APPLICATION NO:
F/2000/0859

LOCATION:
14 Chiltern Crescent, Earley Reading.

APPLICANT:
Mr R Ahmad C/O Mr A G Smith

PROPOSAL:
Proposed two storey side extension to dwelling

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Ahmad
C/O Mr A G Smith
25 Reading Road
Woodley
Berks
RG5 3DA

Application Number: F/2000/0859

Parish: **EARLEY**

Location: **14, Chiltern Crescent, Earley, Reading.**

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

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

Reason

1. The proposed extension, by virtue of its design, would be incongruous and out of character in the street scene. The proposals are therefore contrary to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 22 May 2000

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0859

Applicant : Mr R Ahmad C/O Mr A G Smith.

Location : 14, Chiltern Crescent, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		4 April '00

Date of Neighbour Notifications : .....

Date of Site Visit : 4 April 2000

Date Registered : 14/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :
Earley TC - "no objection"
Highways - additional information.

Planning Issues :
Identified Settlement
Neighbours | streetscene

Application Number: F/2000/0859
14 Chiltern Crescent, Earley

Appraisal: 14 Chiltern Crescent is a two-storey, semi-detached house. The house has been extended previously - there is a two-storey side extension, with a catslide roof, and an l-shaped, single-storey, flat roof extension to the rear/side. The two-storey extension is flush with the front of the original house and has a depth of 4.5 metres and width of 2.6 metres. The single-storey extension projects 4 metres to the rear of the original house and 1.4 metres to the side. It continues around the side of the house to meet with the rear of the two-storey extension.

The proposal is to increase the width of the single-storey extension by 2.54 metres, extending it to the boundary. This part of the extension would be flush with the rear of the existing rear extension and 5.5 metres deep. The width of the forward part of the single-storey side extension would be increased by 1.4 metres to be flush with the flank of the two-storey side extension. The proposed extension at first-floor level would be flush with the side of the earlier two-storey side extension and the rear of the original house. It would have a pitched roof with a gable to the side and a ridge height of 5.8 metres. The design of the first-floor extension would be incongruous and, therefore, harmful to the character of the area.

The garage at 16 Chiltern Crescent is adjacent to the boundary and first-floor extension would not project beyond the rear of the neighbouring dwelling. Therefore, the proposals would not have a detrimental impact on the amenities of neighbouring residents.

Recommendation: refusal

Application Number F/2000/0859
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed extension, by virtue of its design, would be incongruous and out of character in the street scene. The proposals are therefore contrary to policies WBE1 and WOS3 of the WDLPDD and policies LBE1 and LBE2 of the LALP.

22/5/08

RECORD OF SITE VISIT

SITE ADDRESS: 14 Chiltern Crescent
Earley Reading.

APPLICATION NUMBER: F/2000/0859

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 April 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - gatepost

2. DESCRIPTION OF SURROUNDINGS
Residential - two-storey, bay-fronted semis.

3. DESCRIPTION OF SITE/BUILDING
2 storey semi, hipped roof, single-storey flat-roof extension at rear, paved frontage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Stair + small 1st floor window at No 16. Also small window in s/sr extn at rear of garage.
Extension at 14 projects c 3m r/o No 16.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING paved frontage

LEVELS 2 steps (c 30cm) up to house

BOUNDARY TREATMENT 1m wall at front
1.8 + 1.5m fences at rear

OTHERS

Received by Wokingham District Council

Application No: F/2000/0859

PROPOSAL:
Proposed two storey side extension to dwelling

LOCATION:
14, Chiltern Crescent, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

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

Tel: (0118) 974 6479

Date: **16 March 2000**

My ref: F/2000/0859

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0859
14, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling

I write to let you know that the above mentioned house holder application has been received

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0859**
14, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for
and my reason(s) are

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 APR 2000	
COPIES TO:	

Signed: Lissaman
Councillor Lissaman

Date: 02/04/00

Emy, please will you ring me about this one when you have had a look at it (we discussed on the phone 22/3)

I am not happy about the proposal, but I have difficulty deciphering the plan which looks incongruous and is v. close to the next door house. Regards Jeny Lissaman.

Many Thanks.

notified of recommendation 19/5

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 FEB 2000~~ VALID 14 MAR 2000

Officer: EXC | Application No. F/2000/0859

Map No. 41.. Site ...0.:04

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

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

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 14 CHILTERN CRESCENT

Parish: EARLEY Ward: Whitegates 16.3.2000

Applicant: MR R AHMAD

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

Enforcement Section (2) 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	Not clear exactly where extn is + parking layout	8/3	
3	Forms unsigned			
4	Correct S 66 certificate	Rear elevation of proposed extension does not show shower room window.		
5	Elevation plans	Front elevation does not include toilet/shower extension.	8/3	Still not very clear!
6	Floor plans	Which is ground floor plan, which floor? (Bedroom, toilet & shower all shown on both plans)	first	
7	Metric scale disclaimer			
8	Encroachment letter	Boundary shown on floor plan is different from red line on site plan.		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + 25 & 27 The Drive ✓ .....

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 16 March 2000

Application Number: F/2000/0859

Proposal: Proposed two storey side extension to dwelling

Site Address:
14, Chiltern Crescent, Earley, Reading.

Applicant:
Mr R Ahmad C/O Mr A G Smith.

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

REQUEST ADDITIONAL PLAN TO SHOW DROPPED CROSSING WIDENED TO AT LEAST 4.8m TO ALLOW TWO CARS TO EXIT THE SITE, AND REDUCE AMOUNT OF TRAFFIC REVERSING ONTO THE ADJOINING HIGHWAY AT ANY ONE TIME. PLEASE INDICATE ANY PHYSICAL OBSTRUCTIONS (ie: LAMP COLUMNS, SIGN POSTS, ELECTRICAL CABINETS ETC) WHICH MAY CAUSE PROBLEMS.

Signed: N.S. Trotter **Print name:** N TROTTER

24-3-00

FROM: Emy Circuit

DATE: 16 March 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0859

Proposal: Proposed two storey side extension to dwelling.

Site Address: 14, Chiltern Crescent, Earley, Reading.

Applicant: Mr R Ahmad C/O Mr A G Smith.

Your observations are required in respect of this application **by 09/04/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

A & V ENGINEERING SERVICES

25 READING ROAD
WOODLEY
READING
BERKSHIRE
RG5 3DA
Phone 01189 693 852

0859

14.MAR2000*

Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR.

14-3-00

14 MAR 2000

Re-Planning Application for.
14 Chiltern Crescent. Barkley.

Dear Sirs. Further to your letter dated 8-3-00
I enclose 6 copies of the plans for the above
application with the additional information
required in your letter 8-3-00.
Also enclosed are 6 copies of the application forms
together with a cheque for £95.00, being
the fee required for this application.
I trust that with the additional information
the enclosed application may now be
processed.

Yours faithfully
A Smith

14.MAR2000* 0859

ADDRESS 14 CHILTERN CRESCENT PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
63/51	Mr. H. A. Harris	Bedroom over Garage	13/2/51	App. App
BRA 1808	MR. B CHANDRI	S/E EXTENSION	20.11.76	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14.MAR2000*

14.MAR2000*

Environmental Services

For office use only.
Application number:

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	MR. RIAZ. AHMAD.
	Address and postcode	14 CHILTERN CRESCENT EARLEY, READING, BERKSHIRE. RG6 1AN.
	Phone number	(0118) 9262405.
	Agent's Name	MR A G SMITH
	Address and postcode	25 READING ROAD WOODLEY BERKS RG5 3DA
	Phone number	01189 693852
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.	14 CHILTERN CRESCENT EARLEY RG6 1AN
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION ON SIDE OF HOUSE WITH DOWN TO LET & SHOWER & BED'M UP
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.	RED BRICKS TO MATCH EXISTING - ROOF 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

14 MAR 2006 0859

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.		
	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.

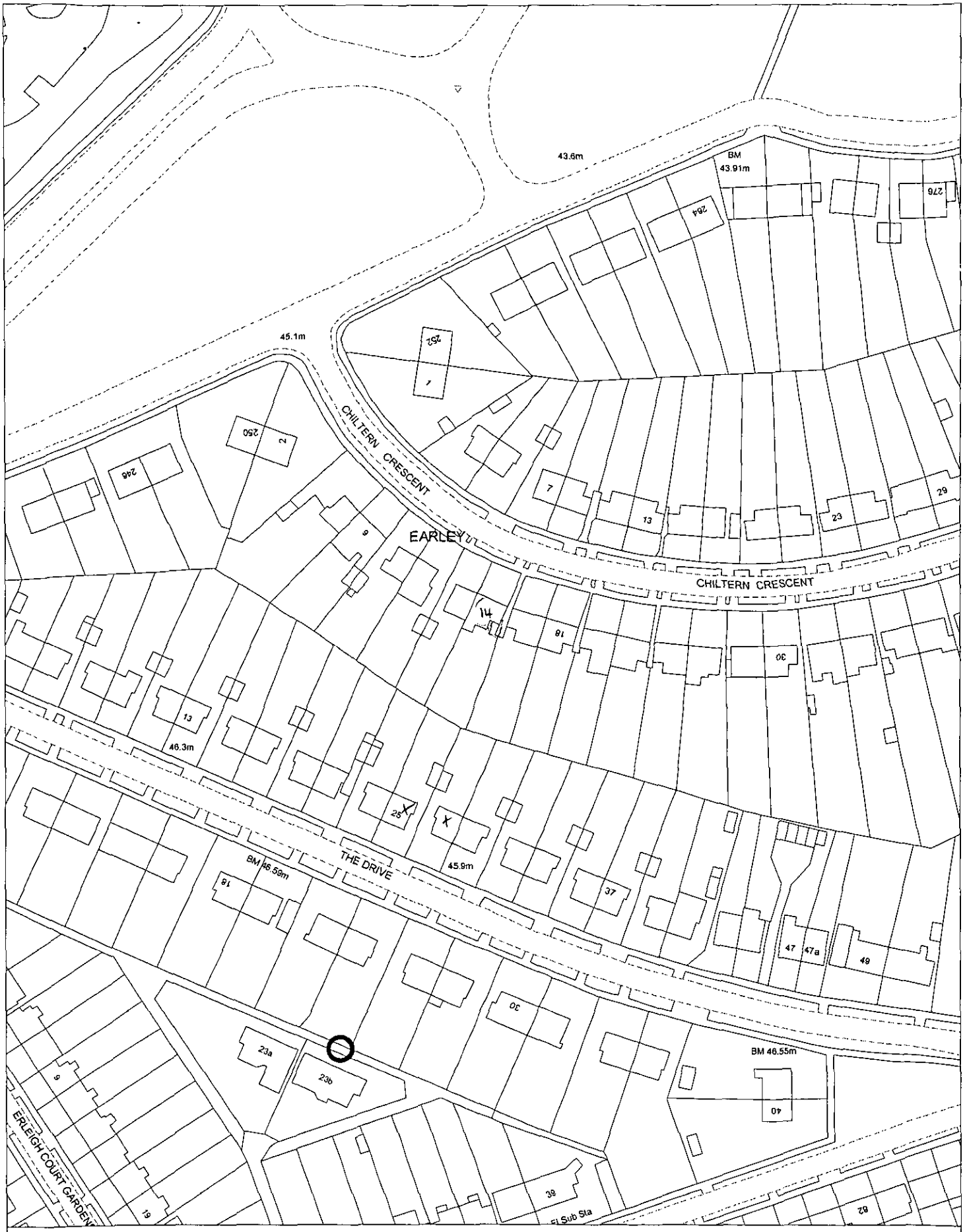
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: R. [signature] on behalf of

Date 27-2-2000

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



Site Plan, Scale: 1 to 1250

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Date: 2 March 2000

N
W E
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14.MAR2000* 0859