APPLICATION NO:
F/2001/5246

LOCATION:
5 Rosedale Crescent, Earley Reading.

APPLICANT:
Mr A Puri

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: ~~10~~ 17/12/2001

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

3 SS

01

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Puri
5, Rosedale Crescent
Earley
Reading
RG6 1AS

Application Number: F/2001/5246

Parish: **EARLEY**

Location: **5, Rosedale Crescent, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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 match in size, colour, texture and profile those of the existing building.

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.

Informative
1. It is advised that the present guttering on the existing extension at the rear of the garage should be re-directed on to your own property at the time of construction of the new extension.

Informative
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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

Notice checked by: _____

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.

Application Number F/2001/5246
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.			The proposed extension cannot be utilised as an additional bedroom at a later date.
			Reason: To ensure there is sufficient parking on-site in the interests of highway safety and convenience.
			Informatives
(1)			It is advised that the present guttering on the existing extension at the rear of the garage should be re-directed onto your own property at the time of construction of the new extension.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			NO53, WBE1
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			ENV1
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. D. Ewitson
(Development Control Manager)

Date: 21.12.01

Application Number: F/2001/5246

Appraisal:

The proposed development is a single storey rear extension to form a dining area on a semi-detached house. The property is located within an identified settlement and the surrounding houses are a mix of semi-detached and terraced. The house already has a rear conservatory extension and there is a single storey garage attached to the side of the house. This links to the neighbouring property's garage. The proposed rear extension is to be located behind this garage along the side boundary with no.3.

The extension would 2.7m wide and 3.3m long down the side boundary. It will have a pitched roof with a hipped end and will be a maximum height of 3.5m.

The proposed extension would abut the boundary with No.3 Rosedale Crescent.

1. Impact upon neighbouring properties

At the present time there are four bedrooms and room for three vehicles on-site. Should the proposed extension be utilised at a later date as a bedroom, there will be parking implications for the property. However it would be unreasonable to impose a condition restricting the use of this room as a bedroom.

The property most likely to be affected is no.3 Rosedale Crescent as the adjoining semi-detached house no.7, is screened from the proposed extension by the existing conservatory on no.5.

The proposed extension has no windows in the external side elevation and the windows to the rear of the proposal would result in no further overlooking compared to what already occurs on site. No property will therefore be affected in terms of over-looking and loss of privacy.

No.3 has a covered porch at the end of their garage and then a small shed along the boundary. To this end, it will screen the proposed extension from view and no day-lighting effects will occur. No.5's drainage system empties into no.3's and the owners of no.3 have stated concern over a possible waste water increase should the proposed new room be utilised as a bedroom thereby allowing an increase in people on the site. This is not considered to be a planning matter however and the plans submitted show the new room to be a dining room. No.3 have also requested that the guttering on the existing extension on no.5, be redirected onto their own property rather than no.3's. This is a building issue although an informative can be placed on any consent giving the neighbours concerns.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension will not be seen from the street as it is located behind the existing garage on site. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5246

Applicant : Mr A Puri .

Location : 5, Rosedale Crescent, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 02/11/2001

Earliest Date for Decision : 10/12/2001

Latest Consultation Date/Site Notice Expiry Date : 10/12/2001

This application will have expired on: 28/12/2001. 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 :

3 Rosedale Cres – no objections but concerned about an increase in sewage if the proposed dining room becomes an additional bedroom. It could have an effect on their drainage system.
– concerned about guttering from present extension being directed into their system.

Earley Town – no objection but a condition should be imposed requesting the extension could not be used as an additional bedroom at a later date.

Planning Issues :

Identified settlement
affect on street
affect on neighbours
} ENV, WOS3, WBE1
LBE1, LBE2

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rosedale Crescent Earley Reading.

APPLICATION NUMBER: F/2001/5246

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Semi-detached houses with single stry attached garages.

Terraced row on ote side of street

3. DESCRIPTION OF SITE/BUILDING

Semi detached 2 storey building with side dormr extension on roof.

Single storey attached garage, linked & attached to n°3's garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°3 - n°3 has covered area along side boundry - and a small shed along te boundry.

n°7 - windows right next to boundry. + brick face approx 1.5m high. also have conservatory along n°9 boundry.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Garage + room for 2 parks in front garden.

LEVELS level

BOUNDARY TREATMENT along boundry with n°3 tre is te side of te buildings + bushes & wire fence.

OTHERS

n°3 will not be affected.

Applicationo	Name & Addres
F/2001/5246	Mr K. Burt Mrs. M. Burt 3 Rosedale Crescent EARLEY RG6 1AS
Application Approved	Letters sent 02.01.02

WOKINGHAM UNITARY
Aiming for Excellence

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

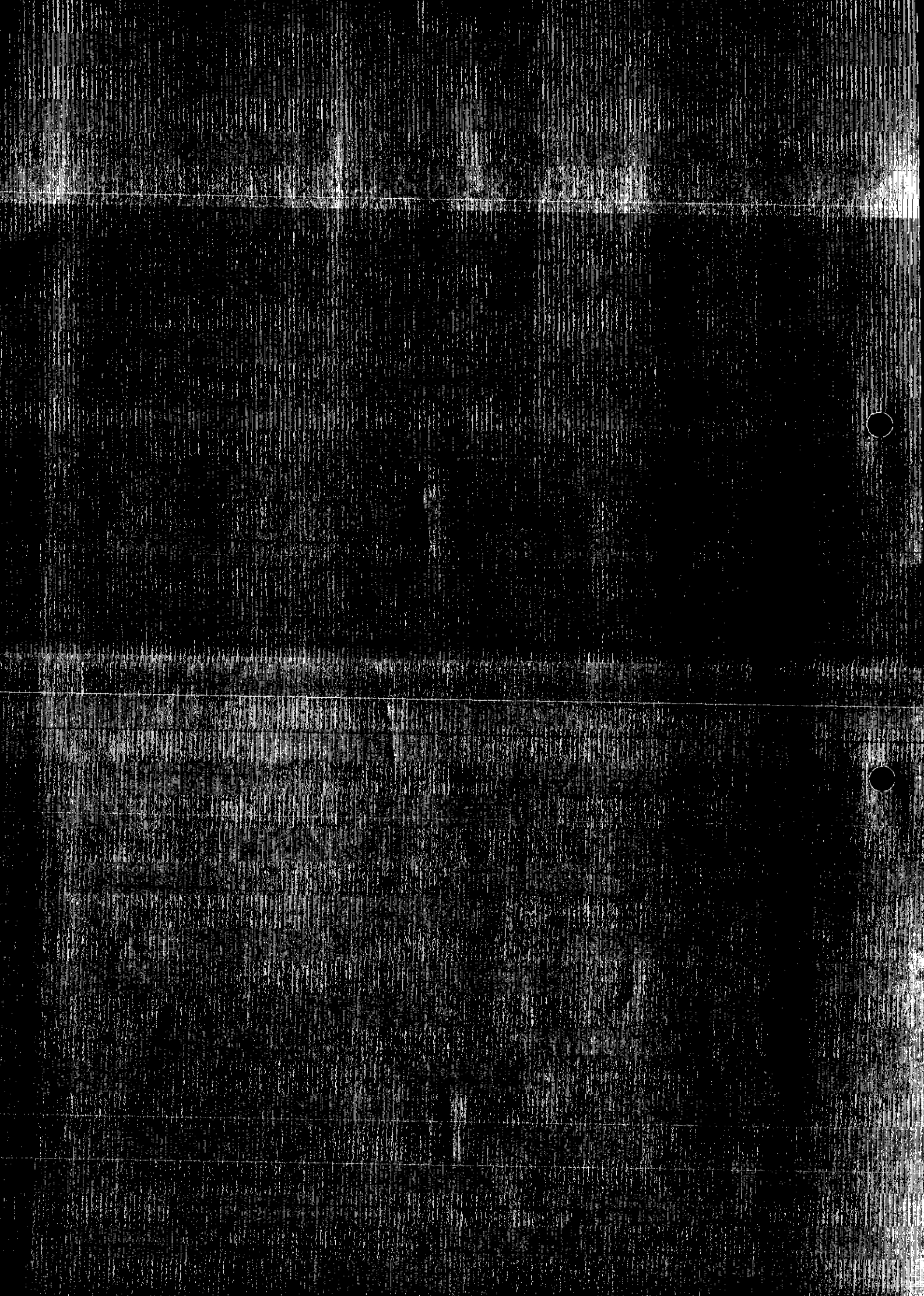
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5246	Heidi Lynch
BUILDING CONTROL NUMBER	FP 2002/2618 North	
APPLICANT/~~AGENT~~	Ashwani Puri	
ADDRESS OF SITE	5 Rosedale Crescent EALING	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	DK/627/1001	DK/627/1001
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/1/02	

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/2001/5246

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
5, Rosedale Crescent, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5246 to enable the library staff to locate the correct information.
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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2001. 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 be possible for an individual reply to be issued 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

19 November 2001

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5246

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2001/5246
5, Rosedale Crescent, Earley, Reading.
Proposed single storey rear extension to dwelling.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5246**
5, Rosedale Crescent, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5246

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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

Dear Councillor

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5, Rosedale Crescent, Earley, Reading.
Proposed single storey rear extension to dwelling.

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5246**
5, Rosedale Crescent, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

FROM: Heidi Lynch

DATE: 19 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5246

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 5, Rosedale Crescent, Earley, Reading.

Applicant: Mr A Puri .

Your observations are required in respect of this application **by 10/12/2001** .

Whilst Members of the Planning Committee had no objection to this proposal, it was requested that a condition be imposed to ensure that this extension could not, at a later date, be used as an additional bedroom, since it was felt that in those circumstances, there would be insufficient parking on the site.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

Tel. 0118 9353342 50281

3 Rosedale Crescent
Earley, Reading, Berks.
RG6 1AS.
23/11/01

PLANNING SERVICES
HPT
TLS
HL
28 NOV 2001
CORES TO:
ACK:
FILE:

Ms. Heidi Lynch
Planning Dept.
Wokingham District Council.

Dear Ms. Lynch,

Further to our telephone conversation at 2.30 p.m. this afternoon, I am enclosing a cheque to the value of £3, being the fee payable for a photocopy of the full plans for the proposed extension to No. 5 Rosedale Cresc. (Ref. F/2001/5246).

This is on the strict understanding that, immediately you receive this letter, you will dispatch the said plans to me by first class post.

Yours faithfully

(Mrs) Margaret Burt.

HL ORS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

30 NOV 2001

COPIES TO:	ACK: ✓
	FILE:

Rosedale Crescent
EARLEY, READING,
BERKS. RG6 1AS.
TEL. 0118 9353372

29th. Nov. 2001.

THE PLANN)ING OFFICER
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 157
SHUTE END, WOKINGHAM,
BERKS. RG40 1WR.

Dear Sir/Madam,

APPLICATION NO. F/2001/5246.

With reference to your notification dated 19th. November, 2001, regarding the proposed extension at No. 5. Rosedale Crescent, we would like to make the following comments:-

While we have no objections to Mr. & Mrs. Puri constructing an additional single storey extension to their property, we are concerned, that should the proposed new dining room be used at some later stage as an additional bedroom, the resultant increase in the number of inhabitants at No. 5, and the concommitant increase in the generation of sewage, could have an adverse effect on their drainage system, which empties into our drainage system, and could cause us some very real problems.

In addition, we would be grateful, if, at the time of a possible building Mr. & Mrs. Puri could arrange to have the guttering from their present extension re-directed into their own main system, as we have had problems with this for some time now, and we were not aware of this situation when we bought this property, 10 years ago.

Yours faithfully,
Kenneth G Burt
Margaret Burt
KENNETH BURT & MARGARET BURT
JOINT OWNERS.

Copies to Earley Town Council
& Mr. & Mrs. Puri.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2001

Officer: HL | Application No. F/2001/5246

Map No. 41... Site .0.04.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 5 ROSEDALE CRESCENT

Parish: EARLEY Ward: WHITEGATES

Applicant: MR PURI

Fee (5) 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	[illegible]?		
4	Correct S 66 certificate			
5	Elevation plans	Scales: (1:50 & 1:100?) ✓		
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 : 19/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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: S/N + see map.

.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number 02.NOV.2001 * 5246

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 Address and postcode Phone number	MR A PURI 5 ROSEDALE CRESCENT EARLEY
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	5 ROSEDALE CRESCENT EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACE BKS & ROOF TILES TO MATCH EXTG
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: Ashwani Puri

on behalf of

Date 1/11/01

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

ADDRESS 5 ROSEDALE CRESCENT PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2523	MR. MALKIAT SINGH	CONSERVATORY TO GARAGE	21.5.75	APP W/A
35777	A. BELCHER	GARAGE / UTILITY	8-6-90	CIA
BRA 9114F	"	" "	06.6.90	APP
F/2000/0928	"	S/Dormer Loft.	31.5.00	APP

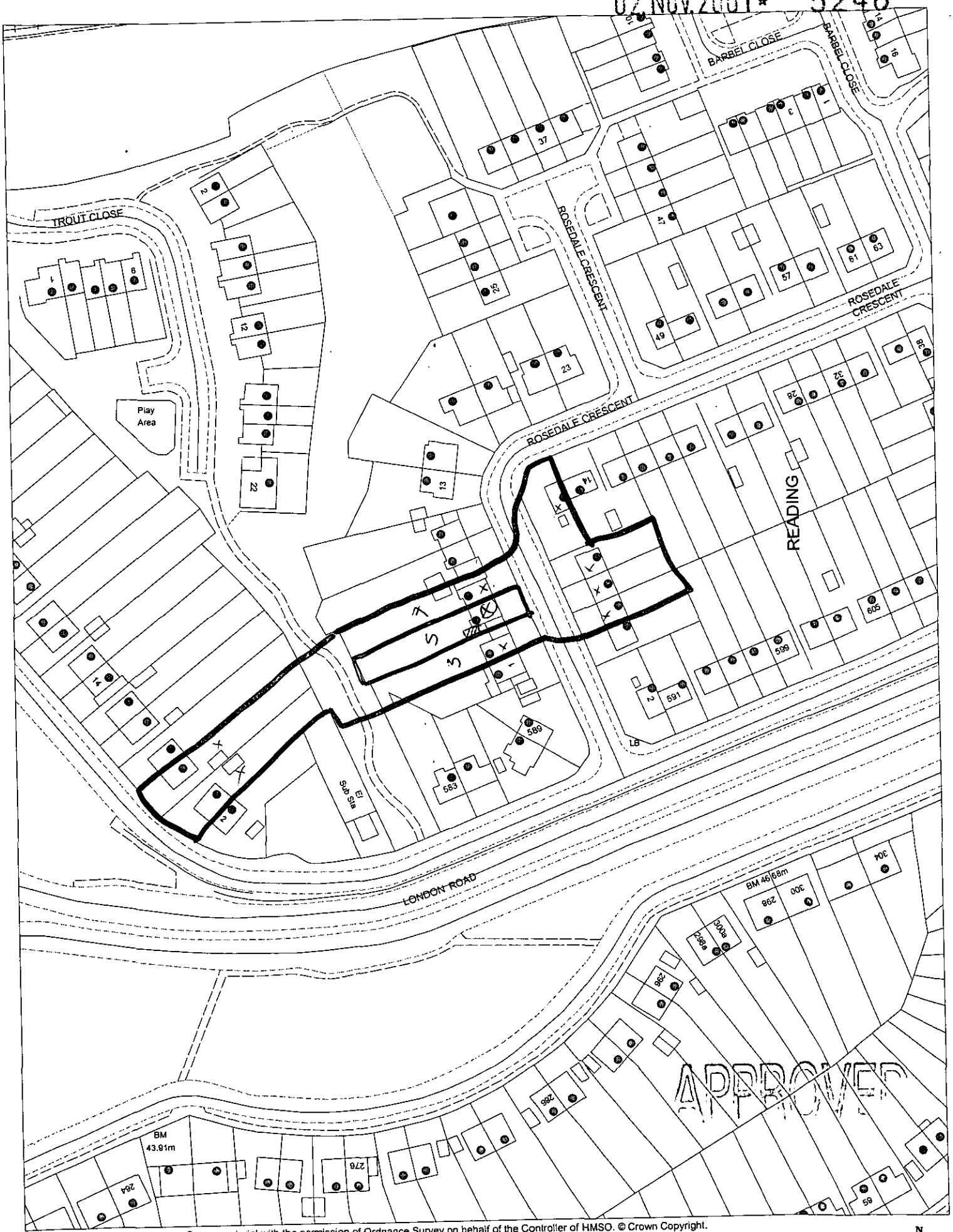
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Loft conversion - 25/2/00

DRAINAGE

02 NOV 2001 * 5246



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Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001

Scale: 1 : 1250

N
W E
S