APPLICATION NO:
F/2002/5716

LOCATION:
5 Swanmore Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs M S Sobha C/O Kalsi Associates Ltd.

PROPOSAL:
Proposed first floor front extension to dwelling

EARLIEST DATE FOR DECISION: **14/02/2002**
Members Listing: 18/2/02
APPLICATION WILL HAVE EXPIRED ON:
12/03/2002

CASE OFFICER: **Richard Kelly**

APPROVED

8 24
DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M S Sobha
C/O Kalsi Associates Ltd.
6 Devonshire Park
Shinfield Road
Reading
Berkshire
RG2 7DX

Application Number: F/2002/5716

Parish: **EARLEY**

Location: **5, Swanmore Close, Lower Earley, Reading.**

Proposal: **Proposed first floor front 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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension facing 26 Wickham Road hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

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

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Applicationo	Name & Address
F/2002/5716	Leslie Barley 28 Wickham Road LOWER EARLEY RG6 3TE
F/2002/5716	Mr M Iqbal & Mrs Sarah Iqbal 26 Wickham Road LOWER EARLEY RG6 3TE
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5716

Applicant : Mr & Mrs M S Sobha C/O Kalsi Associates Ltd..

Location : 5, Swanmore Close, Lower Earley, Reading.
Proposal : Proposed first floor front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/01/2002

Earliest Date for Decision : 14/02/2002

Latest Consultation Date/Site Notice Expiry Date : 14/02/2002

This application will have expired on: 12/03/2002. 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: No objection - conditional approval
Wickham Road
Neighbour at 28 loss of light
Neighbour at 26 Wickham Road: Overbearing, out of character, loss of light
Earley TC: No objection

Planning Issues :

Application Number: F/2002/5716

Appraisal :

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

Application Number F/2002/5716
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5.	C044	R044	side elevation facing 26 Wickham Rd
			first floor or above

Informative for approvals

N16 N04

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WQ53

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: 4/3/02

RECORD OF SITE VISIT

SITE ADDRESS: 5 Swanmore Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/5716

OFFICER: Richard Kelly

DATE OF SITE VISIT: 31/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Detached houses and baby children's play area.

3. DESCRIPTION OF SITE/BUILDING Large detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Rear to 26 Wickham Road

5. SITE CONSTRAINTS

TREES Some on boundary to 26

ACCESS/PARKING 4 off-street

LEVELS flat. 1.5m fence + shrubs

BOUNDARY TREATMENT

OTHERS View from 26 Wickham Road will be very cluttered.

Application Number: F/2002/5716: 5 Swanmore Close, Earley, Reading

Appraisal:

This application is for a first floor front extension to a dwelling. This application raises two objections:

Impact on adjoining properties: LBE 1, WBE 1

This proposal involves building on top of the existing single storey garage. This will lead to the house having a side elevation of some 12.6m facing the properties to the rear in Wickham Road. The distance to the nearest part of No 26 Wickham Road is 18m, and no part of the proposal would breach a 25 degree line drawn from the ground floor windows of No 26. Therefore, there is no undue loss of light nor would the extn. be unduly overbearing

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The application site adjoins a children's play area to the south. There is no direct access to this public open space from the part of Swanmore Close on which the application property is. The property to the rear, No 26 Wickham Road is closer to the open space than the nearest part of the proposed extension. This extension would therefore not cause sufficient harm to warrant refusal.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 21 January 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5716

Proposal: Proposed first floor front extension to dwelling..

Site Address: 5, Swanmore Close, Lower Earley, Reading.

Applicant: Mr & Mrs M S Sobha C/O Kalsi Associates Ltd..

Your observations are required in respect of this application **by 14/02/2002** .

18 FEB 2002

No Objection

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

Telefax
To: Richard Kelly (Wokingham DC
Fax: 0118 974 6484
From: M. IQBAL
Date: 12.02.02 Pages: 2

Mr. M. Iqbal and
Mrs. Sarah Iqbal
26 Wickham Road
Lower Earley
Reading RG6 3TE

14 February 2002

PLANNING SERVICES	HPT
POL	TLS
DC RK	EMF
APP	
CS	
15 FEB 2002	
COPIES TO	FILE

Mr. Richard Kelly
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

Dear Mr. Kelly,

Application Number: F/2002/5716
Site Address: 5 Swanmore Close, Lower Earley, Reading.
Proposal: Proposed first floor extension to dwelling.

Thank you for your letter of 21 January 2001 about this planing application and I have the following comment to make.

1) We are directly affected by the proposed extension, as the rear wall of the extension is right at the rear boundary of our garden. There is no intervening garden between our garden and the rear of the No. 5 Swanmore Close. The garden of No. 5 Swanmore Close is to the north of that property and abuts the garden of my neighbour no.28 Wickham Road.

2) The proposal extends the existing rear wall of the building to some 15m that will have an overbearing impact upon this length of two-storey building immediately adjacent to our property.

   It will also have a loss of outlook from my habitable rooms and also represents a loss of light and aspect to the rooms.

3) The proposed design is totally out of character to its original design and will have a detrimental visual impact upon the street scene.

4) When we purchased our house in the year 1990, there were two conifer trees at the bottom of the garden grown to the height of the existing garage roof. One of the conifers grew to the height of the roof of the main building, which obstructed the view beyond the garage roof. This made us to fell that conifer. The other conifer will be felled in the near future.

5) In order to judge the comments I have made, I would appreciate it, if the members visit the site considering they are occupiers of our property.

6) Whilst approval of the planning application will greatly enhance the value of the extended property, it will equally devalue our property. And this will not be in the interest of the social justice

7) We, therefore, believe that this planning application is refused on the above grounds.

Yours sincerely,

28 Wickham Road
Lower Earley
Reading RG6 3TE

4 February 2002

PLANNING SERVICES	HPT
POL	TLG
DC RK	ENF
CS	
05 FEB 2002	
COPIES TO:	ACK ✓ 6/2
	FILE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Re: Application No. F/2002/5716

Dear Mr Kelly,

In reply to your recent letter informing me of the proposed first floor extension to 5 Swanmore Close Lower Earley. My wife and I have viewed the plans at Earley Town Council Offices and wish to make the following comments.

My wife and I moved into 28 Wickham Road in June 1983 and so, well remember our concern at the first extension to the dwelling 5 Swanmore Close. We carefully chose our plot taking into account the proximity of the houses adjacent to our chosen plot as shown on the Martin Grant site plan. We then felt that the house which would become 5 Swanmore Close would be fairly close to us but acceptable. The first extension to this dwelling, some years ago now, brought the dwelling closer to our house by 3 to 4 metres and in consequence reduced markedly the amount of light entering our dining room window.

We were very much against this extension

on the grounds of the reduced light and also to the window shown on the plans which would infringe our privacy. However, the plans were changed to allow a less obtrusive window overlooking our property.

My wife and I are most unhappy at the thought of another extension to this dwelling, which will again reduce the amount of light due to the large area of roofing proposed. In addition, the early morning sun which rises above the garage of 5 Swanmore Close which we enjoy so much being pensioners will be obliterated and would be sadly missed.

We quite understand the need for people to extend their property but we feel in this case my neighbour and I will be the blighted parties again and therefore this application should be rejected.

Yours faithfully,

Leslie Barley

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 21 January 2002

Application Number: F/2002/5716

Proposal: Proposed first floor front extension to dwelling.

Parish: EARLEY TOWN

Site Address:
5, Swanmore Close, Lower Earley, Reading.

Applicant:
Mr & Mrs M S Sobha C/O Kalsi Associates Ltd..

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 24/01/02

KALSI ASSOCIATES

Building Consultants

15. JAN. 2002 5716

15 JAN 2002

6 Devonshire Park, off Shinfield Road,
Reading, Berks., RG2 7DX, UK.
Tel: (0118) 975 7988
Fax: (0118) 975 7966
Country Code (++) 44
New E-mail: KA Ltd@CS.com
Web Site: www//KA-LTD.com

File ref.:C:\MD\11\454-0104-5SWANMORE-EXT\WDCPLG-FI-1.doc

Date: 20th December 2001.

Mrs C. Hurst,
Environmental Services Dept,
Planning Services,
Wokingham District Council,
P.O. Box 157, Shute End,
Wokingham, Berks., RG40 1WR

Dear Mrs Hurst,

T. & C. P. ACT 1990 / 91 – 5 SWANMORE CLOSE LOWER EARLEY READING BERKS

In reply to your letter of 5th December 2001 with regard to the above we return here-with the package with the following amendments shown on the drawing:

The car park spaces are shown in the block plan.
The accommodation areas are labelled as necessary
An additional west elevation with the trees, which exist, removed from view.
The Velux window shown in the east elevation is also indicated on the plan.

We would now expect this application to be registered directly.

However, we must also record our concerns as to the handling of this matter.

Whilst we would accept that the information you requested in your letter might assist in the *determination* of the application we find nothing missing from our original package that should have necessarily prevented the *registration* of the application or and required the return of the documents to us. The minimum information necessary for the registration of any Planning Application is clearly well defined in the T & CP Acts as well as DOE Circulars and our submission had met all those criteria.

We therefore believe our client has been done a dis-service in the delayed registration of the plans and a more correct route should have been to *register* the application directly upon receipt and then ask for further information during the process period.

Yours sincerely,

R.S. KALSI.
Director.

Encl

CC The Chief Executive Wokingham District Council

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

Tel: (0118) 974 6229

Date: **21 January 2002**

My ref: F/2002/5716

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/2002/5716
5, Swanmore Close, Lower Earley, Reading.
Proposed first floor front 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5716**
5, Swanmore Close, Lower Earley, Reading.
Proposed first floor front 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**********

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

Tel: (0118) 974 6229

Date: **21 January 2002**

My ref: F/2002/5716

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/2002/5716
5, Swanmore Close, Lower Earley, Reading.
Proposed first floor front extension to dwelling.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5716**
5, Swanmore Close, Lower Earley, Reading.
Proposed first floor front 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 6229

Date: **21 January 2002**

My ref: F/2002/5716

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/2002/5716
5, Swanmore Close, Lower Earley, Reading.
Proposed first floor front 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5716**
5, Swanmore Close, Lower Earley, Reading.
Proposed first floor front 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**********

Received by Wokingham District Council

Application No: F/2002/5716

PROPOSAL:
Proposed first floor front extension to dwelling.

LOCATION:
5, Swanmore Close, Lower 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/2002/5716 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2002. 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

21 January 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~27 NOV 2001~~ 15 JAN 2002	Map No. 59 Site 0.03
Officer: ~~[illegible]~~ RK Application No. F/2002/5716	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING

Location: 5 SWANMORE CLOSE

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR/MRS SOBHA

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	REQUIRES PARKING LAYOUT.	5/12	✓ 15/1
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	WEST SIDE ELEVATION - TREE OBSCURES NEW ROOFLINE. EAST ELEVATION SHOWS ROOFLIGHT, NOT IN FLOOR PLANS.	5/12	✓ 15/1
6	Floor plans	REQUIRES LABELLING OF ROOMS - HOW MANY BEDROOMS?		✓ 15/1
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 : 21/01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No. pre-apps.

NEIGHBOURS:

S/N.t. see map.

1.4.88 E

ADDRESS 5 Swanmore Close PARISH ~~Edmonton~~ Garlieu

PLOT No. 33 ORD. SHEET No. SU 7670 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15854	MARTIN GRANT HOMES	DET. HOUSE & GARAGE	30.7.81	N/A C/A
BR 18489	"	"	5.4.82	APP N/A
16805	"	UTILITY ROOM	11.2.82	N/A C/A
30076			11.5.88	C/A
BRA 4538	MR MRS R. FISHER	2/ST. EXT	6.4.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

15.JAN.2002 5716

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR & MRS M.S. SOBHA
	ADDRESS	5 SWANMORE CLOSE LOWER EARLEY READING
	POST CODE	RG6-3TG PHONE 0118-926-9734
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KALSI ASSOCIATES LTD
	ADDRESS	6 DEVONSHIRE PARK, SHINFIELD ROAD READING, BERKSHIRE
	POST CODE	RG2-7DX PHONE 0118-975-7988.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	5 SWANMORE CLOSE, L.EARLEY, READING, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RESIDENTIAL EXTENSION (ROOM OVER GARAGE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0485 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLDERS.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 COPIES OF 1 NO A3 DRAWING SHOWING EXTG. & PROP. PLANS & ELEVATIONS, BLOCK PLAN & SITE LOCATION PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐ N/A.
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL.
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? UNAFFECTED BY PROPOSAL	YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? NONE FELLED DETAILS AS PER PLAN	YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	WALLS:- FACING BRICKWORK OR HANGING TILES TO MATCH EXTG. ROOF:- TILES TO MATCH EXTG.
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	ALL EXTG. WALLS & FENCES etc. TO BE RETAINED.
16. HOW WILL SURFACE WATER BE DISPOSED OF?	EXTG.
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ — If no, please give details E UN.
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED *Give details of pedestrian and vehicular access*	AS PER PLANS.- UNAFFECTED BY PROPOSAL.
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	SEE PLANS

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	— / — *	1 / 5 *	/
BUNGALOW	— / — *	— / — *	— / — *
FLAT/MAISONETTE	— / — *	— / — *	— / — *
OTHER	— / — *	— / — *	— / — *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. £ 95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF THE APPLICANTS, DATE 20TH NOV. 2001.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

N/A

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 15 JAN 2002 5716

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

✓ ● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . Helen . . . . .

On behalf of . THE APPLICANTS . . . . . .

Date . . 20TH NOV. 2009 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

15.JAN.2002 5716



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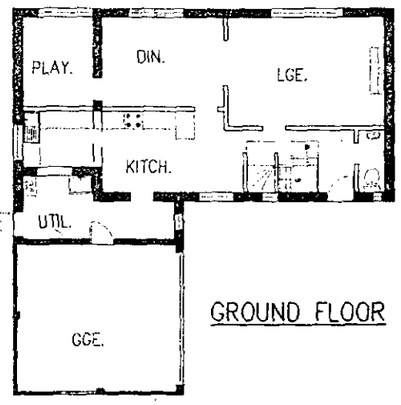
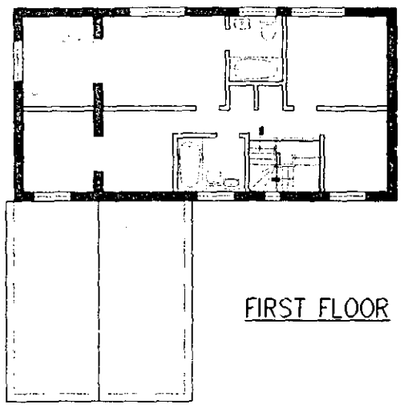
Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001 Scale: 1 : 1250

N
W E
S



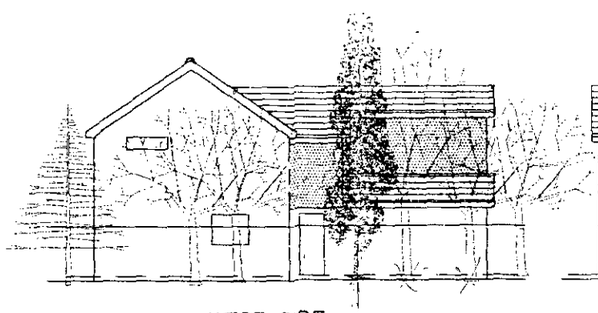
GROUND FLOOR



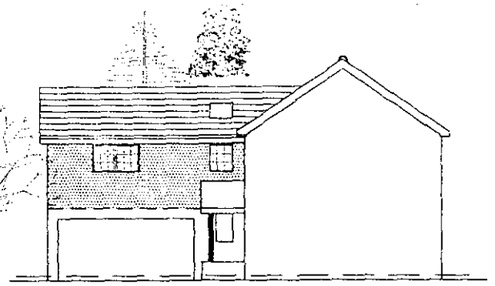
FIRST FLOOR

EXISTING PLANS

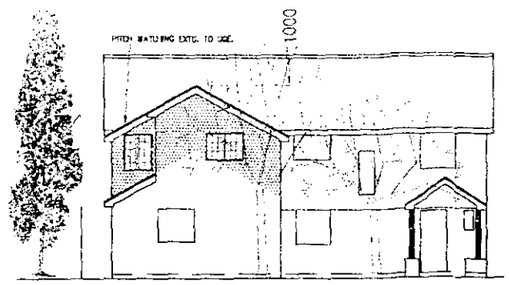
(1:200)



WEST SIDE



EAST SIDE



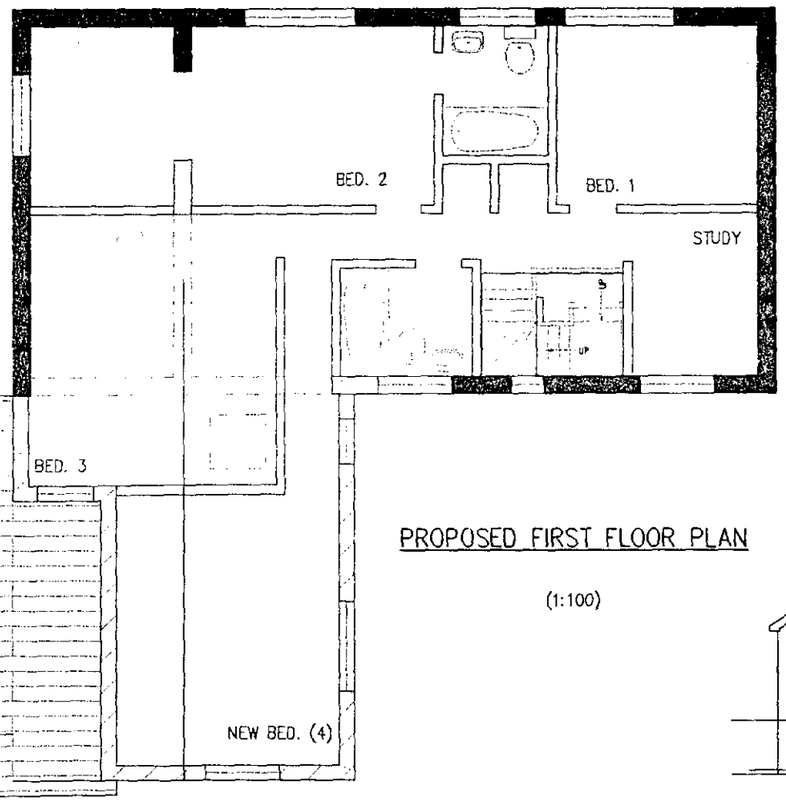
FRONT (SOUTH)

PROPOSED ELEVATIONS

(1:200)

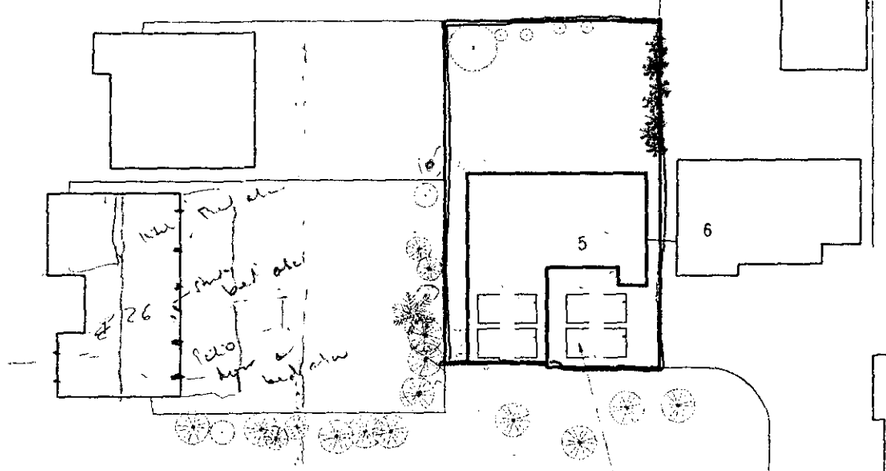
15.JAN.2002- 5716

APPROVED



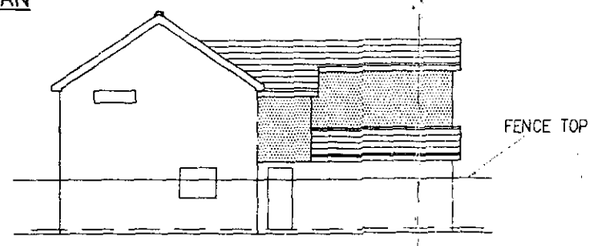
PROPOSED FIRST FLOOR PLAN

(1:100)

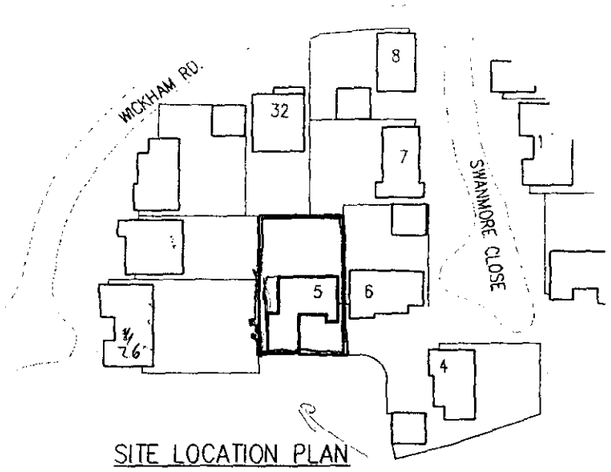


BLOCK PLAN

(1:500)



WEST SIDE (TREES REMOVED)



SITE LOCATION PLAN

(1:1250)

NOTES AND SPECIFICATION

1. DO NOT SCALE OF THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
3. THIS DRAWING IS ONLY FOR PLANNING PERMISSION AND PRELIMINARY ESTIMATION PURPOSES AND NO OTHER.
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5. ALL COPYRIGHTS ARE RESERVED WITH THE ORIGINATOR.
6. NO PART OF THE WORKS SHALL ENCROACH UNDERGROUND, OR ABOVE, OR OVERHANG IN ANY WAY BEYOND THE APPLICATION SITE BOUNDARIES.
7. THIS DRAWING IS TO BE READ FULLY IN CONJUNCTION WITH DWG./SHT. NOs: N/A
   SUPPORTING REPORTS TO BE READ WITH THIS DRAWING, EITHER PRINTED HEREON OR ISSUED SEPARATELY, ARE AS FOLLOWS : N/A
8. © COPYRIGHT KALSI ASSOCIATES LTD. 2001
9. NEW CONST. SHOWN THUS.
   PLAN
   ELEVATIONS

A	13.01	TO LA INFO REQ. – 5.12.01	
A	22.11.01	FIRST ISSUE	

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Civil and Structural Design,
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Dir.: R.S. KALSI BSc;MBA;C.Eng;MICE;MIAS;MBIM

CLIENT: MR & MRS M. S. SOBHA

PROJECT: RESIDENTIAL EXTENSION OVER GARAGE AT 5 SWANMORE CLOSE L. EARLEY READING BERKSHIRE

TITLE: T&CP DETAILS: PLANS/ELEVATIONS

SCALE	DATE	DRAWN	JOB NO.	DWG. NO.	REVISION	SHEET NO.
1:100 1:200 1:500	1.11.01	RSK	454 0104	454.02	A	1 OF 1

PLOT DATE: 23.11.01

A3 1:100