SOUTHPORT U.K.
LONDON OFFICE
K SYSTEMS LTD

APPLICATION NO:
F/2000/3082

LOCATION:
302 London Road, Earley Reading.

APPLICANT:
Mr Akram C/O Peter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Akram
C/O Peter H Watkins
48 Bloomfield Road
Tilehurst
Reading
Berkshire
RG30 6AL

Application Number: F/2000/3082

Parish: **EARLEY**

Location: **302, London Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The application proposal would result in an overdevelopment of this site by virtue of the bulk, size and scale of the proposed extensions, and would therefore result in harm to the street scene and the amenity of occupants or future occupants of the neighbouring property. The application therefore conflicts with the Berkshire Structure Plan policy EN1; the Loddon Area Local Plan policies LBE1 and LBE2; and the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Reason
2. The application proposal would set an undesirable precedent for future development which the Council would subsequently find difficult to resist.

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 EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LT6.

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 04 January 2001

Application Number: F/2000/3082

Proposal: Proposed two storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
302, London Road, Earley, Reading.

Applicant:
Mr Akram C/O Peter H Watkins.

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.
C122, R122.

Signed: _____ **Print name:** Adam Coggins.

11/01/01

WORK SHEET FOR: Farah Humayun

Application Number: F/2000/3082

Applicant: Mr Akram C/O Peter H Watkins.

Location: 302 London Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓		24/01/01

Date of Neighbour Notifications:

Date of Site Visit: 24/01/01

Date Registered: 20/12/00

Earliest Date for Decision: 28/01/01

Latest Consultation Date/Site Notice Expiry Date: 28/01/01

This application will have expired on: 14/02/2001. 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 – Recommended refusal. It was felt proposal would mean insufficient parking would remain on site. Recommend if PO minded to approve requested a condition requiring demolition of large garden in rear as no vehicular access to rear garage.

Highways – Recommend approval subject to conditions.

Planning Issues:
Impact upon neighbouring properties

Impact upon the street scene

Impact on highway safety

The application site is within a defined settlement where the following policies apply: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/3082

Appraisal:

Impact upon neighbouring properties

The application being considered is proposed two storey side extension to dwelling. There was a previous application (F/2000/2402) submitted for a proposed first floor side extension to dwelling plus car port which was refused on 6 November 2000. The property is one of a small group of similarly designed semi-detached suburban houses which have more space between them than is normally associated with house of this type.

The proposed extension has a hipped roof design which is set below the existing ridge height of the original dwellinghouse. The application proposes building up the ground floor front/side extension so that its front elevation finishes flush with the existing main front elevation. At first storey the proposed extension will be set back 1 metre from the front elevation. To the rear the roof reduces by a height of 2 metres. The two storey element would have habitable accommodation at first floor and proposed garage space at ground level. The house would become a five bedroom property. There is an existing rear garage for four cars to the rear of the garden.

There is a distance of approximately 2 metres between the proposed extension and the neighbouring property of 300 London Road. Although the extension is set back at first floor level it is considered due to the short distance between the proposed and existing that the extension would have an overbearing impact on the neighbouring property. The proposed extension is proposed to be built up to the boundary with No 300. The neighbouring property has 2 side facing windows to habitable rooms at first floor level.

Impact upon the street scene

It is considered that the proposed extensions would dwarf the original building, to the detriment of its character and result in harm to the street scene. The two storey rear element would result in an overbearing extension to the detriment of the occupants and future occupants of the adjacent dwelling.

Impact upon highway safety

The application demonstrates that the required parking for four cars can be met by proposed garage spaces and two parking spaces within the front garden of the property. The existing rear garage was granted planning permission by this Planning Authority on the 7th May 1997. However with the proposed extension the passageway to the garage will now be blocked. This would eliminate the problems of intensified use of rear garden for parking under the previous application.

In conclusion the application proposal is considered an overdevelopment of the site by virtue of its bulk, size and scale, and would result in harm to the street scene and the amenity of surrounding residents.

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

Application Number: F/2000/3082
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~Reasons for Refusal
1			The application proposal would result in an overdevelopment of this site by virtue of the bulk, size and scale of the proposed extensions, and would therefore result in harm to the street scene and the amenity of occupant or future occupants of the neighbouring property. The application therefore conflicts with the following policies: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2			The application proposal would set an undesirable precedent for future development which the Council would subsequently find difficult to resist.
			INFORMATIVES
1	N16		**INSERT:** Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

John Mitchell
27/2/07.

RECORD OF SITE VISIT

SITE ADDRESS: 302 London Road, Earley, Reading.

APPLICATION NUMBER: F/2000/3082

OFFICER: Farah Humayun

DATE OF SITE VISIT: 24/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street comprising two storey semi-detached houses built of a design, pattern and style that is more typical of inter-war years suburban housing.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey brick built house with hip roof and plain clay roof tiles and attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
300 – Adjacent neighbour, unattached. 2 side facing windows , obscurely glazed.
304 - To the west of 302
67-73 Chiltern Road to rear approx. 50 plus metres distant from site of proposed extensions.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	Parking for approximately four cars.
LEVELS	Land falls to the west.
BOUNDARY TREATMENT	1.8m close boarded fence to boundary with No300
OTHERS	None

FROM: Farah Humayun

DATE: 04 January 2001

38964.

AF?

CS

COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3082

Proposal: Proposed two storey side extension to dwelling..

Site Address: 302, London Road, Earley, Reading.

Applicant: Mr Akram C/O Peter H Watkins.

Your observations are required in respect of this application **by 28/01/2001** .

Councillors considered that this application should be refused. It was felt that, if allowed, this proposal would mean that insufficient adequate parking would remain on the site.

If the Planning Officer is mindful to approve this application, it is requested that a condition be imposed requiring the demolition of the large garage in the rear garden, since it would appear from the plans that, if these latest proposals were to proceed, there would be no vehicular access to the rear garage.

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **04 January 2001**

My ref: F/2000/3082

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/2000/3082
302, London Road, Earley, Reading.
Proposed two storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3082**
302, London Road, Earley, Reading.
Proposed two storey side 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**********

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

Tel: 0118 974 6482

Date: **04 January 2001**

My ref: F/2000/3082

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/2000/3082
302, London Road, Earley, Reading.
Proposed two storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3082**
302, London Road, Earley, Reading.
Proposed two storey side 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 DEC 2	
Officer: FM	Application No. F/2000/3082

Map No. 41 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 302 LONDON ROAD

Parish: EARLEY Ward: Whitegates ✓

Applicant: MR AKRAM

resubmission 2000/2402 – refused.

Fee Received 80-00 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	Encroachment ✓ 4/1		
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 .....
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 and see map .....

Environmental Services

For office use only.
Application number: 20 DEC 2006 3082
21 DEC 2006 3082

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	M. AKRAM
	Address and postcode	302 LONDON ROAD EARLEY
	Phone number	
2	Agent's Name	PETER H. WATKINS
	Address and postcode	58 BLOOMFIELD ROAD TILEHURST RG30 6AE
	Phone number	9423696
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.	302 LONDON ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXT^N
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.	CLAY TILES BRICK & RENDER TO MATCH
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: 5
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.	RESUBMISSION	
	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. AKRAM

Date 18.12.2000

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

Received by Wokingham District Council

Application No: F/2000/3082

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
302, London 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 28/01/2001. 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

04 January 2001

ADDRESS 302 LONDON ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7473(4

BUILDER

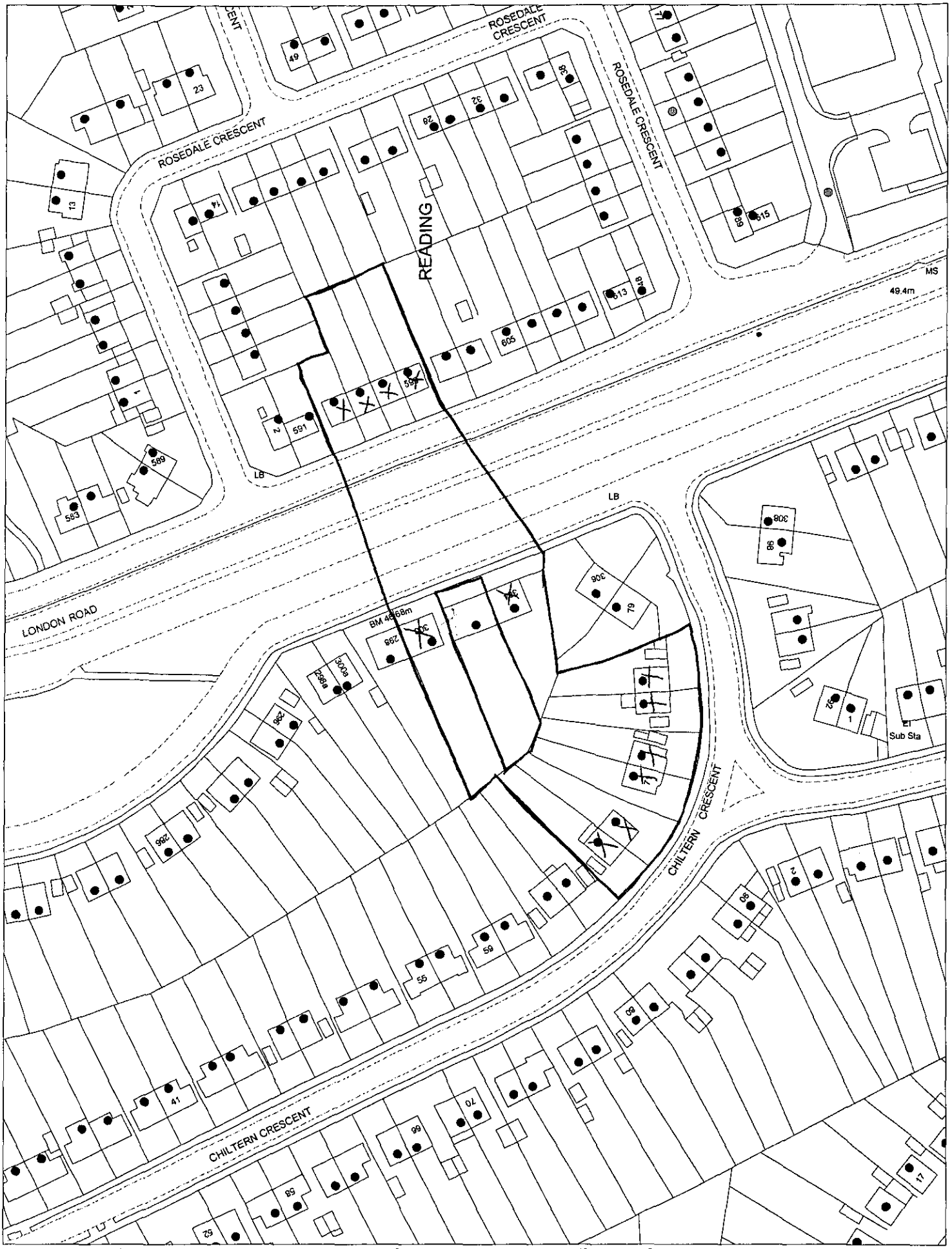
Plan No.	Applicant	Description of Development	Date of Decision	Decision
30967			10-8-88	CA
BBR 5305	MR. A SINGH	1ST FLOOR EXT. & GARAGE	8.6.88	APP
97/650141/F	MR & MRS M. AKRAM	S/S. EXT. + GARAGE & WORKSHOP	7.5.97	CL
FP97/6143	MR & MRS AKRAM	S/S. EXT.	04.03.97	APP
F/2000/2402	Mr. Akram	P/FL/S + car port	6.11.00	Re

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.O. Line - O/BLDG - 2-12-96

DRAINAGE

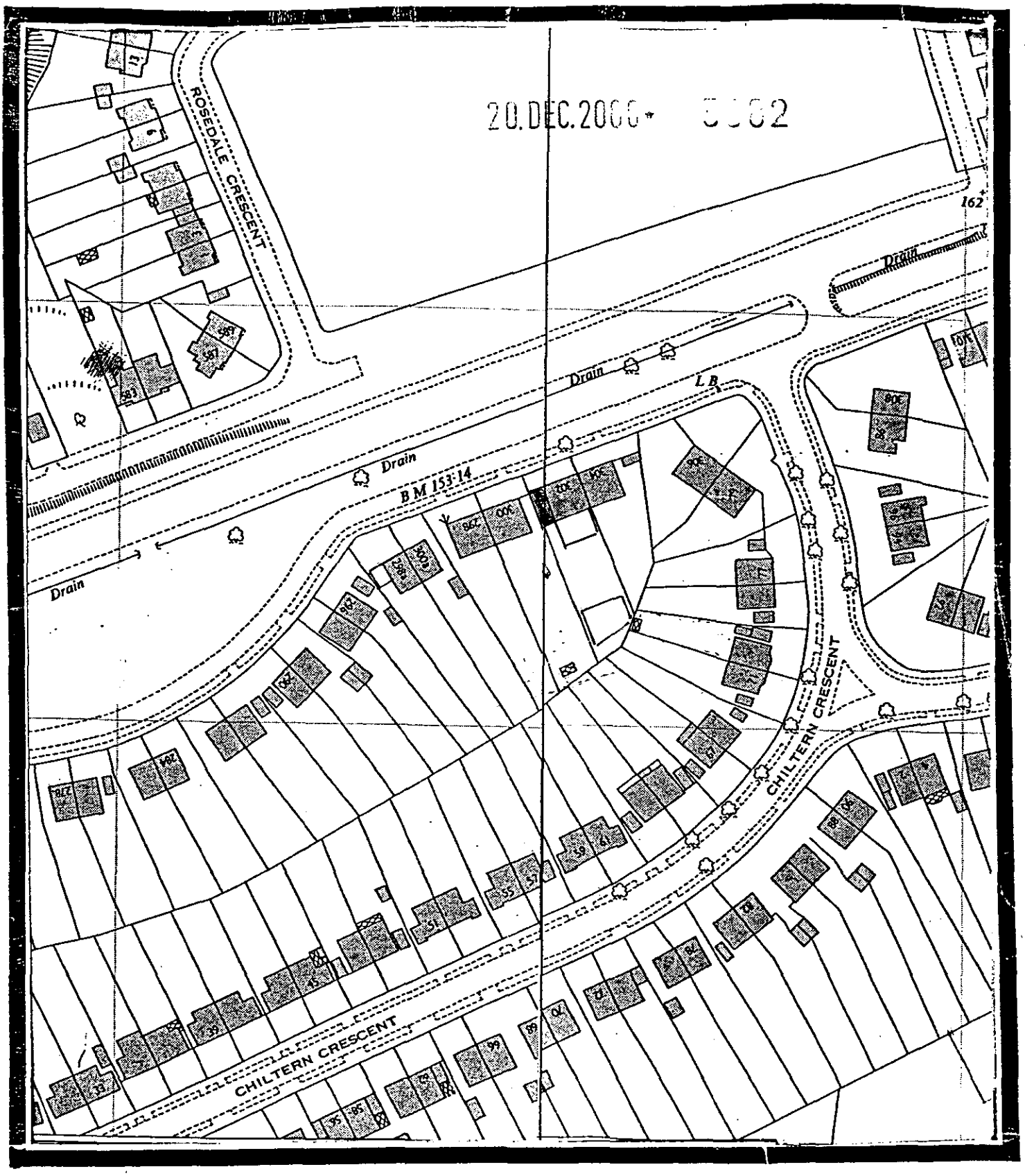


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

21 December 2000 Scale: 1 : 1250

N W E S



NICHOLAS

CHARTERED SURVEYORS

Est. 1882

BASED UPON OR REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE

PHOTOCOPY OF ORDNANCE EXTRACT

ORIGINAL SCALE 1: 1250

DATE Oct 96

All rights reserved • NICHOLAS Chartered Surveyors

miscell\ordsurfr.ame