APPLICATION NO:
F/2000/0699

LOCATION:
11 Sibley Park Road, Earley Reading.

APPLICANT:
Mr Collins

PROPOSAL:
Proposed single storey rear extension to dwelling and rear extension to garage

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **21/04/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Collins
11, Sibley Park Road
Earley
Reading
RG6 5UB

Application Number: F/2000/0699

Parish: **EARLEY**

Location: **11, Sibley Park Road, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and rear extension to garage**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the south-east elevation.

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

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 safeguard the amenities of neighbouring residents and the locality.

Reason
4. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 20 April 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 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 7 June, 2000
My ref. BC/DC/2000/0699

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 M Collins
11 Sibley Park Road
Earley
Reading
Berkshire
RG6 5UB

Dear Sirs

PLANNING PERMISSION 2000/0699
SITE: 11 SIBLEY PARK 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 2000/0699 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 faithfully

Joss Miller
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0699	FM.
BUILDING CONTROL NUMBER.	FP 2000/0672 Ala	
APPLICANT/~~AGENT~~	Mr M. Collins	
ADDRESS OF SITE	11 Sibley Park Road EARLSM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext to dwelling & rear ext to garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PR 24	PR 24
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/4/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0699

Applicant : Mr Collins .

Location : 11, Sibley Park Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and rear extension to garage

Site Notice Displayed ? :

YES	NO	DATE
✓		13/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 13/3/00

Date Registered : 25/02/2000

***Earliest Date for Decision* : 30/03/2000**

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 21/04/2000

Consultation Responses :
Highways - conditions.
Earley TC - No objection.

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

Application Number: F/2000/0699

Appraisal :

This application is for a single storey rear extension and garage extension.

Neighbours
There is a 1.8m fence on the boundary with No 10 The single storey extension will be situated approx 9m from the boundary therefore any impact on the neighbour will be minimised. The garage extension will be approx 9m from no. 12. It is approx 3m high with a flat roof and is sited to the north-west of the neighbour at 12. Therefore any impact on this neighbour will be minimal.

Street scene.
The extensions are partially obscured from the street scene by the existing dwelling and garage therefore any adverse effect will be minimised.

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

Application Number F/2000/0699
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC08	SR05	south-east elevation.
4	SC53	SR12	works.

20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 11 Sibley Park Road Earley Reading.

APPLICATION NUMBER: F/2000/0699

OFFICER: Joss Miller

DATE OF SITE VISIT: 13/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on street lamp

2. DESCRIPTION OF SURROUNDINGS

Modern estate of large detached houses

3. DESCRIPTION OF SITE/BUILDING

Detached house with double garage. of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

10. Side windows & s/p rear extn.
12. Kitchen & utility room primary window
Garage adjacent to 11. q. extn.

Large building to rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 4 spaces.

LEVELS

BOUNDARY TREATMENT (12) 1.8m fence & shrubery
(10) 1.8m fence with hedge approx 2m from rear footprint of house

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0699**

11, Sibley Park Road, Earley, Reading.

Proposed single storey rear extension to dwelling and rear extension to garage

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

and my reason(s) are dependent on your reasons - listing may not be necessary

Signed: [signature] Date: 3rd/3/00

Councillor Rolls

JM

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

Tel: (0118) 974 6463

Date: **06 March 2000**

My ref: F/2000/0699

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/2000/0699
11, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling and rear extension to garage

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0699**
11, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling and rear extension to garage
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 6463

Date: **06 March 2000**

My ref: F/2000/0699

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/2000/0699
11, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling and rear *extension to garage*

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0699**
11, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling and rear extension to garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **06 March 2000**

My ref: F/2000/0699

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/2000/0699
11, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling and rear extension to garage

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0699**
11, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling and rear extension to garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 06 March 2000

Application Number: F/2000/0699

Proposal: Proposed single storey rear extension to dwelling and rear extension to garage

Site Address:
11, Sibley Park Road, Earley, Reading.

Applicant:
Mr Collins .

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 - GARAGING (SR06)

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

15-3-00

FROM: Joss Miller

DATE: 06 March 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0699

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

Site Address: 11, Sibley Park Road, Earley, Reading.

Applicant: Mr Collins .

Your observations are required in respect of this application **by 30/03/2000** .

NO OBJECTION

SIGNED: _____

DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/0699

PROPOSAL:
Proposed single storey rear extension to dwelling and rear extension to garage

LOCATION:
11, Sibley Park 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 (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: 25 FEB 2000

Officer: [redacted] JM

Application No. F/2000/0699

Map No. 58 Site 0:06

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

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

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

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND REAR EXTENSION TO GARAGE

Location: 11 SIBLEY PARK ROAD

Parish: EARLEY Ward: Redhatch

Applicant: MR COLLINS

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... 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:

.....

.....

Pre-app attached.

NEIGHBOURS:

S/Notice sufficient

By hand 25/2/00.

Environmental Services

For office use only. Application number: 25.FEB.2000* 0699

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	MRM COLLINS
	Address and postcode	11 SIBLEY PARK ROAD EARLEY
	Phone number	9312847
	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO UTILITY ROOM & GARAGE
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.	BRICK TO MATCH EXISTING TILES TO MATCH EXISTING FELT WITH CHIPPINGS ON GARAGE
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

		Existing:	Proposed:
9	How many bedrooms does the property have?	4	NO CHANGE
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 M. COLLINS.

Date 25/2/00

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

ADDRESS 11 SIBLEY PARK ROAD PARISH LOWER EARLEY

ORD. SHEET No SU.7370-57

PLOT No. 52 AREA 2.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
		LOWER EARLEY PLAN		
01945		DET. HOUSE & GARAGE	7.1.86	CIA
24749	ROCKPORT HOMES	"	11.3.86	APP
BRA 216	"			

DATE OF COMPLETION

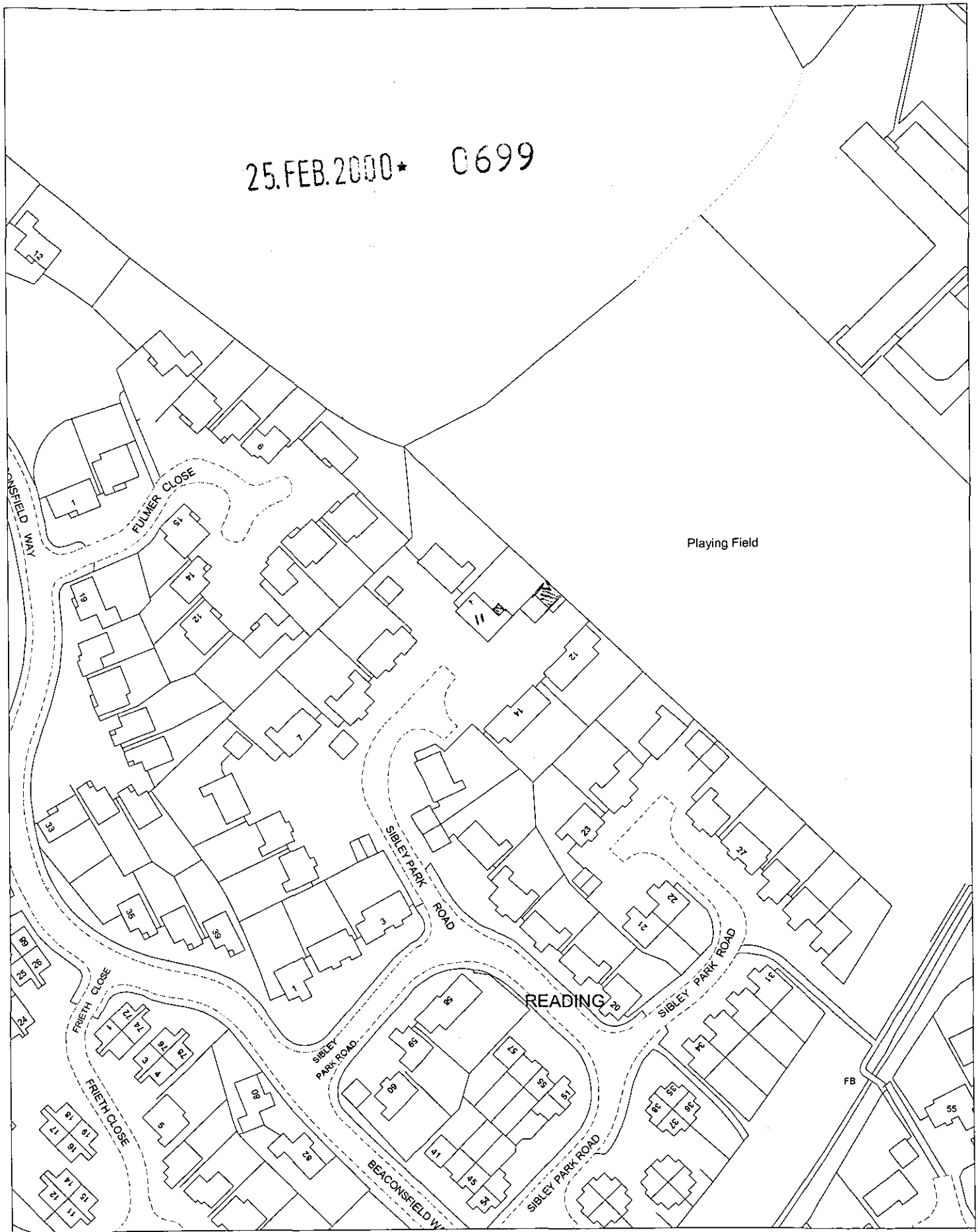
MINISTRY DECISION

SPECIAL ORDERS PD Enq - Collins & Relton - Exts. - 4/2/88

DRAINAGE

091074

25.FEB.2000* 0699



Site Plan, Scale: 1 to 1250

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Date: 2 March 2000

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