LOCATION:
451 Wokingham Road, Earley Reading.

APPLICANT:
Mr Khangura C/O Peter Watkins

PROPOSAL:
Proposed two storey side extension to dwe and single storey rear extension.

EARLIEST DATE FOR DECISION: **10/03/2002**
28 days expiry 14/3/02
APPLICATION WILL HAVE EXPIRED ON: 05/04/2002

CASE OFFICER: **Francis Leo**

REFUSED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Khangura
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/5713

Parish: **EARLEY**

Location: **451, Wokingham Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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 reason for which is specified hereunder.

Reason
1. The proposal scheme because of its size, height and closeness to the boundary would result in an overbearing and unneighbourly development, leading to loss of light and be detrimental to the occupants of the adjoining property number 453 Wokingham Road. The application is therefore considered to conflict with The Loddon Area Local Plan policy LBE2 where the policy aims to resist development that is inappropriate in terms of its relationship with adjoining sites and buildings.

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

Informative
2. It is not clear from the submitted plan whether an additional residential unit is being proposed. This application has been determined on the basis that the proposed accommodation would be used in conjunction with the existing dwelling as one residential unit.

Anna Cronin
Head of Planning & Transportation
Date: 02/04/2002

Notice checked by: C Hunter

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.

Applicationo	Name & Address
F/2002/5713	Mr Shelton 453 Wokingham Road EARLEY RG6 7EL
Application Refused	Letters sent 03.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5713

Applicant : Mr Khangura C/O Peter Watkins.

Location : 451, Wokingham Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? : YES ✓ NO DATE 14/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 08/02/2002

Earliest Date for Decision : 10/03/2002

Latest Consultation Date/Site Notice Expiry Date : 10/03/2002

This application will have expired on: 05/04/2002. 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 : requested turning area awaiting drgs.
Railtrack : condition to be attached as informatives.
Transco : letter dated 22Feb2002.
Env Heath : no objections
Andy Glencross: to attach informative. see letter dated 22Feb02
Early Parish : No objections

Planning Issues : I'd Sett

LBE1, LBE2

WOS3, WBE1

EN1.

Application Number: F/2002/5713 **Officer : Francis Leo**
451 Wokingham Road, Earley, Reading

Appraisal :

Development
Proposed two storey side extension, single storey rear extension and front porch.

The site is a detached property located in the identified settlement of Earley within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
Policy LEB2 of the Loddon Area Local Plan refers to inappropriate design stating ' Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted'. The proposed first floor is 12.5m in depth and close to the boundary. The proposed height is 5.4m with a pitched roof over. As such it would be detrimental to the amenities of the adjoining property at 453 Wokingham Road in terms of loss of daylight and would have an overbearing effect contrary to policy LEB2.

Impact upon the character of the area
The front elevation has been designed taking cues from the main building and would appear part and parcel of the existing building and would be in keeping with the character of the street.

Parking: The proposal would create 2 additional bedrooms making 5 bedrooms in total requiring 4 parking spaces. The 1:1250 scale layout plan indicates 4 car spaces on the front drive and a turning area requested by Highways.

Recommendation : approval ☑ **Refusal** ☑

Application Number F/2002/5713
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Reason for refusal
1.			**The proposal scheme because of its size, height and closeness to the boundary would result in an overbearing and unneighbourly development, leading to loss of light and be detrimental to the occupants of the adjoining property no 453 Wokingham Road. The application is therefore considered to conflict with The Loddon Area Local Plan Policy LEB2 where the policy aims to resist development that is inappropriate in terms of its relationship with adjoining sites and buildings.**
2.			It is not clear from the submitted plan whether a additional residential unit is being proposed. This application has been determined on the basis that the proposed accommodation would be used in conjunction with existing dwelling as one residential unit
			~~Information~~
			~~① Rail Track~~
			~~② Transco letter~~
			~~③ Crested Newt~~

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES~~:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 2.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 451 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2002/5713

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey detached/ semi detached dwellings. long front garden and longer rear garden on a busy classified Road

3. DESCRIPTION OF SITE/BUILDING 2 storey ~~det~~ detached dwelling with a front bay. Garage to the side. Long front and rear gdn

4. RELATIONSHIP TO ADJOINING PROPERTIES
433 a detached property is handed. on the eastern side. It also has a garage to the side
No 445 has a garage at the rear.

5. SITE CONSTRAINTS

TREES	middle and rear of site
ACCESS/PARKING	at front.
LEVELS	a slight gradient.
BOUNDARY TREATMENT	1.8m high Timber fence.
OTHERS	both sides



RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	HPT 53509
POL	TLS
DC FL	HF
APP	
CS	
25 FEB 2002	
COPIES TO	ACK:
	FILE:

22nd February 2002

F.A.O Francis Leo
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157 Shute End, Wokingham
Berkshire RG40 1WR

Y/r F/2002/5713
O/R EARLEY/W/MM03

Dear Sir or Madam:

TOWN & COUNTRY PLANNING ACT.
Proposal two storey side extension to dwelling and single storey rear extension.
451 WOKINGHAM ROAD, EARLEY, READING

I acknowledge receipt of your letter dated 14th February 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, Ist Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel; 0207 902 3290. Fax; 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without *prior written consent.*

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Transco

South LDZ
Asset Management Team
3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY
Telephone 02380 258258
24 hour gas escape number 0800 111 999 *
* Calls will be recorded and may be monitored

Your ref: F/2002/5713

53495

WOKINGHAM DISTRICT COUNCIL (FRANCIS LEO)
ENVIROMENTAL SERVICES DEPT (PLANNING SERVICES)
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

DC	FBF
APP	
CS	
25 FEB 2002	
COPIES TO	ACK:
	FILE:

22 February 2002
Our ref:48010/NRSWA

Dear Sir / Madam

Re:WOKINGHAM ROAD 451

Thank you for your enquiry of 14/02/02.

Please find enclosed a copy of our plan marked with the approximate position of Transco mains. Services, which run to adjacent properties, are not marked on the plan. Accuracy of the marked position of Transco plant is not guaranteed.

For safety, you should assume that there may be additional Transco apparatus other than that marked or indicated. The information supplied is intended only as a guide for the making of exploratory holes.

It is essential to dig carefully by hand to ascertain the exact position of any plant in the vicinity of your works.

The repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs undertaken by persons other than Transco will be investigated and any incurred costs will be recharged to the responsible company.

Should you need to contact the Network Records Team direct, please telephone 02380 258213 or Fax 02380 258206

Yours faithfully,

Network Records Team

OUR NEW FAX No. IS
02380
258206



SCALE: 1 : 500

USER ID: lg044

DATE: 22/02/2002

NRSWA RESPONSE

GRID REFERENCE : 476364, 171630

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan shows only those pipes owned by Transco plc in its role as a Licensed Public Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Transco plc, its agents or servants for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

Desktop MAPS Version 2.0.1

Transco

Chandlers Ford

This plan is reproduced from or based on the OS map by Transco plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Basia Polnik

From: Andy Glencross
Sent: 22 February 2002 12:39
To: Basia Polnik
Subject: Planning Application F/2002/5713 451 Wokingham Rd Earley

FAO : FRANCIS LEO

Hi Francis

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

This property is over 100 metres from the nearest great crested newt breeding pond. and it is seperated from that pond by wide single carriageway road and dense residential development. Consequently this application does not in my opinion require a newt mitigation strategy. I suggest we attach the following informative.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

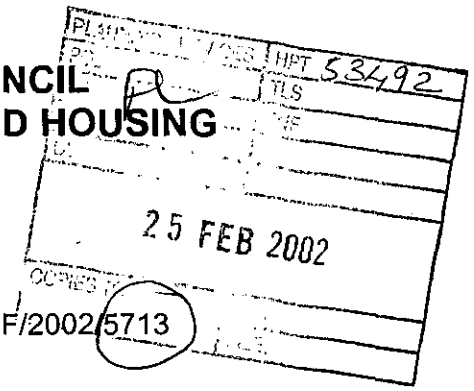
I have not visited the site.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING



MEMORANDUM

To: Francis Leo
Development Control

Your Ref: F/2002/5713

From: Tom Payne
Environmental Heath

My Ref: 000195

Date. 22 February 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION.

451 WOKINGHAM ROAD, EARLEY, READING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 14 February 2002

Application Number: F/2002/5713

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

Site Address:
451, Wokingham Road, Earley, Reading.

Applicant:
Mr Khangura C/O Peter 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).

Comment.

Highways request a revised plan showing the turning area increased so that vehicles can be parked clear of this area enabling them to enter and leave the site in a forward gear, in the interests of road safety.

Signed: _____ **Print name:** ADAM 15/02/02

FROM: Francis Leo

DATE: 14 February 2002

TLS
ENF
18 MAR 2002
COPIES TO
ACK
FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5713

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 451, Wokingham Road, Earley, Reading.

Applicant: Mr Khangura C/O Peter Watkins.

Your observations are required in respect of this application **by 10/03/2002** .

Councillors had no objection to this proposal, provided that sufficient on-site parking will be available.

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5713

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
451, Wokingham 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 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/2002/5713 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/03/2002. 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

14 February 2002

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

Tel: 0118 974 6502

Date: **14 February 2002**

My ref: F/2002/5713

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5713
451, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5713**
451, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6502

Date: **14 February 2002**

My ref: F/2002/5713

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/5713
451, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5713**
451, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6502

Date: **14 February 2002**

My ref: F/2002/5713

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5713
451, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5713**
451, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Application Number : F/2002/5713	Map No : 53
Case Officer : FL	Site Area : 0.06
Valid Date : 8\02\02	Received Date: 21/01/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey rear extension.

Location : 451, Wokingham Road, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr Khangura C/O Peter Watkins.

Fee Required: ~~£0~~ 95-00 Fee Received: ~~£0~~ 95-00 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	FRONT ELEVATION DOES NOT SHOW EXISTING DINING RM & BEDROOM 2 PROTRUDING FRONT & REAR ELEVATIONS ROOFLINE MEASUREMENTS DO NOT MATCH.	phoned 31/1	✓ 8/2
FLOOR PLANS	~~[illegible]~~	to follow.	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health - GRANNY ANNEX

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

DINTON PASTURES - GREAT CRESTED NEWTS

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : WOODLEY

SEB

British Gas

Oil pipeline

Transco 5 ABINGTON ROAD, DIDCOT OX11 9BL 01703 824100

Environment Agency

Railtrack - SOUTHERN ZONE

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

EARLEY 1-6-86

ADDRESS 451 WOKINGHAM ROAD PARISH ~~WOODLEY~~

53

PLOT No. ORD. SHEET No. SU 7671

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 7839	R. J. CROWLEY	GROUND FLOOR EXT.	23.2.78	REF.	W/D
07760	"	"	16.3.78	W/D	C/A
BR 8134	"	1 STOREY EXTENSION	10.4.78	APP.	W/D
13890	" "	Extn. to Rear 1st Floor			
APP		elderly Person Flat	28.8.80	W/D	CA
BR16751	Mr J Lawrence	" "	2.6.81	Ref	W/D
BR17295	" "	granny flat & garage	3.8.81	App	W/D

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 06.FEB.2002 5713

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.

DELEGATED WOKINGHAM DISTRICT COUNCIL

Ajmer Mr Davinder Khangura (Son)

1	Your name	MR. KHANGURA (Father)
	Address and postcode	451 WOKINGHAM ROAD WOODLEY
		01189262741
	Phone number	
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
3	Site	451 WOKINGHAM ROAD
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE & SINGLE REAR EXTN
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 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 ☑

3544 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.	£95-00	
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]

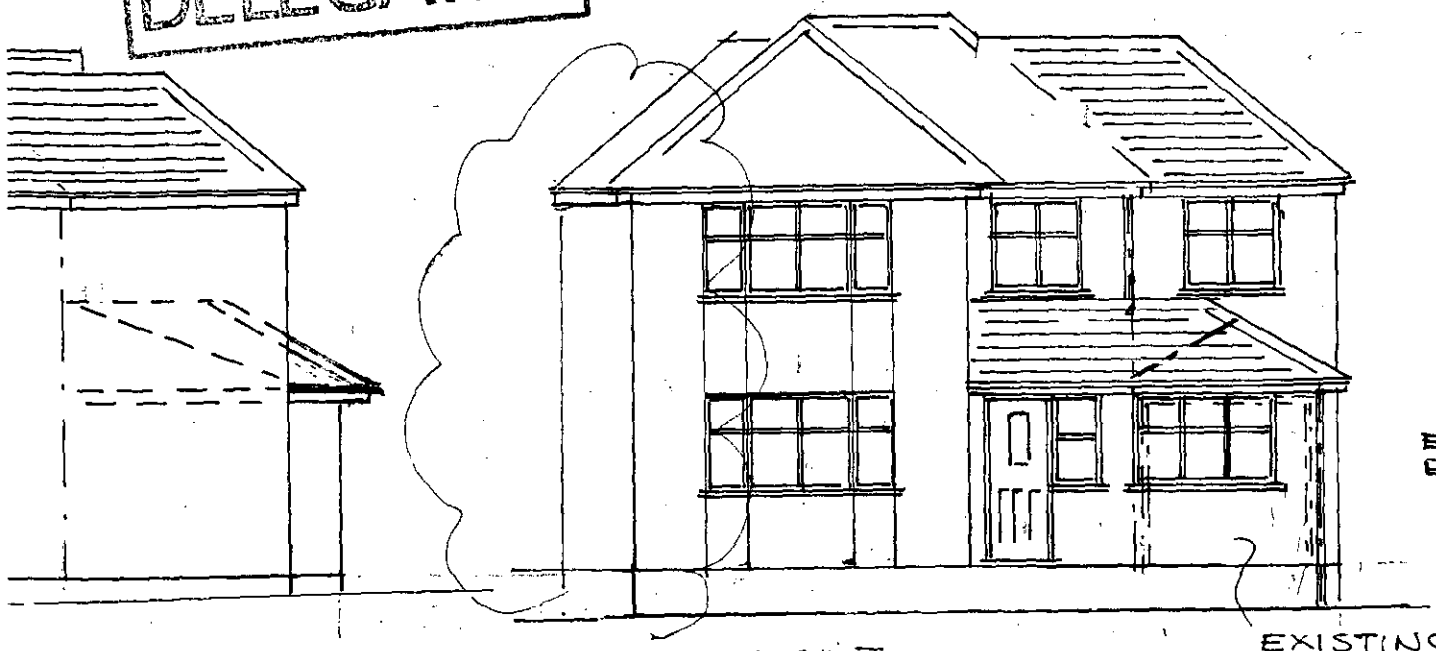
on behalf of Mr. KHANGURA

Date 17-1-2002

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

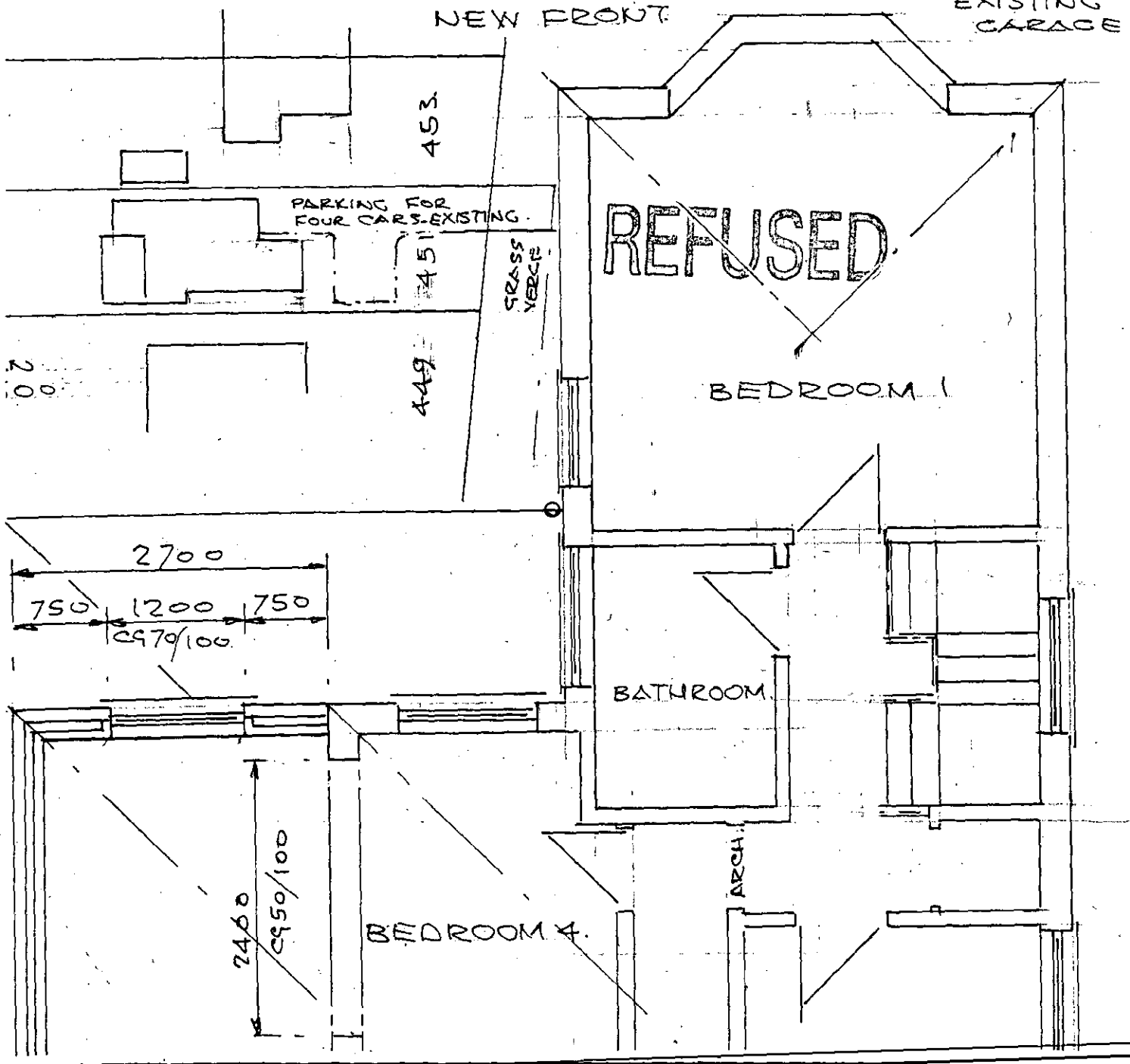
DELEGATED

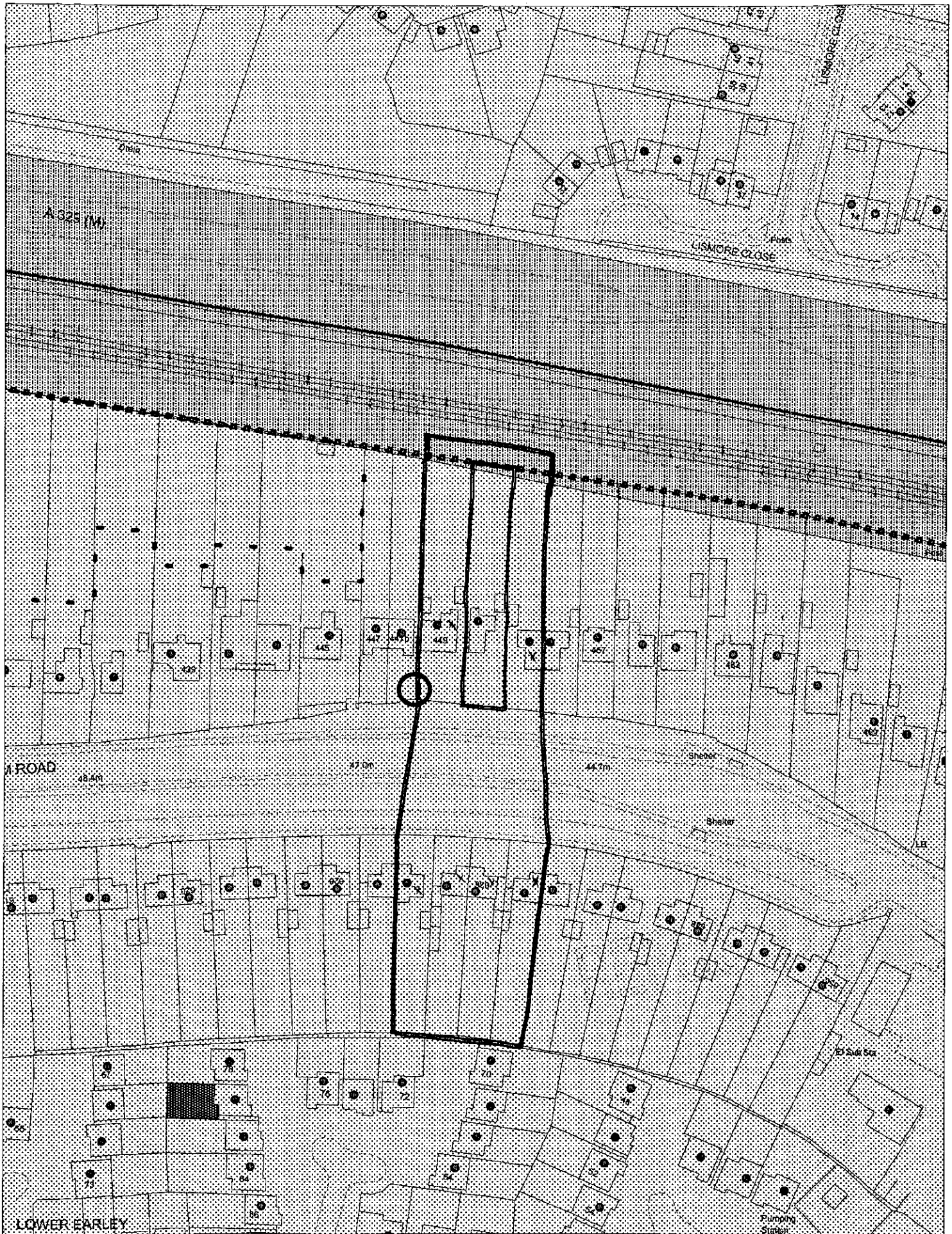
03.FEB.2002* 5713



NEW FRONT

EXISTING
CARAGE





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Development Control Section, Environmental Services, Wokingham District Council.

January 2002

Scale: 1 : 1250

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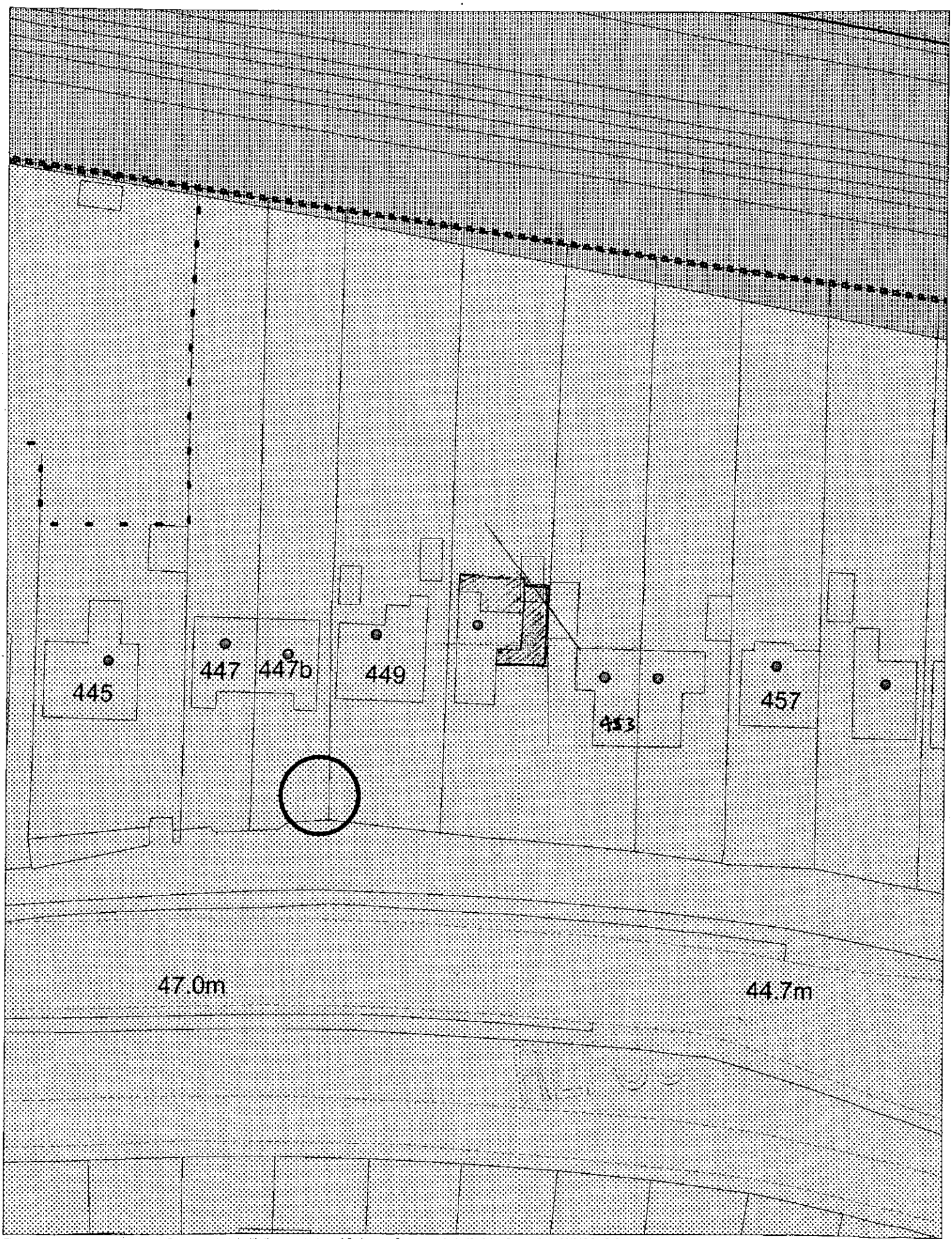

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Development Control Section, Environmental Services, Wokingham District Council.
22 March 2002 Scale: 1 : 500

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