EX SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/3030

LOCATION:
38 Palmerstone Road, Earley Reading.

APPLICANT:
Miss T Kelly

PROPOSAL:
Proposed single storey side and rear extensions to dwelling and new pitched roof at front.

EARLIEST DATE FOR DECISION: **15/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss T Kelly
38, Palmerstone Road
Earley
Reading
Berkshire
RG6 1HL

Application Number: F/2000/3030

Parish: **EARLEY**

Location: **38, Palmerstone Road, Earley, Reading.**

Proposal: **Proposed single storey side and rear extensions to *dwelling and new pitched roof at front.***

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. 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 LTV1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 02/02/2001

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.

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 15 August, 2001
My ref. BC/DC/2000/3030

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

Miss T Kelly
38 Palmerstone Road
Earley
Reading
RG6 1HL

Dear Miss Kelly

PLANNING PERMISSION 2000/3030
SITE: 38 PALMERSTONE ROAD, EARLEY, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/3030 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours sincerely

FARAH HUMAYUN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3030	FH
BUILDING CONTROL NUMBER	FP2000/1395	Paul
APPLICANT/~~AGENT~~	Miss T. Kelly	
ADDRESS OF SITE	38 Palmerstone Road EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext & new garage roof.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec 10/12/00.	rec'd 11/12/00
FLOOR PLANS	rec'd 15/2/01	rec'd 11/12/00.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	20/2/01	

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 : Farah Humayun

Application Number : F/2000/3030

Applicant : Miss T Kelly .

Location : 38, Palmerstone Road, Earley, Reading.
Proposal : Proposed single storey side and rear extensions to dwelling and new pitched roof at front.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/01/01

Date Registered : 11/12/2000

Earliest Date for Decision : 15/01/2001

Latest Consultation Date/Site Notice Expiry Date : 15/01/2001

This application will have expired on: 05/02/2001. 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 :

Earley Town Council - No objection.
Highways - Rec. approval with no conditions.

Planning Issues :

* Impact upon neighbouring properties
* Impact upon the street scene.

Application Number: F/2000/3030

Appraisal :

Impact upon neighbouring Property

The app being considered is for prop. single storey side and rear extensions to dwelling and new pitched roof at front. The extension project 2.4 m from the side of the dwelling and a total 7.1 metres from the rear of the garage. There are three prop. side facing windows. The neighbouring prop is a bungalow with side facing windows. However there is a 1.8 m close boarded fence on the boundary with brick pillars. No 38 is on higher ground level to No 36 therefore it is considered there will be no detrimental overlooking impact.

The prop. rear extension project 3.2 metres from the existing rear elevation of the property. As the prop. exten has a flat roof it is considered that the exten will not have a detrimental overshadowing impact on No 36. There is a 1.8 m ob fence on boundary with No 40. No 40 has an existing single storey exten.

The prop. pitched roof is prop on top of the garage which continues to front door of the dwelling. No 38 is slightly set back from No 40. Therefore it is not considered that roof will not have adverse impact upon neigh. properties.

Impact upon Street Scene

No 38 is two-storey semi-det property. It is located at a higher level to the highway. Although the prop is clearly visible in the street scene the prop exten will be v. well screened. Therefore it is not considered that the prop. exten will have an adverse impact upon the street scene.

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

Application Number F/2000/3030
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 38 Palmerstone Road Earley Reading.

APPLICATION NUMBER: F/2000/3030

OFFICER: Farah Humayun

DATE OF SITE VISIT: 17/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY SEMI-DET.
ATTACHED GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEIGH. PROP OF NO 36 LOWER LEVEL - BUNGALOW. GRD FLR SIDE FACING WINDOWS NOT OB. GLAZED. 3 WINDOWS. TO REAR SHED STRUCTURE IMPENE WITH BRICK PILLARS EXISTING SHED. SIDE WINDOWS TO NO 36 HOWEVER SCREENED BY BRICK PILLARS + FENCING. EXTENSIVE GDN T REAR. NO 40 EXISTING S/S EXT. NO SIDE FACING WINDOWS. 1.8 BW + CB FENE TO BOUNDARY

5. SITE CONSTRAINTS

TREES ——

ACCESS/PARKING ——

LEVELS PROP. HIGHER THAN ROAD.

BOUNDARY TREATMENT

OTHERS ——

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 22 December 2000

Application Number: F/2000/3030

Proposal: Proposed single storey side and rear extensions to dwelling and new pitched roof at front.

Parish: EARLEY TOWN

Site Address:
38, *Palmerstone Road, Earley, Reading.*

Applicant:
Miss T Kelly .

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).

Signed: _____ **Print name:** Adam Coggins · 4/1/01

FROM: Farah Humayun

DATE: 22 December 2000

PLANNING S
POL
DC

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3030

Proposal: Proposed single storey side and rear extensions to dwelling and new pitched roof at front..

Site Address: 38, Palmerstone Road, Earley, Reading.

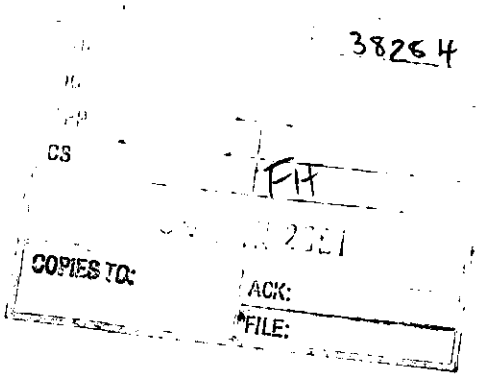
Applicant: Miss T Kelly .

Your observations are required in respect of this application **by 15/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.



38 PALMERSTONE ROAD
EARLEY
READING
BERKS
RG6 1HL

3rd JANUARY 2001

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
P.O.BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

Dear Sir/Madam

RE: APPLICATION NUMBER: F/2000/3030
SITE ADDRESS: 38 PALMERSTONE ROAD, EARLEY.

Thank you for your letter of 22 December 2000.

I confirm that no part of the development (including foundations and roof overhang) encroach onto, over or under neighbouring property.

Yours faithfully

T. Kelly

T. Kelly

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

Tel: 0118 974 6482

Date: **22 December 2000**

My ref: F/2000/3030

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/2000/3030
38, Palmerstone Road, Earley, Reading.
Proposed single storey side and rear extensions to dwelling and new pitched roof at front.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3030**
38, Palmerstone Road, Earley, Reading.
Proposed single storey side and rear extensions to dwelling and new pitched roof at front.
*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 6482

Date: **22 December 2000**

My ref: F/2000/3030

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

Application Number: F/2000/3030
38, Palmerstone Road, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3030**
38, Palmerstone Road, Earley, Reading.
Proposed single storey side and rear extensions to dwelling and new pitched roof at front.
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/2000/3030

PROPOSAL:
Proposed single storey side and rear extensions to dwelling and new pitched roof at front.

LOCATION:
38, Palmerstone 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/01/2001. 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 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

22 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 1 DEC	
Officer: FH	Application No. F/2000/3030

Map No. 46.. Site ..0.04.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING & new pitched roof at front

Location: 38 PALMERSTONE ROAD

Parish: EARLEY Ward: WHITEGATES
22.12.00

Applicant: MISS T KELLY

Fee Received 95-00 (1) 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	~~and new side kitchen window.~~		
6	Floor plans	New rear window different sizes on floor plan and rear elevation.	ask w SN 22.12.00	
7	Metric scale disclaimer			
8	Encroachment letter	Is this a party wall?	Do encroach letter 22.12.00	
9	Miscellaneous	How will they get from old kitchen [illegible] wall part of existing wall be demolished?	See note. 22.12.00	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ...22.12.00... 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:

Site notice + see map ✓

Environmental Services

For office use only.
Application number: 11.DEC.2008* 3030

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	MISS TRACY KELLY
	Address and postcode	38 PALMERSTONE ROAD EARLEY READING RG6 1HL
	Phone number	0118 9260940
2	Agent's Name	N/A
	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	SIDE AND REAR SINGLE STOREY 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.	RENDERING AND WHITE PAINT TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.		
	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: T. Kelly

on behalf of

Date 07/12/00

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

ADDRESS 38 PALMERSTONE ROAD PARISH EARLEY E

PLOT No. Old Property ORD. SHEET No. SU.7472 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

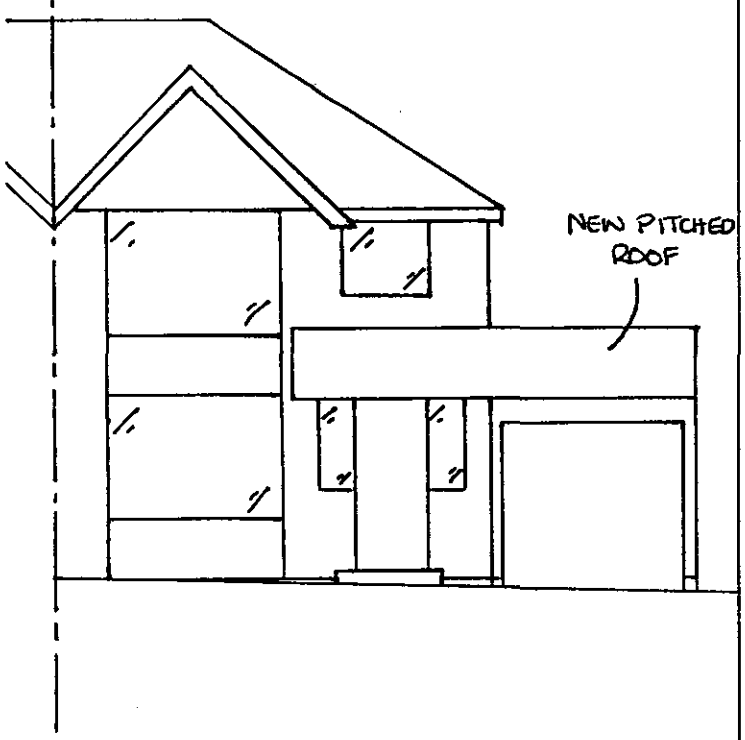
SPECIAL ORDERS

DRAINAGE

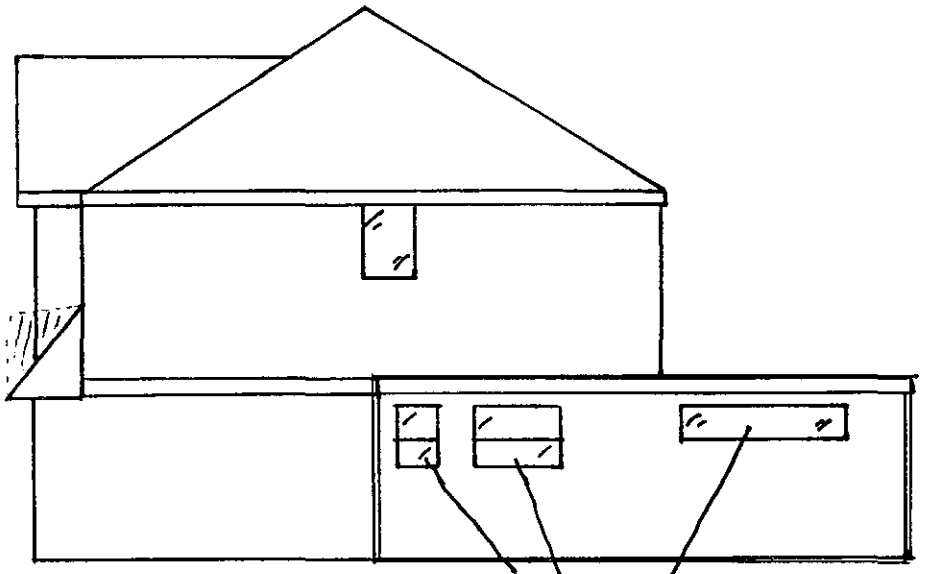
11.DEC.2000* 3330

SCALE 1:100

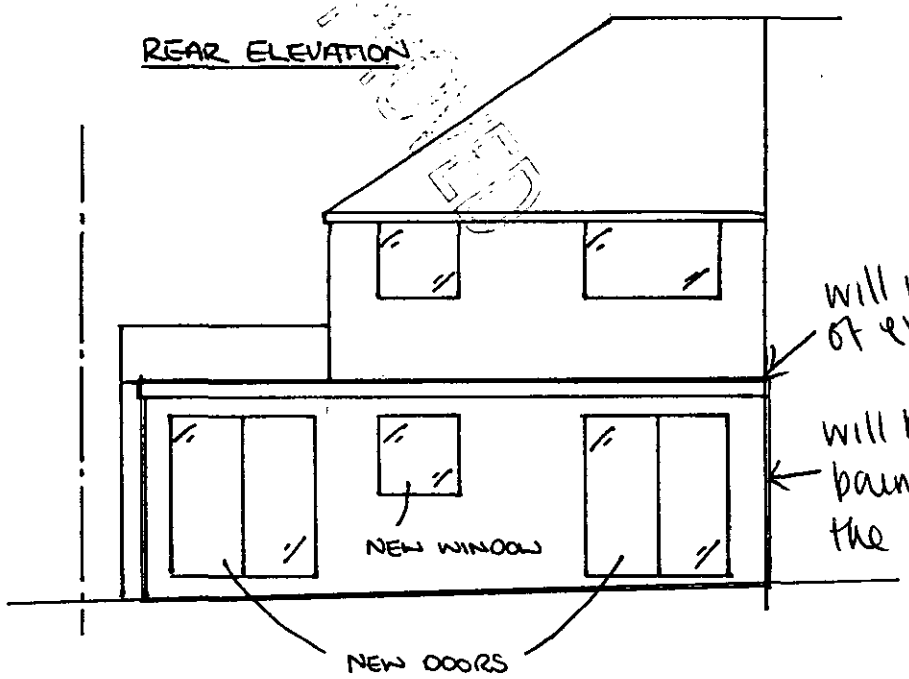
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

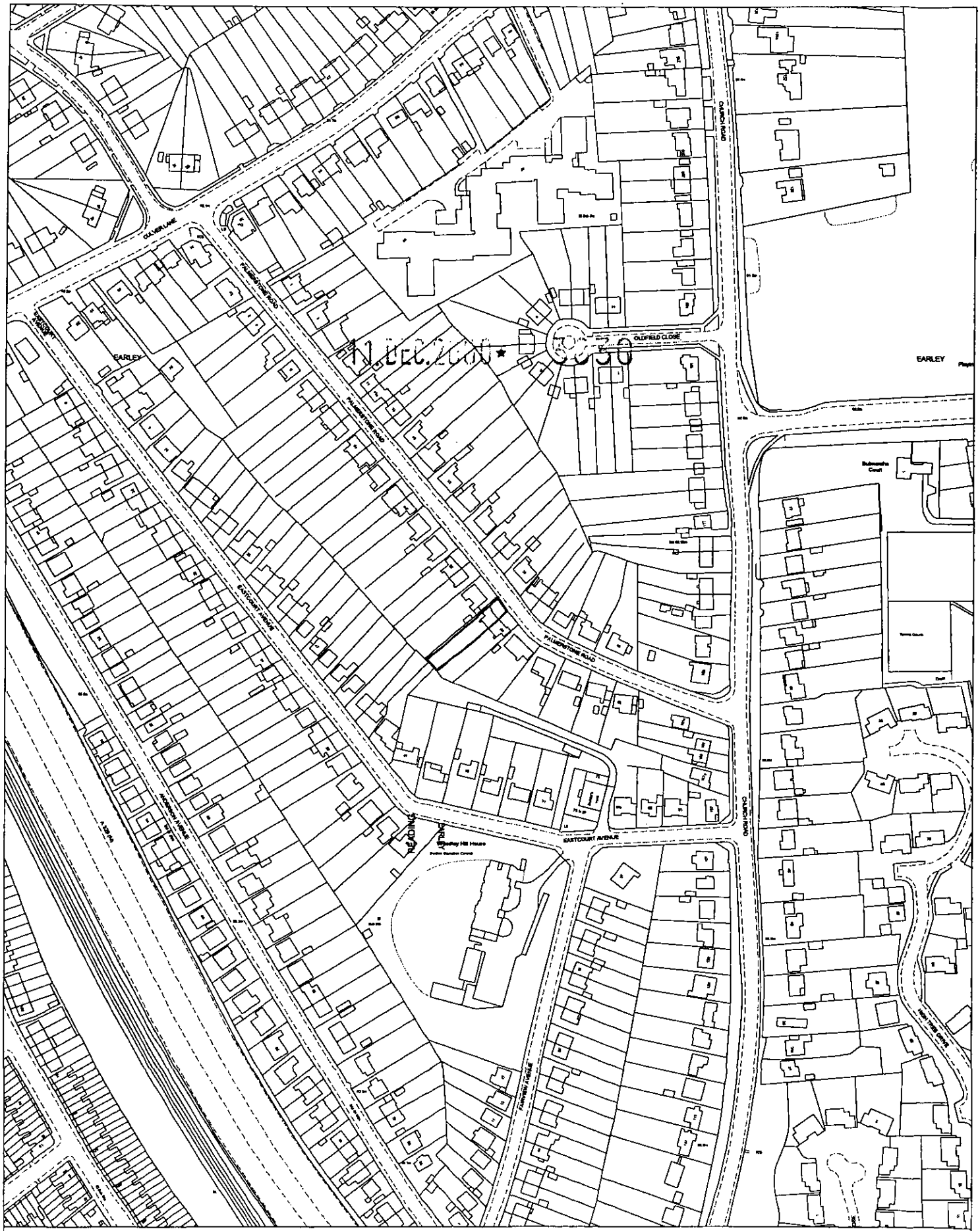


will match the hieght of existing extension next door

will be ourside of the boundary so will not effect the existing extension next door

11.DEC.2000 * 3030

20/2/01



Site Plan, Scale: 1 to 2500

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Date: 28 November 2000

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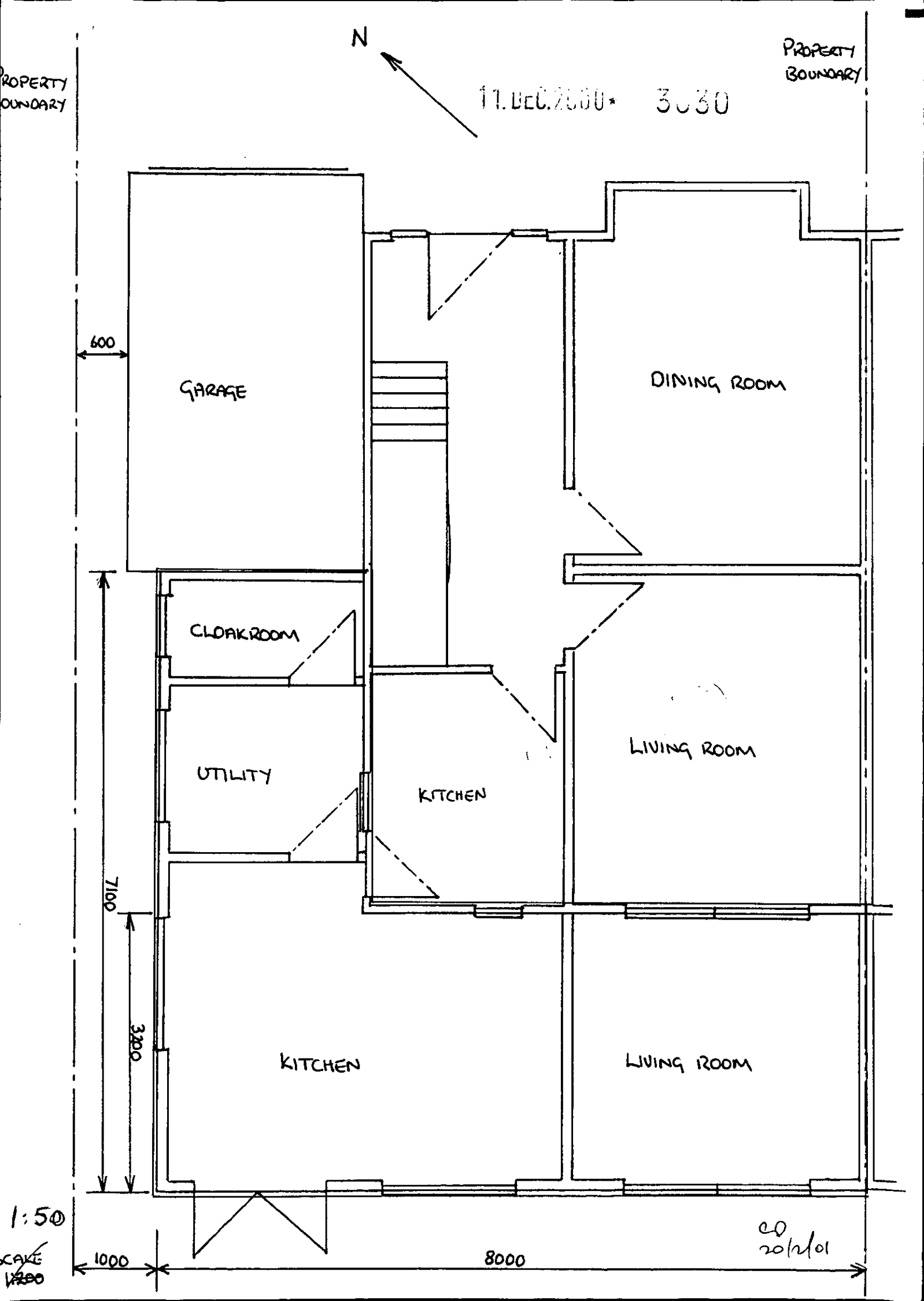
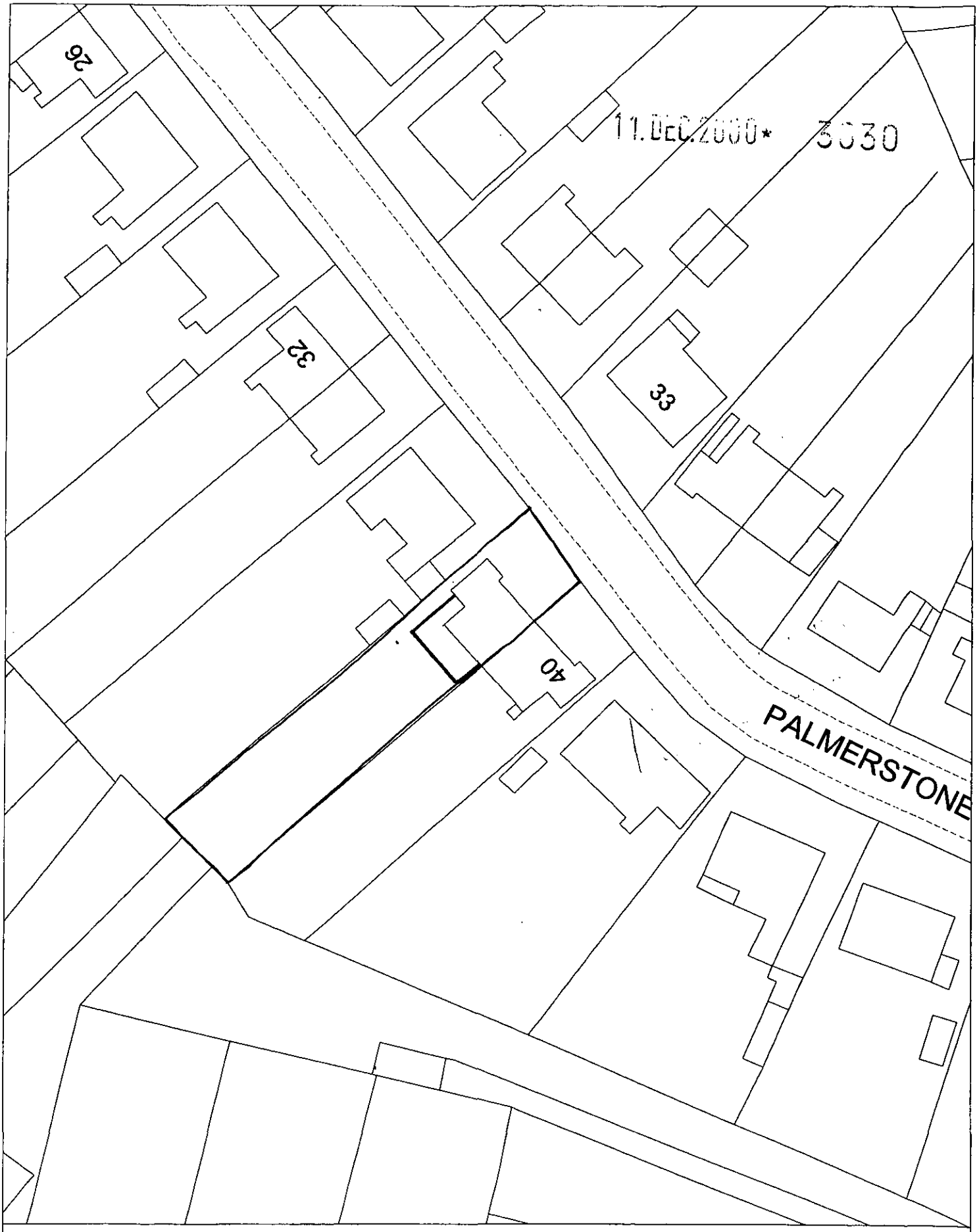

N
PROPERTY BOUNDARY
PROPERTY BOUNDARY
11. DEC. 2000 3080
600
GARAGE
DINING ROOM
CLOAKROOM
UTILITY
KITCHEN
LIVING ROOM
7100
3200
KITCHEN
LIVING ROOM
1:50
SCALE
1200
1000
8000
CO
20/12/01



11.DEC.2000* 3030

Site Plan, Scale: 1 to 500

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Date: 28 November 2000

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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250

N W E S