APPLICATION NO:
F/2001/5265

LOCATION:
100 Chilcombe Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs James C/O Greg Farrell

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED

No OBS 10/01/02 RJ

376

D1

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs James
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Application Number: F/2001/5265

Parish: **EARLEY**

Location: **100, Chilcombe Way, Lower Earley, Reading.**

Proposal: **Proposed single storey rear 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.

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

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

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 02/01/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

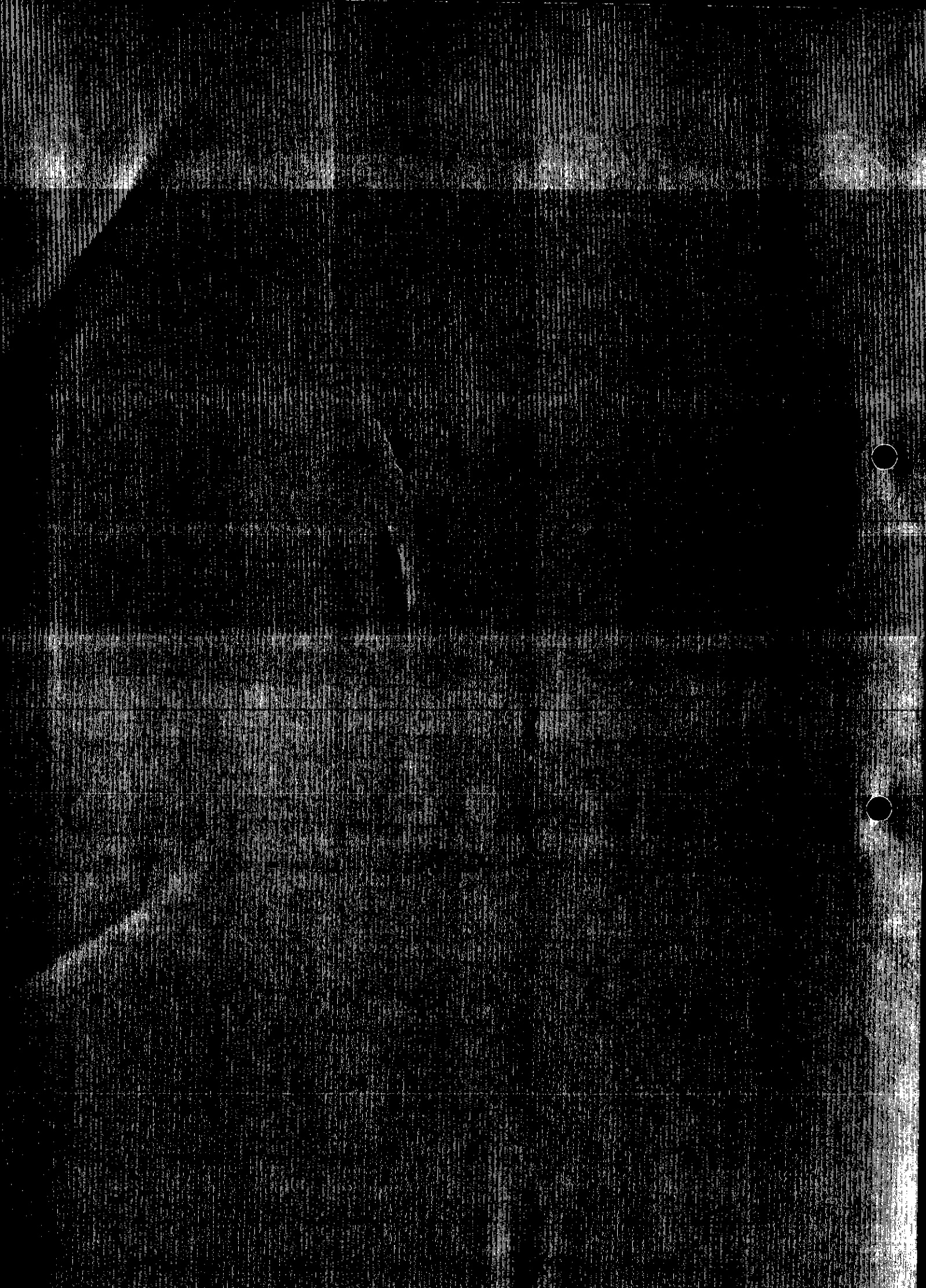
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5265	HP
BUILDING CONTROL NUMBER	H 2001/2934	South
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	100 Chilcombe Way LOWER EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01	01
ELEVATIONS	01	01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/1/02	

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	



FROM: Helen Pollock

DATE: 20 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5265

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 100, Chilcombe Way, Lower Earley, Reading.

Applicant: Mr & Mrs James C/O Greg Farrell.

Your observations are required in respect of this application **by 14/12/2001** .

NO OBJECTION

PLANNING SERVICES	
POL	
DC	CNF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5265

Applicant : Mr & Mrs James C/O Greg Farrell.

Location : 100, Chilcombe Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/11/2001

Earliest Date for Decision : 14/12/2001

Latest Consultation Date/Site Notice Expiry Date : 14/12/2001

This application <u>will have expired on</u>: <u>03/01/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Earley T.C: No objection.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2001/5265

Appraisal:

The proposed development is for a single storey rear extension. It would be 4m wide, 3.2m deep and have a single pitched roof, 2.3m to the eaves and 3.6m to the ridge.

The property is a mid terrace and has 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the proposal is single storey in nature and has a single pitched roof which minimises the potential impact of the proposal. No objections have been received.

2. Impact upon the character of the street scene

The proposed development would not be visible form Chilcombe Way, the materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5265
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 100 Chilcombe Way
Lower Earley Reading.

APPLICATION NUMBER: F/2001/5265

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

mid terrace

4. RELATIONSHIP TO ADJOINING PROPERTIES

stepped slightly forward of 99, level with 101

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A

LEVELS N/A.

BOUNDARY TREATMENT 1.8m Standard

OTHERS

No Similar ext.
fenestration to neighbours same as 101

P.d ?

Received by Wokingham District Council

Application No: F/2001/5265

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
100, Chilcombe Way, 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/2001/5265 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

20 November 2001

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

Tel: 0118 974 6480

Date: **20 November 2001**

My ref: F/2001/5265

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/2001/5265
100, Chilcombe Way, Lower Earley, Reading.
Proposed single storey rear 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5265**
100, Chilcombe Way, Lower Earley, Reading.
Proposed single storey rear 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 6480

Date: **20 November 2001**

My ref: F/2001/5265

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
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5265**
100, Chilcombe Way, Lower Earley, Reading.
Proposed single storey rear 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 6480

Date: **20 November 2001**

My ref: F/2001/5265

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

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Application Number: F/2001/5265
100, Chilcombe Way, Lower Earley, Reading.
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5265**
100, Chilcombe Way, Lower Earley, Reading.
Proposed single storey rear 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 NOV 2001	
Officer: HP	Application No. F/2001/5265

Map No. 58. Site 0.01
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 100 CHILCOMBE WAY

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR/MRS JAMES

Fee (2) 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			
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 : 20.11..... 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 + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: CC.NOV.3001. 5265

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	MR & MRS JAMES 100 CHILCOMBE WAY LOWER EARLEY READING
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension.	About the application SINGLE STOREY REAR 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.	BRICK & TILES 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 2
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
MRS BLY	99 CHILCOMBE WAY LOWER EARLEY	
MR & MRS A HARDING	101 CHILCOMBE WAY LOWER EARLEY	

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS JAMES

Date 7/11/01

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

MASTER CARD FOR

ADDRESS CHILCOMBE WAY

EARLEY 1.4.86

PARISH ~~WOODLEY~~

PLOT No. AREA K - LOWER EARLEY

ORD. SHEET No. SU.7570 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/161/69	MR. S. PHILLIPS	O/APP. RES. DEV.	1.1.70	N/A RE
1768/73	PYE	"	13.6.74	N/A RE
01945	"	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
04546	"	O/APP. RES. DEV.	10.6.76	N/A R
07235 95	BOVIS	ROADS EZ.	24.11.77, 15.12.77	N/A C
14827	PYE	255 HOUSES & GARAGES	12.2.81	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

EARLEY 1.4.86

ADDRESS 96-101 CHALCOMBE WAY

PARISH ~~WOODLEY~~

PLOT No. 57-62 (97 99 98) AREA K - LOWER EARLEY

ORD. SHEET No. SU.7570 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 18235	PYE	TERR. HOUSES & GARAGES	23.3.82	APP. N
17268 }	" PLOT 57-NO	96 - REV. OF HOUSE TYPE	8.4.82	N/A RE
17672 }	" "	"	29.7.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PO Eng. fence. Miss J. Warden. 22/7/99.

DRAINAGE

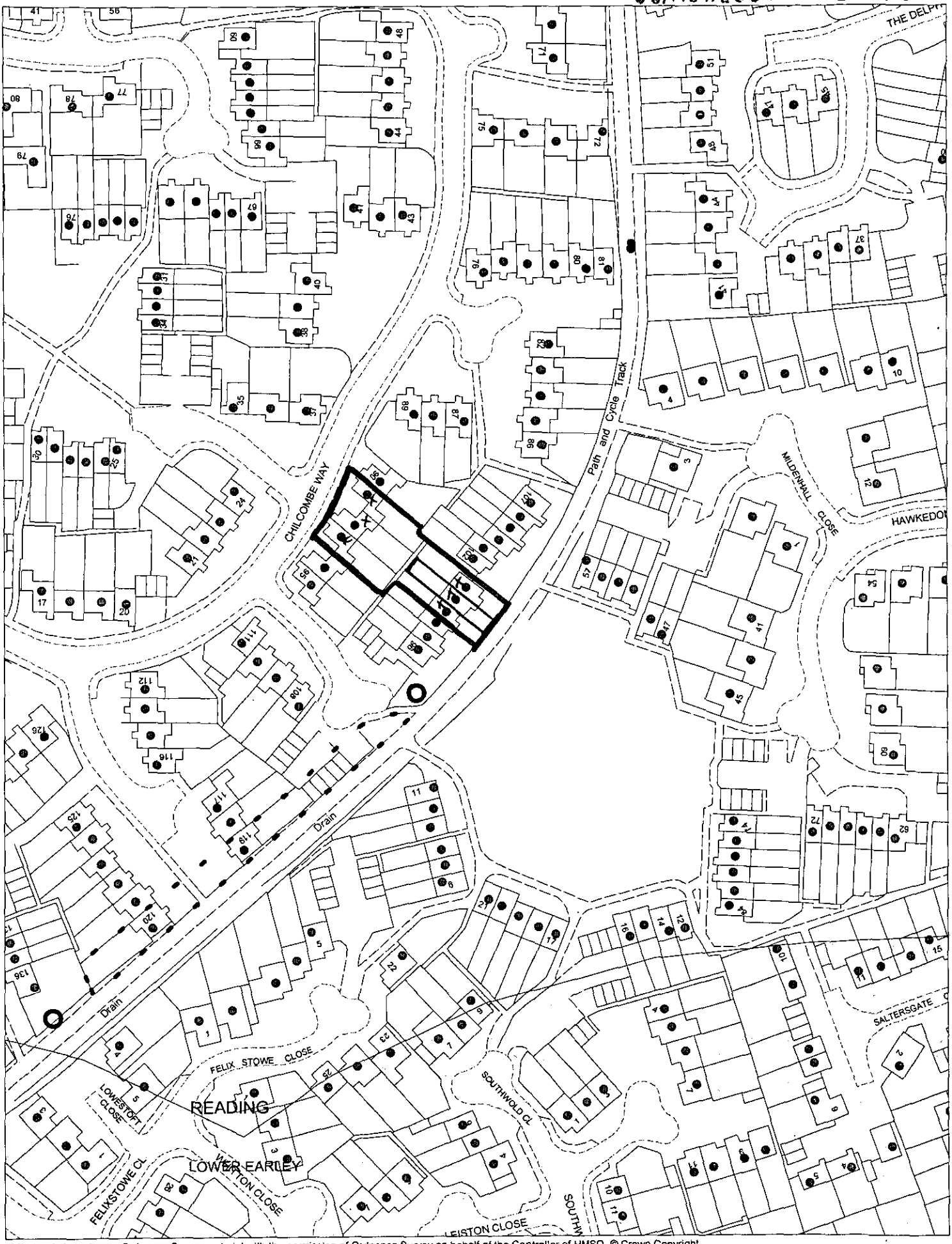
091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5265**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

DC.NOV.2001 * 5.65



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Development Control Section, Environmental Services, Wokingham District Council.
16 November 2001

Scale: 1 : 1250

N
W E
S