APPLICATION NO:
F/2000/1852

LOCATION:
48 Silverdale Road, Earley Reading.

APPLICANT:
Mrs Woodbridge C/O Andesign

PROPOSAL:
Proposed two storey & single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Woodbridge
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1852

Parish: **EARLEY**

Location: **48, Silverdale Road, Earley, Reading.**

Proposal: **Proposed two storey & single storey side 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. 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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. 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 first floor level and above in the west elevation.

Condition
5. Existing trees, hedgerows and shrubs shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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 ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To enable the development to assimilate into its surroundings.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1852	JM
BUILDING CONTROL NUMBER	FP2000/0798	Alan
~~APPLICANT~~/AGENT	Andrew	
ADDRESS OF SITE	48 Silverdale Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 Storey/Single storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3006	AH/E/3006
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/8/00.	

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/2000/1852

Applicant : Mrs Woodbridge C/O Andesign.

Location : 48, Silverdale Road, Earley, Reading.
Proposal : Proposed two storey & single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/7

Date of Neighbour Notifications : 6/7/2000

Date of Site Visit : 13/7

Date Registered : 27/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 22/08/2000. 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 - Condition
Earley TC - No objection

Planning Issues :

Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/1852

Appraisal :

This application is for a two storey side extension.

Neighbours.
No 50 has no side windows but has a glazed roofed alley running down the side of the house and a conservatory to the rear, both of which are close to the boundary. The extension is 3.0m wide, 7.2m deep, has an eaves height of 5.2m and a ridge height of 8.2m. The extension is flush with the existing dwelling and is 1.8m from the boundary. The extension is situated to the north-west of No 50 and no side windows. The single storey rear extension is 1.4m deep and 3.0m high. Any impact from these proposals regarding overbearing, overshadowing and privacy issues is minimised. The extension will be largely obscured from No 46 by the main bulk of the house therefore any impact will be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The proposal is flush with the existing property, however, the neighbours on either side are staggered, therefore minimising any terracing effect. The design is in keeping with the existing property, so any impact on the street scene will be minimised..
There is sufficient parking on the curtilage to satisfy ~~Local~~ County policies.

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

Application Number F/2000/1852
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works.
4	SC08	SR05	first floor level and above
			west - elevation
5.	SC49	SR16.	Existing hedgerows, trees
			and shrubs shall not be
			damaged etc...

John Mitchell
15/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 48 Silverdale Road Earley Reading.

APPLICATION NUMBER: F/2000/1852

OFFICER: Joss Miller

DATE OF SITE VISIT: 13/7/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole at front.

2. DESCRIPTION OF SURROUNDINGS

Detached houses - then bungalows. from Hillside Rd up.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

50. No side windows but side alley — 1m — glass.

46. See boundary.

3m

cons. Applicant has existing 3m deep s/s extn at rear.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 3 spaces.

LEVELS Gradual decline to down garden.

BOUNDARY TREATMENT 2.5m fir trees to 46.

OTHERS 1.5m hedge to 50.

FROM: Joss Miller

DATE: 05 July 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1852

Proposal: Proposed two storey & single storey side extension to dwelling..

Site Address: 48, Silverdale Road, Earley, Reading.

Applicant: Mrs Woodbridge C/O Andesign.

APP
CS
24 JUL 2000
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application **by ~~30/07/2000~~** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 05 July 2000

Application Number: F/2000/1852

Proposal: Proposed two storey & single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
48, Silverdale Road, Earley, Reading.

Applicant:
Mrs Woodbridge 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).

SC:23 (INSERT: Garaging & Parking)
SR:06.

Signed: _____ **Print name:** Stephanie Knowles.

24/07/00.

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

Tel: (0118) 974 6463

Date: **05 July 2000**

My ref: F/2000/1852

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1852
48, Silverdale Road, Earley, Reading.
Proposed two storey & single 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1852**
48, Silverdale Road, Earley, Reading.
Proposed two storey & single 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 Smith

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

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

Tel: (0118) 974 6463

Date: **05 July 2000**

My ref: F/2000/1852

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1852**
48, Silverdale Road, Earley, Reading.
Proposed two storey & single 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 Swindells

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

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

Tel: (0118) 974 6463

Date: **05 July 2000**

My ref: F/2000/1852

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

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48, Silverdale Road, Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1852**
48, Silverdale Road, Earley, Reading.
Proposed two storey & single 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 Carpenter

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

Received by Wokingham District Council

Application No: F/2000/1852

PROPOSAL:
Proposed two storey & single storey side extension to dwelling.

LOCATION:
48, Silverdale 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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

05 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 JUN 2000

Officer: JM | Application No. F/2000/1852

Map No. 52 Site 0.09

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: 27.JUN.2000* 1852

(F) PROPOSED TWO STOREY/SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 48 SILVERDALE ROAD

Parish: EARLEY Ward: L. Hunsperford 5.7.2000 V6/7

Applicant: MRS WOODBRIDGE

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			
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 : 5.7.2000 ✓6/7

Parish Council Informed - YES / NO ✓6/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓6/7

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 PE-APPS.

NEIGHBOURS: ✓ S/N + 46 + 50 SILVERDALE ROAD ✓
6/7
60 + 74 EGREMONT DRIVE
49 HILLSIDE ROAD.

ADDRESS 48 SILVERDALE ROAD PARISH ~~WOODLEY~~ EARLEY 1.K-8

PLOT No. ORD. SHEET No. SU. 7571 (5

BUILDER E.J. Day.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
649/52	Mr. A.W. Steele	Detached House	11/11/52	App.
40716	MRS. M. WOODBRIDGE	S/SE. Ext.	26.3.93	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

27 JUN 2000* 1852

Environmental Services

For office use only
Application number: 27 JUN 2000* 1852

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	MRS M. WOODBRIDGE 48 SILVERDALE ROAD EARLEY, BERKS RG6 2LS 9351873
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2IN 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	TWO STOREY /SINGLE STOREY SIDE 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.	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: 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.	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 MRS M. WOODBRIDGE

Date 26/6/2000

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

27. JUN. 2000* 1652



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

N
W E
S