APPLICATION NO:
F/2002/7729

LOCATION:
18 Paddick Drive, Lower Earley Reading.

APPLICANT:
Mr C Evans C/O Mr D Sprot

PROPOSAL:
Proposed two storey side/front extension to dwelling and conversion of existing garage to living accommodation.

EARLIEST DATE FOR DECISION 03/11/2002

APPLICATION WILL HAVE EXPIRED ON 28/11/2002

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Evans
C/O Mr D Sprot
4 Kepple Place
BAGSHOT
Surrey
GU19 5NB

Application Number: F/2002/7729

Parish: **EARLEY**

Location: **18 Paddick Drive, Lower Earley, Reading**

Proposal: **Proposed two storey side/front extension to dwelling and conversion of existing garage to living accommodation.**

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. 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.

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

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, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 25/11/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7729	P.T.
BUILDING CONTROL NUMBER.	FX 2003/3876. Howard	
APPLICANT/AGENT	Mr D. Shot.	
ADDRESS OF SITE	18 Paddock Drive Lower EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey front ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	recd 29/1/03	rec.d 3/10/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/11/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/1/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7729

Applicant : Mr C Evans C/O Mr D Sprot.

Location : 18, Paddick Drive, Lower Earley, Reading.
Proposal : Proposed two storey side/front extension to dwelling and conversion of existing garage to living accommodation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 5/11/02

Date Registered : 03/10/2002

Earliest Date for Decision : 03/11/2002

Latest Consultation Date/Site Notice Expiry Date : 03/11/2002

This application will have expired on: 28/11/2002. 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 :

Town Council - Parking
Environment Agency - No objection

Planning Issues :

Impact upon the character of the area
Impact upon Neighbouring Properties

Policy LHG1, LHG2
LWS3, LWS61
EM1

Application Number: F/2002/7729

Appraisal

The application property is a detached house set within the Earley identified settlement. The proposal is for a two storey side extension in front of the recessed two storey element of the existing house. The conversion of the garage is also proposed.

The extension would built in front of the garage, projection 3.0 metres forward. the roof would be gabled and set lower than the main roof. A bedroom window would be inserted in the side elevation facing No.16.

Impact on Neighbouring Properties

No.16 is set 1.0 metres forward of No.18 meaning the extension would project only 2.0m forward. The projection would not produce any overshadowing or overbearing effects. There would be a bedroom window facing the flank wall of No.16 but because it is a blank wall and would be positioned in the centre of the wall no direct overlooking would occur. The rear garden of No 16 would not be visible from the window either so there would be no loss of privacy.

Impact on the character of the area

Because 16 is set forward the extension would not be visible from the sub-road. the design incorporates a lower roof ridge giving the appearance of a subservient extension.

Highway

The loss of the garage parking means that an extra space would be required. Three parking spaces are proposed which is considered adequate for a house with four bedrooms.

√ Approve

Application Number F/2002/7729
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: USG1, USG2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: U053, U054

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. J.S. Andrews

(Development Control Manager)

Date: 25/11/02

RECORD OF SITE VISIT

SITE ADDRESS: 18 Paddick Drive Lower Earley Reading. APPLICATION NUMBER: F/2002/7729	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential area
new build.

3. DESCRIPTION OF SITE/BUILDING Small
detached hse.
Set back from No 38

4. RELATIONSHIP TO ADJOINING PROPERTIES 16 - blank side wall as is 1st flr
Single bedroom window @ front above
gage. n check 45° but appears o.k
Rear below bedroom.
no overlooking



5. SITE CONSTRAINTS overshading of bedroom

TREES —

ACCESS/PARKING 3 - 4 including connected gage.

LEVELS level.

BOUNDARY TREATMENT 1.8m lane.

OTHERS

Application Number : F/2002/7729	**Map No :** 58
Case Officer : PT	**Site Area :** 0.02
Valid Date : 3/10/02	**Received Date: 03/10/2002**

Level : Delegated Application

Description : Proposed two storey side/front extension to dwelling. * conversion of existing garage to living accommodation

Location : 18, Paddick Drive, Lower Earley, Reading.

Parish : EA **Ward : LIT**

Applicant : Mr C Evans C/O Mr D Sprot.

Fee Required: £110 **Fee Received: £110** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No red line (include access route)	Phoned 9.10.	
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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 ✓ Landfill

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill

Railtrack

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

OTHERS

.....

.....

(Rural Area)

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

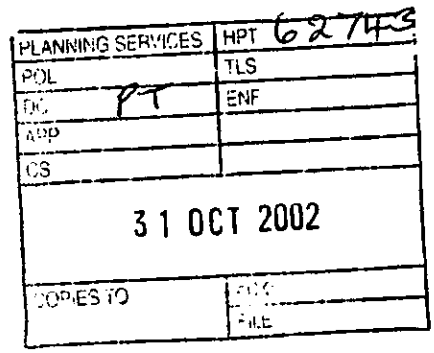
.....

No pre-apps

Our Ref : SP/2002/006616-1/1
Your Ref : F/2002/7729

Date : 25 October 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR



FAO: Phillip Taylor

Dear Sir

PROPOSAL: 2 STOREY SIDE/ FRONT EXTENSION AND CONVERSION OF EXISTING GARAGE
LOCATION: 18 PADDICK DRIVE, LOWER EARLEY, READING

Thank you for your letter dated 11 October 2002, received on 14 October 2002. Please quote the following reference in any correspondence: SU77SE/1/28. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU755702	95m	Reading University	Industrial and Commercial

The applicant is advised to incorporate gas protection measures into the design of the building unless risk assessment demonstrates that this is not necessary. Suitable gas protection techniques are outlined in the Building Research Establishment Report No. 212 - "Construction of New Buildings on Gas Contaminated Land". Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

The development should incorporate Sustainable Urban Drainage (SUDs) including making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: D Sprot

FROM: Phillip Taylor

DATE: 11 October 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7729

Proposal: Proposed two storey side/front extension to dwelling and conversion of existing garage to living accommodation..

Site Address: 18, Paddick Drive, Lower Earley, Reading.

Applicant: Mr C Evans C/O Mr D Sprot.

PLANNING SERVICES
MFP
CS
18 OCT 2002
COPIES TO:
FILE

Your observations are required in respect of this application **by 03/11/2002**

Whilst Councillors were not concerned about the actual extension detailed in this proposal, they were concerned at the proposed parking provision. It would appear that the parking provision proposed is in a section of road designed as a turning area for all road users.

It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 17 OCT 2002

Clerk To Earley Parish/Town Council.

LH

Received by Wokingham District Council

Application No: F/2002/7729

PROPOSAL:
Proposed two storey side/front extension to dwelling and conversion of existing garage to living accommodation.

LOCATION:
18, Paddick Drive, 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/2002/7729 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/11/2002. 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.

Trevor Watson
Development Control Manager
11 October 2002

Organisation_Name	Building_Name	address1	Postcode
		14PADDICK DRIVEREADING	RG6 4HH
		16PADDICK DRIVEREADING	RG6 4HH
		18PADDICK DRIVEREADING	RG6 4HH
		24PADDICK DRIVEREADING	RG6 4HH
		26PADDICK DRIVEREADING	RG6 4HH
		28PADDICK DRIVEREADING	RG6 4HH
		30PADDICK DRIVEREADING	RG6 4HH
		2CHESTERMENT WAYREADING	RG6 4HW
		4CHESTERMENT WAYREADING	RG6 4HW

Neighbour consultation list F/2002/7729

Environmental Services

For office use only.
Application number: 03.OCT.2002 7729

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.

WOKINGHAM UNITARY
Aiming for Excellence

03 OCT 2002

1	Your name	MR C EVANS
	Address and postcode	18 PADDICK DRIVE, WELLINGTON GRANGE LOWER EARLEY READING RG6 4HH
	Phone number	01189866465
2	Agent's Name	MR D SPARY.
	Address and postcode	4 KEPPLE MEWS BRIGHTON SUSSEX BN1 9WB.
	Phone number	01273 471302.
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.	18 PADDICK DRIVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TO BUILD A TWO STOREY SIDE & FRONT 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.	FACING BRICKS TO MATCH EXISTING. ROOF TILES TO MATCH EXISTING. WHITE UPVC WINDOWS 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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	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.

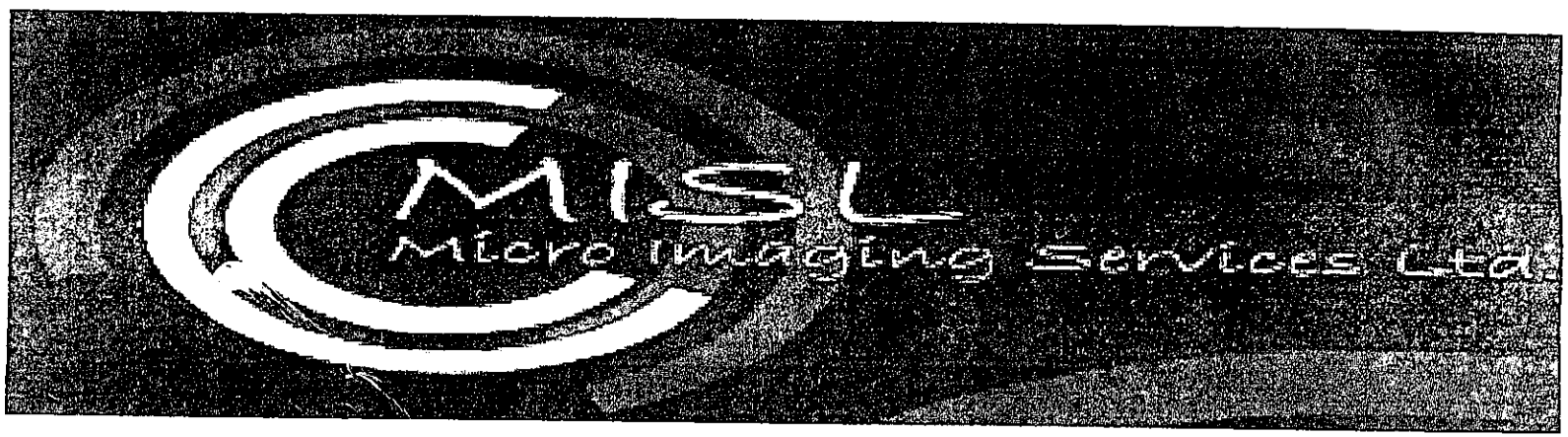
Your signature: [signature]

on behalf of

Date 19/9/02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 18 PADDICK DRIVE **PARISH** EARLEY

PLOT No. 150 **ORD. SHEET No.** SU 7570(58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY	PLAN		C/A
39994/5	UNIV. OF READING	O/C	15.6.98	REF.
44324	N/P			
44325	UNIV. OF READING	O/C		NON-DET
45243	"	"		"
97/65574/RM	McLEAN HOMES	DET. HOUSE & GARAGE	11.8.97	REF
97/66387	McLEAN HOMES	DET. HOUSE & GARAGE	5.12.97	C/A
A/97/0152	"	"		
F/2002/7729	Mr. C. Evans	2 S/H/S/F Ext.		

MINISTRY DECISION 39994 - APPEAL DISMISSED 29.11.93 SEC. 106 AGR
BCC/WDC 22.6.93 44325/45243 AGR SIGNED 30.1.96 44325/45243 IN FAVOUR
APPEALS ALLOWED 8.7.96 UNDERTAKING IN FAVOUR OF WDC 2.2.96