APPLICATION NO:
F/2001/5303

LOCATION:
16 Sidmouth Grange Close, Earley Reading.

APPLICANT:
Mr & Mrs M Broadhurst C/O ANDESIGN

PROPOSAL:
Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage.

EARLIEST DATE FOR DECISION: **20/12/2001**
Member listing: 24/12/01
APPLICATION WILL HAVE EXPIRED ON:
09/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

No OBS 10/01/02 SV

417

01

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Broadhurst
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5303

Parish: **EARLEY**

Location: **16, Sidmouth Grange Close, Earley, Reading.**

Proposal: **Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form 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. 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

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

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

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

Tel: (0118) 974 6444

Date: **26 November 2001**

My ref: F/2001/5303

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/2001/5303
16, Sidmouth Grange Close, Earley, Reading.
Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form 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 **Richard Kelly** on **(0118) 974 6444**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5303**
16, Sidmouth Grange Close, Earley, Reading.
Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage.
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 6444

Date: **26 November 2001**

My ref: F/2001/5303

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
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16, Sidmouth Grange Close, Earley, Reading.
Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

Received by Wokingham District Council

Application No: F/2001/5303

PROPOSAL:
Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage.

LOCATION:
16, Sidmouth Grange Close, 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/2001/5303 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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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

26 November 2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

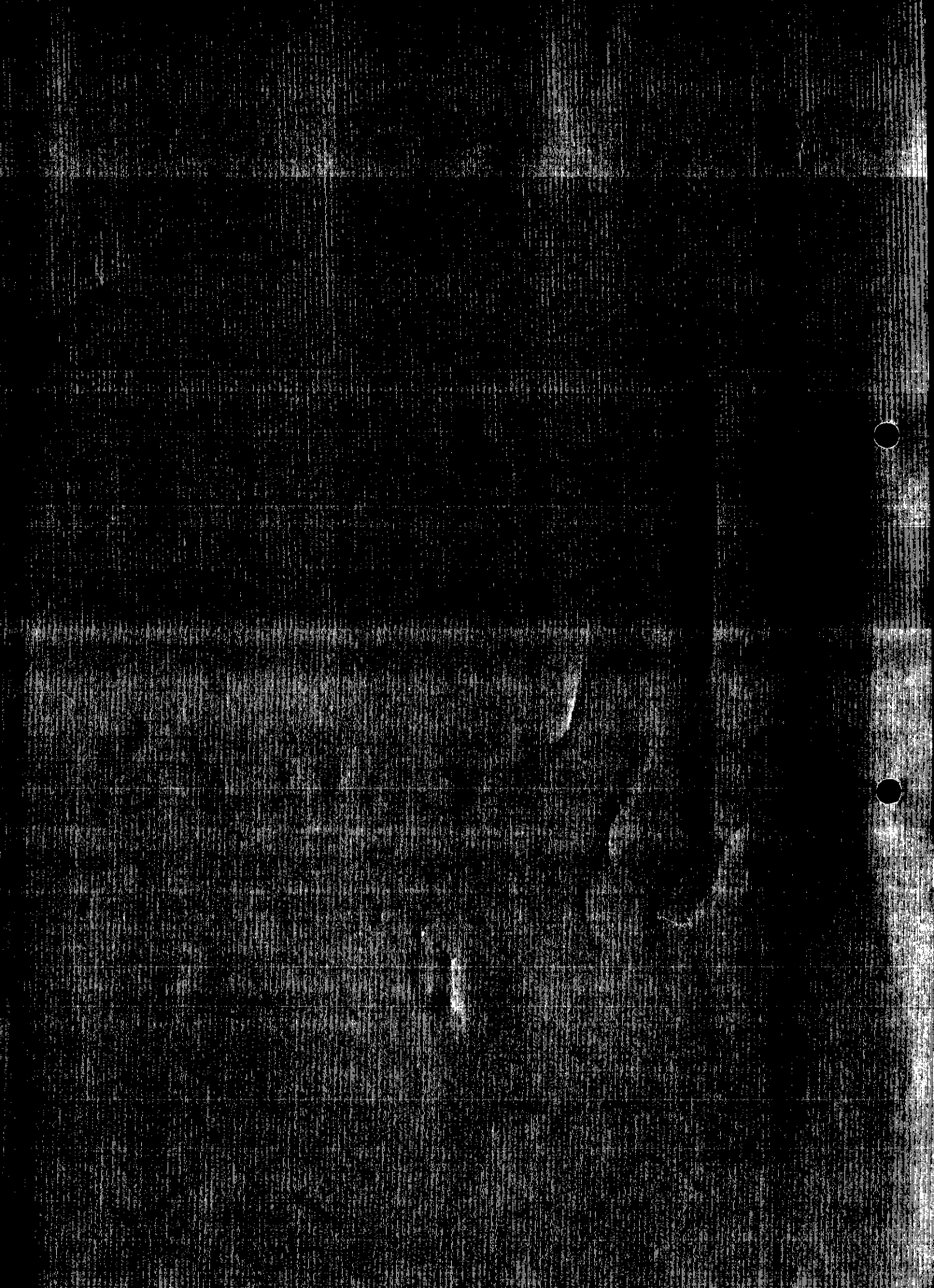
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5303	RK
BUILDING CONTROL NUMBER	FP 2001/2443	Nodd
~~APPLICANT~~/AGENT	Anderson	
ADDRESS OF SITE	16 Sidmouth Grange Close EARLSY	
DESCRIPTION OF PROPOSED WORK	velux rooflight on s/s extend pitched roof over porch brick up 2 side windows in carport to form garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3261	AH/E/3261
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/1/02.	

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	



WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5303

Applicant : Mr & Mrs M Broadhurst C/O ANDESIGN.

Location : 16, Sidmouth Grange Close, Earley, Reading.
Proposal : Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 09/01/2002. 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 :

Highways: Approve subject to conditions. N.B. Car port too small to be a garage strictly speaking.

Planning Issues :

Application Number: F/2001/5303

Appraisal :

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

Application Number F/2001/5303
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	

Informative for approvals
N16 N04
LODDON AREA LOCAL PLAN POLICIES: LBE 1 & LBE 2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE 1 WOS 3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: KP

(Development Control Manager)

Date: ~~4.1.2002~~ 8.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 16 Sidmouth Grange Close Earley Reading.

APPLICATION NUMBER: F/2001/5303

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Y/CS

2. DESCRIPTION OF SURROUNDINGS Detached / semi detached 1970s Local.

3. DESCRIPTION OF SITE/BUILDING Semi with No 14.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 18 is 1m above
Back door to look directly into skylight.

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING Parking for 2 cars on drive + proposed garage.

LEVELS No. 18 is 1m higher - back door of kitchen would look straight into skylight of 16.

BOUNDARY TREATMENT 16 has extension built to boundary.

OTHERS Porch - no trouble.

Application Number: F/2001/5303 – 16 Sidmouth Grange Close, Earley, Reading

Appraisal

This proposal is for the insertion of a skylight to an existing single storey side extension, convert the carport into a garage and create a new porch and front door. I consider this proposal raises three issues:

Impact on streetscene: LBE 1, WBE 1, WOS 3

The proposal will involve the creation of a new front door and porch in a position currently occupied by a window. The porch roof will be a continuation of the existing pitched roof over the projecting downstairs toilet and carport. I consider this to have a positive impact on the streetscene. The conversion of the carport into a garage will involve the insertion of new garage doors to the front of the existing carport. This will have a negligible impact on the streetscene.

Impact on adjoining property: LBE 2, WBE 1

The proposed skylight in the kitchen roof would be directly opposite the back door of the neighbouring property at No 18. Owing to the difference in levels between the two houses, with No 18 being approximately 1m higher than No 16, this may allow the occupiers of No 18 to look into the kitchen of No 16, albeit at an oblique angle. It is acknowledged that the kitchen of No 16 is dark, with its only window being in the furthest corner of the carport from the light, and the insertion of this skylight could be considered permitted development.

Impact on highway safety: WOS 3

The conversion of the carport into a garage does not involve the loss of a parking space, and so does not have an implication for parking provision. It is acknowledged that the resulting parking space is actually smaller than the adopted standards, but given it is currently in use as a parking space by the occupiers this is not considered a problem.

Approval ~~**Refusal**~~

FROM: Richard Kelly

DELEGATED

DATE: 26 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5303

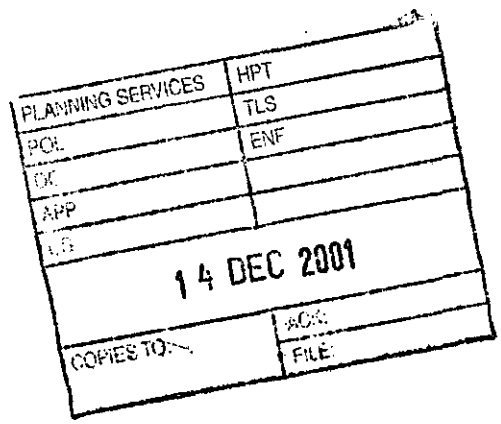
Proposal: Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage..

Site Address: 16, Sidmouth Grange Close, Earley, Reading.

Applicant: Mr & Mrs M Broadhurst C/O ANDESIGN.

Your observations are required in respect of this application **by 20/12/2001** .

NO OBJECTION



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 26 November 2001

Application Number: F/2001/5303

Proposal: Proposed extension to front porch of dwelling, velux window in kitchen and bricking up of carport to form garage.

Parish: EARLEY TOWN

Site Address:
16, Sidmouth Grange Close, Earley, Reading.

Applicant:
Mr & Mrs M Broadhurst C/O ANDESIGN.

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).

C049, R049.

Comment.

The Highway authority are aware that the internal dimensions of the garage do not comply with our minimum standards, however in this instance + without prejudice to our standards it does not warrant an objection due to it previously being used as a car-port.

Signed: _____ **Print name:** AC 28/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 NOV 2001	Map No. 41 Site 0.04
Officer: RK | Application No. F/2001/5303	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:

(F) PROPOSED EXTENSION TO FRONT PORCH OF DWELLING, VELUX WINDOW IN KITCHEN & BRICKING UP OF CARPORT TO FORM GARAGE

Location: 16 SIDMOUTH GRANGE CLOSE

Parish: EARLEY Ward: WHITEGATES

Applicant: MR/MRS BROADHURST

Fee (4) 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 : 26/11..... 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/W + see map.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 14.NOV.2001 * 5303

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 & MRS M. BROADHURST 16 SIDMOUTH GRANGE CLOSE EARLEY, BERKS RG6 1ER 9666070
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 9784165
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	PROPOSED ALTERATIONS
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS M. BROADHURST

Date 12/11/2001

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

ADDRESS 16 Sidmouth Grange Close PARISH Earley

PLOT No. 10 ORD. SHEET No. SW.7473(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
172/53	Mr. J. T. Bridges	Revised Layout	14.4.53	N/A. Cl
R/183/64	"	Layout for cul-de-sac & dwellings	6.8.64	N/A. Cl
PD/164/67	"	Drainage & Rd. Details	13.4.67	App. N/
O/40/68	"	Outline	14.3.68	N/A Cl
66/69	"	Detached House	7.8.69	App. Cl
271/71	Windon Trading Co Ltd	Semi/Det. House	18.3.71	N/A Cl
435-76	MR & MRS M. BROADHURST	2/ST & S/ST GR.	24.11.76	Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5303**
CASE OFFICER: **Richard Kelly**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

14 NOV 2001 5303



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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2001

Scale: 1 : 1250

N W E S