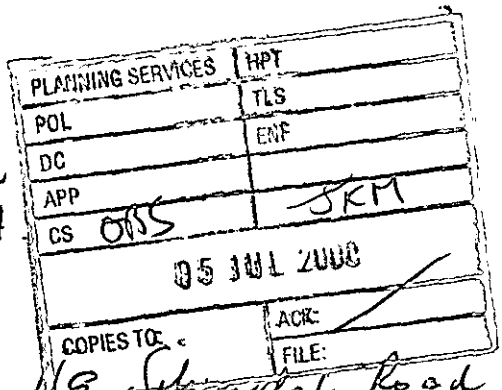
| Applicationo | Name & Address |
|---|---|
| F/2000/1549 | Mr & Mrs M Dawes<br>1 Moor Copse Close<br>Earley<br>RG6 7NA |
| F/2000/1549 | Mr & Mrs Loges<br>3 Moor Copse Close<br>Earley<br>RG6 7NA |
| F/2000/1549 | G Richards<br>2 Moor Copse Close<br>Earley<br>RG6 7NA |
| F/2000/1549 | Mr & Mrs Ledger<br>4 Moor Copse Close<br>Earley<br>Berks<br>RG6 7NA |
| F/2000/1549 | 8 Moor Copse Close<br>Earley<br>Berks<br>RG6 7NA |
| F/2000/1549 | P E Norwood<br>27 Moor Copse Close<br>Earley<br>Berks<br>RG6 7NA |
| F/2000/1549 | Mr H K Maini<br>192 Silverdale Road<br>Earley<br>Reading<br>Berks |
| F/2000/1549 | Mrs M Archer<br>194 Silverdale Road<br>Earley<br>Reading<br>Berks<br>RG6 7NB |
| F/2000/1549 | Mr G W Newell<br>121 Silverdale Road<br>Earley<br>Reading<br>Berkshire<br>RG6 7ND |

F/2000/1549

Mr and Mrs Kisiala
31 Moor Copse Close
Earley
Reading
Berkshire
RG6 7NA

App. Approved,
Letter sent 24/07/00

D. G. Wheeler
30 Moor Copse Close
EARLEY
Reading, Berks RG6 7NA
Tel. (0118) 9261489




Planning Officer
Wokingham UA

3 July 00

F/2000/1599

Dear Sir,

19 Silverdale Road, Earley.
Planning Application

● This house, which is presently a three bedroom semi detached one, I believe, already had two bedrooms added. It has apparently long been let to students, & their cars, recently three in number, create both a nuisance & a danger.

I say a nuisance, because they park on the pavement ruining the grass verge & obstructing the marked bus stop. A danger because the road rises westwards from Moor Copse Close & parked vehicles obstruct the view of other vehicles coming down Silverdale Road, for motorists trying to enter Silverdale Road from Moor Copse Close.

I am making this point because I understand application has been made for two further bedrooms in this house, because it is almost certain to result in yet more cars being parked in a very difficult situation, whether these rooms are for students (as I suspect) or for some other

purpose.

Apart from the fact that the site is hardly suitable for the extension of a three bedroom house into a seven bedroom building - it will be totally out of proportion to its neighbours - I consider the inadequacy of parking in this very busy road should rule any further development out of the question.

I trust the planning committee will consider this matter very, very carefully.

Yours sincerely,

D.G. Wheeler

**John R. Hall ARICS** **Chartered Surveyor**

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel: 0118 988 2883

| PLANNING SERVICES | HPT 31431 |
|---|---|
| POL | TLS |
| DC | ENF |
| CS HM | |
| My ref 05 JUL 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

Date 30th June 2000

To Planning Department,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

Attn.of Joss Miller

RR

Dear Ms.Miller,

Appl. No. F/2000/1549

119, Silverdale Road, Earley, Reading

I believe you have spoken with my client regarding the above and requested a parking layout to provide 5 parking spaces. The existing property has 5 bedrooms and parking consists of a single garage and one space on the front drive. Strictly speaking it is only the proposed dormer which requires permission as the loft conversion could be carried out without need for a planning application.

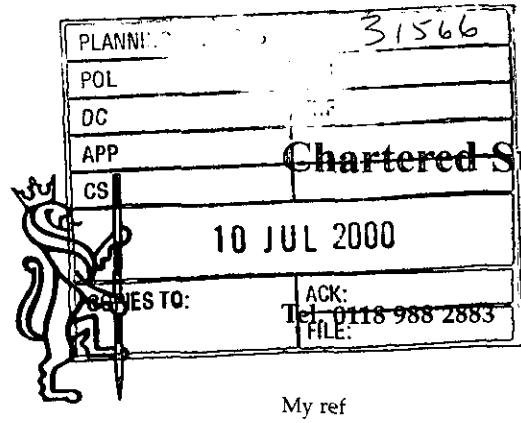
My client has suggested the use of green asphalt or reinforced grass to extend parking on both sides of the existing drive. The grassed area flanking 1, Moor Copse Close would appear to be maintained on a 50/50 basis between the two owners and my client has inferred ownership of this strip. However, there is scope to provide at least one additional space to the left of the driveway but before submitting any layout I shall be pleased to receive your view of this matter.

Yours sincerely,

**John R. Hall ARICS** **Chartered Surveyor**

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel. 0118 988 2883




Date 7th July 2000

My ref

To Planning Dept,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

Your ref F/2000/1549

Attn. of Joss Miller

Dear Ms.Miller,

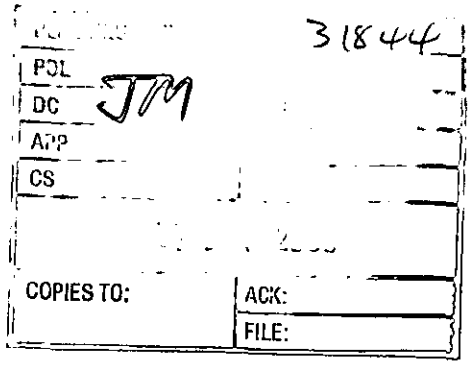
119, Silverdale Road, Earley, Reading

Proposed Loft Conversion

Further to our recent telephone conversation regarding the above I enclose two copies of a revised drawing showing an additional car parking space and a re-arrangement of the proposed accommodation. I confirm that there are five existing bedrooms and as one will be lost to form the landing to the new stairway there will be no additional bedrooms resulting from the proposal now put forward.

I look forward to hearing from you in due course.

Yours sincerely,




**50 Bullingdon Road**
**Oxford OX4 1QJ**
**Telephone: 07775 634645**

Mrs R Miller
*Planning Officer*
Wokingham District Council
PO Box 157
Shute End
Wokingham, RG40 1WR

Dear Mrs Miller

14 July 2000

**119 SILVERDALE ROAD, EARLEY, READING RG6**

Following our telephone conversation yesterday, I am writing to thank you for your most *encouraging and sympathetic response in the light of the amended drawings.*

I overlooked to mention that another reason for our request for a prompt favourable decision is that we must vacate our temporary abode at the end of July 2000 and I am concerned that my very elderly parents-in-laws, one of whom suffers from ill health will be very inconvenienced if there are any delays in the completion of the building work.

You and your colleague may also be interested to know that our decision to look after my in laws, Mr & Mrs Philip Heard was to prevent them from having to spend their last few years in an old people's home. Since they have no other means, old people's home would have meant a great deal of public expenditure. Thus our solution to accommodate them with us and have our bedroom in the loft is also in the public interest.

As you recognise our proposed loft conversion would be exchanging one small bedroom with a larger bedroom, without actually changing the composition of the house. I do hope and pray that the final decision is a favourable one, given all the circumstances.

Thank you once again for your kindness.

Kindest regards
Yours sincerely

Abbas Syed

Professor Abbas Syed

Telephone: 0118 926 1431

31 Moor Copse Close
Earley
Reading
Berkshire
RG6 7NA

BNS

| PLANNING SERVICES | HPT 22/6:00 |
|---|---|
| POL | TLS |
| DC JM | ENF |
| APP | |
| CS | |
| 23 JUN 2000 | |
| COPIES TO: | ACK: ✓ |
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Application no:

F/2000/1649

Dear Sir,

We wish to object to the proposed extension to 119, Silverdale Road, Earley.

There is already a 2-storey extension, giving 5 bedrooms. Any further enlargement would be extremely intrusive not only visually, but to all the neighbours, totally overlooking their gardens + robbing them of all privacy.

The house has only 1 parking space and a very tight one. The house is situated on a bus route, with a bus stop immediately outside

In an estate of primarily semi-detached homes, this extension would not fit in. (cf. 30-32 Lakeside).

I hope I have the details correct, but the statutory planning notice is displayed inside the front porch behind thick frosted glass, not easy to read.

Yours sincerely

W. & E. H. Kisiale.

(KISIALA)

8135

PLANNING SERVICES | HMT
FOL | TLS
DC | EIF
A77
CG
20 JUN 2000
COPIED TO: | ACK: ✓
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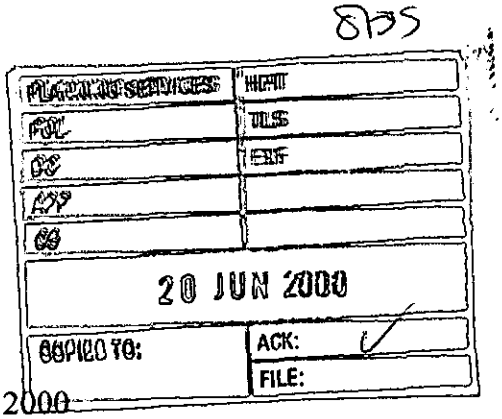


194 Silverdale Road
Earley
READING
RG6 7NB

Telephone:0118 926 4494

15th June 2000

Mr J Miller
Wokingham District Council
Environmental Services Department – Planning Services
PO Box 157
Shute End
Wokingham, RG40 1WR

Dear Mr Miller,

**Application Number: F/20000/1549. Site Address: 119 Silverdale Road, Earley**

Thank you for your notification of the above planning application for the house adjacently opposite our home.

I have seen the plans at Earley Town Council and wish to make the following comments to be presented at the Planning Committee meeting.

1. The two bedroom and bathroom extension adds considerably to the size of the property and seems completely out of place for a semi-detached property. The dormer extension is very large and will be intrusive to neighbours to the sides and back (but albeit not to us.)

2. A six bedroom house seems excessive for the needs of a single family where the children are adult and currently not, nor likely, to be living with their parents. Dr A Syed works in Birmingham and will not be there Monday to Friday. We have been lead to believe that Mrs Syed's parents are to live with them but still there is no need to extend the property any further since there are two large downstairs living rooms as well as four bedrooms upstairs. Some internal alterations without using the loft space could easily provide for these needs.

3. Students have been living there for several years and if it is intended to let to some students as well, there will be great problems over parking. The garage is never used for cars and the drive is steep and short and only sufficient for one car and rarely used. I understand that for a six-bedroom house five parking spaces should be available. If the whole front garden were to be

concreted or paved, it would still be difficult to fulfill this requirement and difficult to see that it would be used regularly on past experience.

4. A bus stop lies close to the property and cars already often block the easy parking and departure of the service bus. '119' residents or their visitors also often block the drive of 1 Moorcopse Close, which lies on Silverdale Road. Cars parking outside the house on the green verge have destroyed the grass of both 119 and 121. (against the law too!). The property is too close to Moorcopse Close and Lakeside for safe road parking so I can appreciate why the verge is consistently used. Besides the inconvenience to pavement users it is spoiling the appearance of the estate, especially to the adjacent and near neighbours.

5. The existing extension to the house made it impossible for the Syed's to sell the house for the sum they thought it was worth, hence the use of it for students. This new development could eventually make the house a permanent 'hostel' and so change the character of the domestic housing in this area.

6. If Mrs Syed and her parents were the sole occupants initially, the death or need for further support for the elderly couple could again see the return of total student occupancy with the downstairs living rooms reverting to bedrooms as has been the current usage.

Despite all my comments, I have no objection to students living in houses on the Maiden Erleigh Estate on 'live-in, b& b terms' or even as sole occupants. It is just the number that can already live at 119 and the thought of how many could be accommodated in the future that makes me write to ask that this development is not allowed to take place and planning permission is refused.

Yours sincerely

Margaret Archer

Margaret Archer (Mrs)

194 Silverdale Road
Earley
Reading
RG6 7NB

16 June 2000.

The Planning Officer
Environmental Services Department
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Sir/Madam,

Re: Planning Application: F/2000/1549 (119 Silverdale Road)

Thank you for informing me about this application. I feel I must object to this particular proposal for the following reasons:

**1) Parking and traffic problems.**
The application for more bedrooms suggests an increase in the number of residents. Almost certainly this would mean an increase in the number of vehicles (residents or visitors) parking on the footpath/verge or on the road. The road in question is fairly busy; is part of a 'bus route and serves several schools. Outside the residence is a 'bus stop and the property is a near two corner junctions. At this dwelling the drive is so steep that it is rarely used for parking.

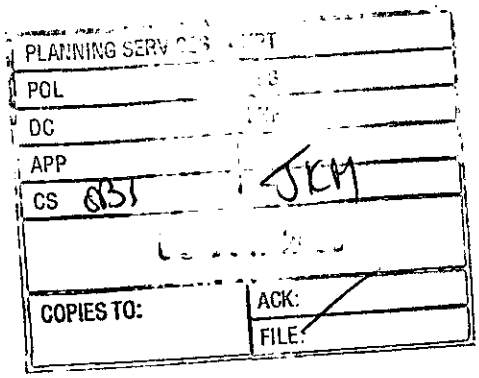
**2) Proposed development is out of keeping with local environment.**
The proposed development and alterations would render the property totally out of keeping with the local environment. Overtly or covertly it would produce a change of use from the building being a semi-detached house to a small hostel for students with, as now, a remote landlord.

**3) Increased noise factor.**
Up to last September noise created by the occupants of this house were acceptable to us but since this date noise levels (shouting late at night and after Midnight and car doors banging) have increased to such an extent that a complaint has been made to the University and possibly to your colleagues in environmental health.

In summary I feel that the proposal presents an inappropriate change of the use of a semi-detached house and if passed would produce a series of situations which would exacerbate problems already encountered.

Yours faithfully,

David Archer




Mr & Mrs M Dawes
1 Moor Copse Close
Earley
Reading
RG6 7NA

8th June 2000

Re Application Number F/2000/1549

Dear Joss Miller

We are writing to object to the proposed loft conversion to 119 Silverdale Road. This property has already been extended up to the boundary of our small garden. We have a very imposing brick wall a few yards away from our dining room window and do not wish to have this added to by the addition of a large dormer window.

Apart from the impact it would have from on our view there are several other concerns we have. The property would become a 6-bedroom house, which would be totally out of character for the estate. We feel the size of the property on a relatively small plot would make it unsellable in the future, this would probably result in the property being rented out room by room.

This bring us to another issue, although the planning application is from Mr Sayed he and he family have not been resident in the property for a number of years (approximately 10). The house has been rented mostly to students and we suspect that this is merely a commercial venture to increase the rental potential of the house. It is rumoured that Mr & Mrs Sayed will be returning to the house shortly with elderly parents but this must raise the question as to why two couples require 6 bedrooms.

If the property is rented with 6 bedrooms we are concerned about the parking problems that will be associated with the development. No one (not even Mr & Mrs Sayed when they were resident) parks on the space in front of the property so all cars are parked on the road this can become very dangerous as people pay little regard to not parking near the corners of Lakeside or Moor Copse Close.

We hope you will take all these points into consideration when you consider the application. Finally we would like to point out that there is no planning notice outside the property so anyone who has not received a letter and may have objections may not be aware of the application.

Yours sincerely

C. A. Dawes

Mr and Mrs M Dawes

27 Moor Copse Close
Earley RG6 7NA.

Wokingham District Council
RG40 1WR.
(FAO Joss Mercer)

| PLANNING SERVICES | HPT 6/6/00 |
|---|---|
| POL | TLS |
| DC JM | ENF |
| APP | |
| CS | |
| 19 JUN 2000 | |
| COPIES TO: | ACK: |
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BDS

Dear Sir

Re Planning Application 7200/1547
119 Silverdale Road.

I wish to put before you objections to the above application. It may be said that being in an adjacent road this is of no matter, but there are aspects which I wish to put as follows.

1 Maiden Erlegh is a residential estate and any introduction of letting, B&B or etc is not to be encouraged. Why are so many rooms needed in a semi-detached for a family moving into the "Empty Nester" category.

2 Size of Property. This has already been enlarged to a comfortable maximum given its location & type. Any further extension would be outside any room for the estate.

3 Parking. The house has a single attached garage & is on a main feeder road, which is currently over used, due to humps etc on similar roads in area. Also it is the location for the bus stop, & the frontage would not be suitable for multiple car parking. If we presume a number of cars relates to the occupancy where are they to go. Perhaps just round the corner in Moor Copse Close, which in turn will present a danger.

4 Use of property. The owners have vacated the premises before to allow the letting to students & who is to say this will not happen again, the precedent has been set. Others will work regarding this.

PTO

5 To Conclude. In considering this application please consider that despite any assurances given, once a house of this size is built, there are No future guarantees, especially should the ownership change hands.

Yours faithfully

P E Norwood

(P. E. Norwood)

FROM: Joss Miller

DATE: 02 June 2000

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1549

**Proposal:** Proposed rear dormer extension to dwelling and loft conversion..

**Site Address:** 119, Silverdale Road, Earley, Reading.

**Applicant:** Mr Sayed C/O John R Hall.

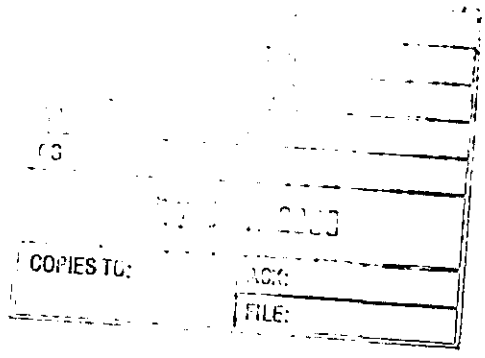
Your observations are required in respect of this application **by 26/06/2000** .

---

Members of the Planning Committee felt that this application should be refused. It was felt that the proposals represented an over development of the site which would be of detriment to street scene and were unneighbourly.

Furthermore, it is understood that the property is currently let to students and concerns have previously been expressed to the Town Council by other residents of Silverdale Road about the number of vehicles parked in the road, and around the corner into Moor Copse Close and opposite on the corner of Lakeside and Silverdale Road. This proposal, if allowed, will only lead to an increase in the number of individual occupants of the property, and therefore an increase in the number of vehicles at the site.

The Town Council is in receipt of a number of copies of letters of objection to this proposal.




SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

| PLANNING SERVICES | HPT |
|---|---|
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| DC | |
| APP | |
| CS | |
| 8 JUN 2000 | |
| COPIES TO: | ACK |
| | FILE: |

2, Moor Copse Close,
Earley,
Reading,
R.G.6. 7,N.A.
10, June 2000.

Tel/Fax No. 0118 926 2332.

12th June 2000

Dear Sir,

Application Number : F/2000/1549.

Site Address ; 119, Silverdale Road, Earley, Reading.

Proposal : Proposed rear dormer extension to dwelling and loft conversion,

Your letter of 02 June 2000 refers.

I wish to register my strongest opposition to the approval of this application for the following reasons

(1) Neither Mr, Sayed nor his family have lived at 119, Silverdale Road for the best part of 10 year, I believe they now reside in the West Midland's area,

(2) In that time the property has become a " lodging " house for students from Reading University who , no doubt, pay a handsome rent for one room and the use of communal facilities i.e, bathroom and kitchen.

(3) Though the dwelling is described as a 4 bedroom house, the dining and sitting rooms appear to be let as bedrooms also thus making a total of 6 students living in a 4 bedroom house.

(4) My rear garden abuts the rear garden of 119,Silverdale Road and is seperated by a 3 foot wooden fence. The garden is very poorly maintained for the most part and is frequently used by the students as a dumping ground for all manner of rubbish i.e. old mattresses, cupboards etc. making it a breeding ground for all sorts of vermin.

(5) Students rent the property, it appears, for the academic year so there is always an influx of new tenants annually. Each new group of lodgers bring their own particulars problems i.e.noisy parties, riotous behaviour etc. The current group have now turned the garden into a chicken run for the 4 hens now kept there.

(6) Due to the limited parking outside the house cars belonging to the students are indiscriminately parked in Silverdale Road and Moor Copse Close.

(7) With regards to the proposed rear dormer extension to dwelling and loft conversion I offer the following comments:-

(a) The size and location of the dormer extension will seriously impair and diminish the views we presently have from our living, and dining rooms and kitchen,

(b) The two extra bedrooms will no doubt be rented to students from the University thereby compounding the problems identified in 1 to 6 above. It appears that Mr. Sayed and his family will not be returning to live at 119, Silverdale Road within the forseeable future but even if they did the size of the family could not justify the extensions proposed.

(c) Though there is a rear garden there is no side or rear entrance to the property. This is consequent upon an earlier extension being built.

(d) I would have thought that the change of use from a dwelling house to a lodging house would have required consent and the necessity to introduce appropriate safety and health measures, this more so now that the proposed extension would become a real fire hazard for those living in the attic with the only egress being down two flights of internal stairs in the event of a fire.

(e) Silverdale Road and it's surrounding area is a pleasant and popular residential part of Maiden Earley. This amenity would be seriously affected if planning permission was given to allow what has become a lodging house to become even a larger one thus further diminishing the amenity within the area.Very little work, if any, is undertaken by the lodgers to maintain the property to any reasonable standard as they have by the nature of their tenancy no medium or long term interest in the dwelling.

(f) Reference has been made in (6) above to the traffic problems already created with previous lodgers and these would only increase with additional tenants.

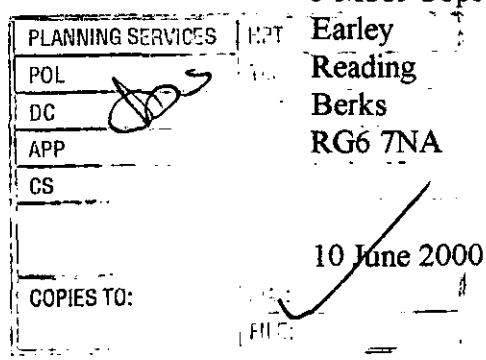
Yours faithfully,

G. Richards.

Planning Officer,
Wokingham District Council,
P.O, Box 157, Shute End,
Wokingham'
Berks.
RG40 1WR.

Copy to:-
Earley Town Council,
Council Offices,
Radstock Lane,
Earley,
Reading,
RG6 5UL.

Joss Miller, Planning Officer
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham. RG40 1WR




3 Moor Copse Close
Earley
Reading
Berks
RG6 7NA

10 June 2000

Your Ref: F/2000/1549

Dear Joss Miller,

We write to object in the strongest terms to the Planning Application of 119 Silverdale Road for several reasons.
The owners have not lived at the property for 10 years and have rented it out to students during this time. The property has been somewhat neglected, which is in stark contrast to the surrounding properties.
We feel that the owners wish to keep this property as a "business" and that they wish to add on more rooms to rent out to even more people, therefore maximising revenue.

There are currently SIX students renting rooms at the property, which is more than enough. The property was originally a 3 bed semi, but has already been extended to allow more adults to live there. Obviously, if it is extended again, the more rooms there are, potentially the more adults there could be living there.
We find it likely that the owners themselves do not wish to return to the property. They have got a grown up family, so we find it unusual that they would need the extra room for their own use.

We are concerned that the more rooms they add, the less likely it will be that a family will ever buy the property should it be put up for sale; It will have far too many rooms for the size of the plot: there is **no side access; and no car parking**. The property will become unattractive to a family, who could get something larger for the higher price tag the property would then attract.

We particularly object to the loft conversion itself, as this will loom out like a watchtower over ours and surrounding properties restricting our privacy. We would imagine that It would be a fire hazard in itself, as there would be nowhere for a person to escape from and there is an added risk, as any fire crew would be hampered by the fact that there is no side access to the property.

We believe that to add on more rooms will mean that this house will only ever attract buyers who wish to rent it out to individual adults.
Potentially, there could be EIGHT plus adults living there, next door to a 3 bed semi! This would not only be a noise nuisance for neighbours but would create more household rubbish and possible parking congestion on the main Silverdale Road.

There are already problems with students renting this property, for example:
The property is somewhat neglected, which can be an eyesore, with rubbish in the front and back garden, and the garden itself is quite overgrown.

There is a Leylandi tree that has been allowed to grow far too high in the back garden, restricting the growth of a tree in our own garden.
The students are currently keeping six CHICKENS in the garden which create noise and flies.
We have young children, who when in the garden have witnessed students drinking and swearing, thus spoiling our enjoyment of our own garden.

We sincerely believe that the owners do not wish to return to the property to live, but to maximise the rooms to rent to individual adults. We would love to see the property bought by a family which would be in keeping with the surrounding neighbours, who like us want a peaceful home to live in. By creating an even bigger house, we believe that this will never become a reality.

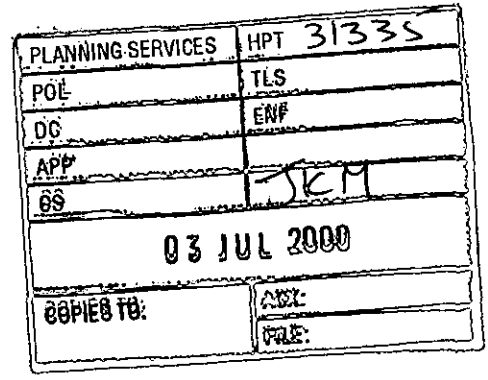
We would strongly urge the Council to refuse this application.

Thank you for your time, and we await your reply on the comments that we have made.

Yours sincerely



Mr & Mrs Loges




50 Bullingdon Road
Oxford
OX4 1QJ

29 June 2000

Mrs R Miller
Planning Officer
Planning Department
Wokingham District Council
Wokingham
Berkshire

Dear Mrs Miller

119 Silverdale Road, Earley, Reading, RG6 7ND

Thank you for an exceedingly kind, sympathetic and frank discussion this afternoon.

The purpose of this letter is both to assure you that a parking map is on its way as well as to give you the necessary assurance with regard to both short and long term considerations which you rightly have in mind.

Firstly, as I have indicated, the purpose of the loft conversion and refurbishments is to ensure that we live there ourselves in conjunction with my in-laws, Mr Philip and Mrs Mildred Heard who are 86 and 82 years old respectively.* We are temporarily living in Oxford whilst the house is refurbished in the next 3-4 weeks by Stoneperry Builders, Sonning, Berkshire who will also be undertaking the loft conversion if planning permission is forthcoming. Without the loft conversion it would be a great inconvenience to us as we have children, albeit now adults, but who come and stay from time to time. As you know, loft conversions in that area do not yield any gain in terms of increased value of the property but since my wife and I not only will be living but retiring there, our main return on the investment will be to live comfortably ourselves with my in-laws.

Secondly, there would be ample garden left in the front even after parking four cars in the front and one in the garage. In addition, parking space will be created sympathetically by using green surface. Further, originally the intention was to have only one en-suite room in the loft space which would have given altogether five bedrooms, but in the drawing process somehow it was divided into two bedrooms. However, we would be more than content to have only one en-suite bedroom in the loft if this would be more acceptable to you.

I do hope, in the light of the assurances given above and the circumstances which lead us to request planning permission for a loft conversion, I am confident you will kindly consider our application sympathetically.

*( PS We shall be moving to 119 Silverdale Road, Earley, Reading towards the end of July 2000 (next month), and hope to live there for several decades.)

Please do not hesitate to give me a ring for any further clarification. Given the very busy academic calendar at present with exam boards etc at different sites, perhaps you would kindly give me a ring on my mobile telephone (07775 634645).

Kindest regards

Yours sincerely



PROFESSOR A L SYED

*192 Silverdale road*
*Earley*
*Reading*
*Tel. 0118 9012097*

NPS

| | |
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| PLANNING SERVICES | HPT |
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15th June 2000

Mr J Miller
Wokingham District Council
Environmental Services Department – Planning Services
PO Box 157
Shute End
Wokingham, RG40 1WR

Dear Mr Miller,

**Application Number: F/20000/1549. Site Address: 119 Silverdale Road, Earley**

Thank you for your notification of the above planning application for the house opposite our home.

I have seen the plans at Earley Town Council and wish to make the following comments to be presented at the Planning Committee meeting.

1. The two bedroom and bathroom extension adds considerably to the size of the property and seems completely out of place for a semi-detached property. The dormer extension is very large and will be intrusive to neighbours to the sides and back (but albeit not to us.)

2. A six bedroom house seems excessive for the needs of a single family where the children are adult and currently not, nor likely, to be living with their parents. Dr A Syed works in Birmingham and will not be there Monday to Friday. We have been lead to believe that Mrs Syed's parents are to live with them but still there is no need to extend the property any further since there are two large downstairs living rooms as well as four bedrooms upstairs. Some internal alterations without using the loft space could easily provide for these needs.

3. Students have been living there for several years and if it is intended to let to some students as well, there will be great problems over parking. The garage is never used for cars and the drive is steep and short and only sufficient for one car and rarely used. I understand that for a six-bedroom house five parking spaces should be available. If the whole front garden were to be

concreted or paved, it would still be difficult to fulfill this requirement and difficult to see that it would be used regularly on past experience.

4. A bus stop lies close to the property and cars already often block the easy parking and departure of the service bus. '119' residents or their visitors also often block the drive of 1 Moorcopse Close, which lies on Silverdale Road. Cars parking outside the house on the green verge have destroyed the grass of both 119 and 121. (against the law too!). The property is too close to Moorcopse Close and Lakeside for safe road parking so I can appreciate why the verge is consistently used. Besides the inconvenience to pavement users it is spoiling the appearance of the estate, especially to the adjacent and near neighbours.

5. The existing extension to the house made it impossible for the Syed's to sell the house for the sum they thought it was worth, hence the use of it for students. This new development could eventually make the house a permanent 'hostel' and so change the character of the domestic housing in this area.

6. If Mrs Syed and her parents were the sole occupants initially, the death or need for further support for the elderly couple could again see the return of total student occupancy with the downstairs living rooms reverting to bedrooms as has been the current usage.

Despite all my comments, I have no objection to students living in houses on the Maiden Erleigh Estate on 'live-in, b& b terms' or even as sole occupants. It is just the number that can already live at 119 and the thought of how many could be accommodated in the future that makes me write to ask that this development is not allowed to take place and planning permission is refused.

Yours sincerely

H K Maini

***MR.H.K.Maini***

8 Moor Copse Close
Earley
Berkshire RG6 7NA

14 June 2000

RE: Planning Application No.F/2000/1549 Proposed rear dormer extension to dwelling & loft conversion - 119 Silverdale Road - Mr. Sayed

DMS

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| 16 JUN 2000 | |
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Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir or Madam:

I am writing to object to the Planning Application No.F/2000/1549 Proposed rear dormer extension to dwelling & loft conversion - 119 Silverdale Road.

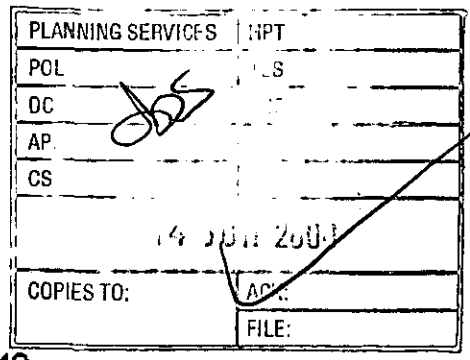
My property is situated to the rear of the aforementioned site, and I have worries of being overlooked and having my privacy invaded. Additionally both of my children who attend the local schools and have to walk past this property on a daily basis, already have to contend with one or two cars parked on the verge/pavement, adjacent to a bus stop on the busy road to the front of this property which at present is let out to students. Any further increase to the accommodation can only lead to this already significant safety hazard becoming worse.

Additionally I would like to complain that the planning proposal notice required to be displayed clearly to the front of this property has been placed to the side of the door behind an obscure glass panel, making it almost impossible to see. It is only by good fortune that a neighbour has passed to me a copy of letter giving notice of the proposal, that I have become aware of it at all. I should be grateful if such matters were policed more stringently in future.

Yours faithfully

A.E.Nicholls

cc: Town Council's Planning Committee
Council Offices
Radstock lane
Earley
Reading RG6 5UL




4 Moor Copse Close
Earley
Reading
RG6 7NA

Your ref: F/2000/1549

12 June 2000

Joss Miller, Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Sir

**re: Planning Application No. F/2000/1549**
**Proposed rear dormer extension to dwelling and loft conversion**
**119 Silverdale Road, Earley - Mr Sayed**

I have been informed by my next door neighbour of the proposed dormer extension and loft conversion at the above property. I have inspected the drawings at Earley Town Council offices and wish to register my objection to this Planning Application for the following reasons:

(1) The dormer windows in this intended conversion would overlook our garden and we would lose our privacy. We have not owned our house very long and the main reason we bought it was because we were not overlooked. It will also be possible for anyone using the dormer bedrooms to see into our kitchen. As we are pensioners, this would not make us feel very secure.

(2) The property has already been extended and is currently let out to six students with all the ensuing noise they create, i.e. parties, barbecues, not to mention the chickens which are kept on the premises and allowed to roam freely in the garden. We consider them to be a health hazard, especially as they attract vermin into the area. I assume this nuisance will cease when the current University term ends.

Continued ...

It would appear the intention now is to increase the number of occupants. ( I believe I am right in saying that in the original Land Registry Deeds covering the Maiden Erlegh Estate there are restrictive covenants under the Land Registration Acts 1925 and 1936, i.e. Fourth Schedule, Item 5, stating that "no building erected on any plot shall be divided into or used as flats or maisonettes ....."). Do these restrictions still apply?

(3) The owners have not lived at the property for a number of years during which time it has become neglected and run-down.

I have no doubt the owner is saying he intends to use it as his own residence but, as his family are grown up and do not live at home, why would he need 6 bedrooms. Also if he decides to sell the house in the future it would only be a matter of time before it reverted to multiple occupancy.

(4) There is no side access to the house and, as far as I can see, no fire escape route, therefore creating a potentially dangerous situation.

(5) The tenants cars parked on Silverdale Road outside the premises already cause a hazard when we are exiting Moor Copse Close in our car because they restrict our vision of vehicles approaching from the right. If the house is let out to even more people the problem will get worse.

(6) This original 3-bedroom semi-detached house will be extended far in excess of normal family homes in what was once a pleasant residential area and will not be in keeping with the surrounding properties.

My wife and myself feel very strongly that this Planning Application should be refused because of the detrimental effect the extension will have on the properties in close proximity.

Yours faithfully

K W Ledger Mrs J A Ledger

Copy to: Earley Town Council

JJS

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| 20 JUN 2000 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

Joss Miller
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

121 Silverdale Road
Earley
Reading
Berkshire
RG6 7ND
Tel. 01189-261658

15th June 2000

Your reference: F/2000/1549

Dear Sir,

Thank you for your letter dated 2nd June 2000 regarding the proposed rear dormer extension to dwelling and loft conversion. This letter is to list and give reasons why my wife and I are against the proposed alterations. They are as follows:-

1. 119 Silverdale Road is already a 5 bedroom house, making it 6 or 7 bedroom house would put it well out of proportion to the other houses locally. Why 6 or 7 bedrooms? Is this house for normal owner occupation, or at a later stage to be used for student accommodation? If the latter we vehemently oppose the alterations. We and our neighbours have put up with unacceptable behaviour for over 10 years, getting progressively worse in later years. Indeed, only in the last couple of months incidents were reported to both your office and the Bursar of Reading University.

2. A few years ago the owner tried to sell his property and failed. A 6 or 7 bedroom house in this location would not only be even more difficult to sell but again would be well out of proportion with other houses. Could it be that they have future plans for the house i.e. a guest house or more worryingly more student accommodation.

3. If the dormer were allowed it would overlook our property at the rear and several other properties. This, I am in no doubt, would reduce the value of our property and make it very difficult to sell and of course invade very much on our privacy which has been very badly affected of late anyway.

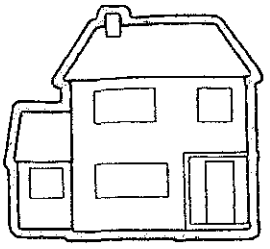
My wife and I are extremely concerned for the future of not only 119 Silverdale Road but also our own property. We are now both in our seventies, and this is our main asset which hopefully will look after us as we get older.

We thank you for giving us the opportunity for input and look forward to hearing from you.

Yours sincerely,

G. W. Newell

G.W. Newell (Mr.)



# STONEPERRY BUILDERS

7 South Drive
Sonning
Berks. RG4 6GB
Tel: 0118 969 8326

The Owner/ Occupier (this is not a Circular)
121 Silverdale Road
Reading
Berkshire
RG1 2ND

11 May, 2000

Dear Sir and / or Madam

BUILDING WORKS AT 119 SILVERDALE ROAD;
Our reference BOB/ 121Silverdale

Stoneperry Builders have been appointed by Prof. and Mrs Syed, the owners of 119 Silverdale Road, to renovate and restore their property.

First, we would like to notify you that we are instructed to begin works in July, 2000. We would also like to inform you that, subject to the outcome of the current Planning Application, we may be carrying out some works to the party wall which is shared with your property.

Yours faithfully

pp A P Cowling

RETAIN O/LETTER

1 COPY FOR ENCLOSURE

**HIGHWAYS CONSULTATION SHEET**

**From:** Joss Miller

**Date:** 02 June 2000

**Application Number:** F/2000/1549

**Proposal:** Proposed rear dormer extension to dwelling and loft conversion.

**Parish:** EARLEY TOWN

**Site Address:**
119, Silverdale Road, Earley, Reading.

**Applicant:**
Mr Sayed C/O John R Hall.

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).

---

Comments

Please could you have a plan showing 5 vehicles within the curtilage of the property.

The applicant will need to be aware of the following.

2.5 x 5.5 - infront of the garage doors (1 vehicle space) 2.4 x 4.8m - Elsewhere on driveway..

**Signed:** [signature] **Print name:** Stephen Knapp

13/06/00.

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

Tel: (0118) 974 6463

Date: **02 June 2000**

My ref: F/2000/1549

**CONFIDENTIAL**

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS


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/2000/1549**
**119, Silverdale Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling and loft conversion.**

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/2000/1549**
**119, Silverdale Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling and loft conversion.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **02 June 2000**

My ref: F/2000/1549

**CONFIDENTIAL**

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX


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/2000/1549**
**119, Silverdale Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling and loft conversion.**

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/2000/1549**
**119, Silverdale Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling and loft conversion.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **02 June 2000**

My ref: F/2000/1549

**CONFIDENTIAL**

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ


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/2000/1549**
**119, Silverdale Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling and loft conversion.**

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/2000/1549**
**119, Silverdale Road, Earley, Reading.**
**Proposed rear dormer extension to dwelling and loft conversion.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

**Received by Wokingham District Council**

# Application No: F/2000/1549

**PROPOSAL:**
Proposed rear dormer extension to dwelling and loft conversion.

**LOCATION:**
119, Silverdale Road, Earley, Reading.

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

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

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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**

**02 June 2000**

WOKINGHAM B.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 17 MAY 2000 |
| Officer: JM | Application No. F/2000/1549 |

**Map No.** ..... Site ...003...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED REAR DORMER EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 119 SILVERDALE ROAD

Parish: EARLEY Ward: ~~Littlehungerford~~ 216

Applicant: MR SAYED

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

Enforcement Section (3) 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 | parking layout? | 216 | |
| 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 : 2.6..... 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 + 121, 192, 194 Silverdale Road .....

..... 3, 1 & 2 Moor Copse Close .....

.....

.....

.....

.....

.....

.....

.....

E

ADDRESS 119 SILVERDALE ROAD PARISH EARLEY.

PLOT No. 68 ORD. SHEET No. SU. 7471 (52)

BUILDER Cooper Estates Limited

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/136/58 | Cooper Estates Ltd | Outline | 1/8/58 | N/A. C/K |
| 128/59 | " | House ~~& Garage~~ | 8/9/59 | App. C/A |
| 168/59 | Revised House Type Supercedes previous application. | | 10/11/59 | App. App |
| 11647 | AMENDED | 2/STOREY EXTENSION | 20.8.79 | APP. N/A |
| 11470 | " | " | 30.8.79 | N/A C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1305A

# Environmental Services

For office use only.
Application number:

1 MAY 2006 1549

## 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.

WOKINGHAM DISTRICT COUNCIL

| | | |
|---|---|---|
| 1 | Your name | MR SAYED |
| | Address and postcode | 119 SILVERDALE ROAD<br>EARLEY<br>READING |
| | Phone number | |
| 2 | Agent's Name | JOHN R HALL |
| | Address and postcode | SETLEY COTTAGE, BASINGSTOKE RD<br>THREE MILE CROSS<br>READING RG7 1AX |
| | Phone number | 0118 9882883 |
| 3 | Site<br>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. | 119 SILVERDALE RD<br>EARLEY<br>READING |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | LOFT CONVERSION & REAR DORMER |
| 5 | Are there any trees on the site?<br>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. | PLAIN TILE CLADDING<br>FLAT FELTED ROOF |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by

Please turn over

1305B

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 4 | Proposed: 6 |
| 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 |
|---|---|---|
| | | |

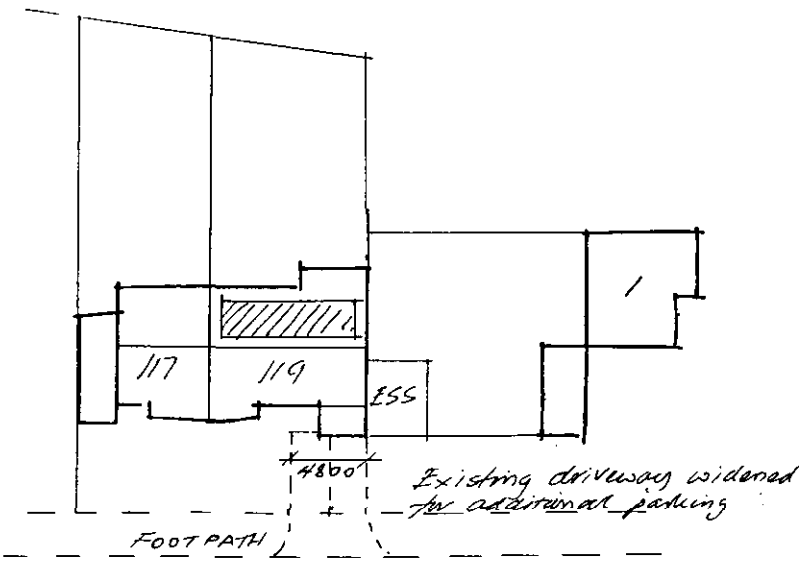
None of the land forms part of an agricultural holding.

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

Date 12/5/00

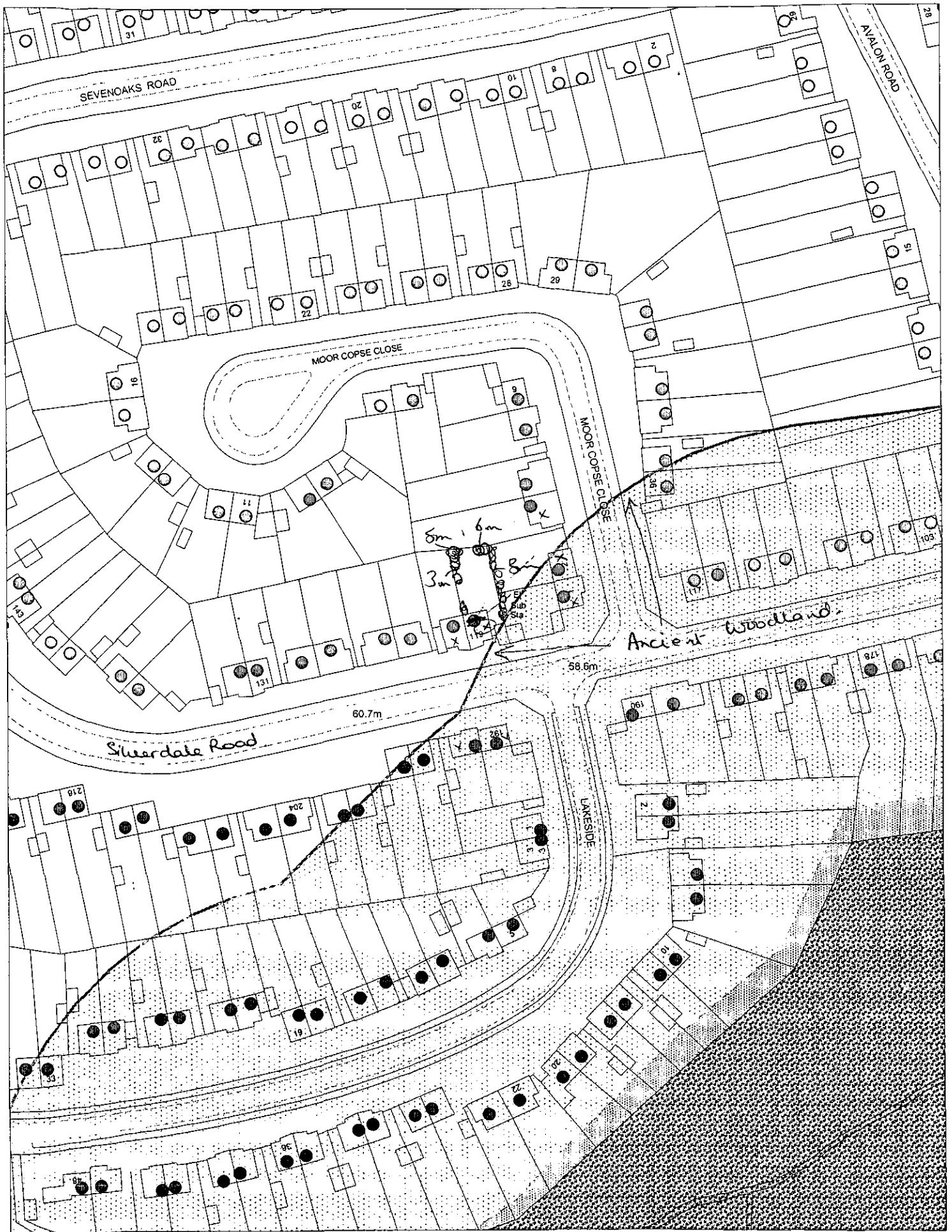
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

APPROVED




119 SILVERDALE ROAD EARLEY

REVISED BLOCK PLAN.

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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2000

Scale: 1 : 1250

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