APPLICATION NO:
F/2000/1634

LOCATION:
49 Rosedale Crescent, Earley Reading.

APPLICANT:
Mr A D Smith C/O A G Smith

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
27/07/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A D Smith
C/O A G Smith
25 Reading Road
Woodley
Berkshire
RG5 3DA

Application Number: F/2000/1634

Parish: **EARLEY**

Location: **49, Rosedale Crescent, Earley, Reading.**

Proposal: **Proposed single storey 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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/07/2000

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 : Joss Miller

Application Number : F/2000/1634

Applicant : Mr A D Smith C/O A G Smith.

Location : 49, Rosedale Crescent, Earley, Reading.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 9/6

Date of Site Visit : 19/6

Date Registered : 01/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 27/07/2000. 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
Earley TC - No objection

Planning Issues :

Effect on street scene & neighbouring properties WBC1
Identified settlement

Application Number: F/2000/1634

Appraisal :

This application is for single storey front extension

Neighbours.
All neighbours are a sufficient distance for any impact to be minimised.

Street Scene.
The single storey extension has a width of 7.6m a depth of 2.6m an eaves height of 2.4m and a ridge height of 3.4m. The distance between the extension and the highway is 8m. The porch projects a further .6m. The roof is a leanto but the porch has a gable end. As the proposal is single storey is not considered to have a sufficient adverse impact to warrant a refusal. (Due to its modest size and design)

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

Application Number F/2000/1634
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works

RECORD OF SITE VISIT

SITE ADDRESS: 49 Rosedale Crescent
Earley Reading.

APPLICATION NUMBER: F/2000/1634

OFFICER: Joss Miller

DATE OF SITE VISIT: 15/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Terrace & semi mix.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
51 Other side
All others across road or at other end of garden.

5. SITE CONSTRAINTS

TREES ✓ 3 fairly poor quality trees.

ACCESS/PARKING ✓

LEVELS —

BOUNDARY TREATMENT Hedge 1.5m - 2m high on corner. 2m fence on other side of front door going right round garden.

OTHERS

FROM: Joss Miller

DATE: 09 June 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1634

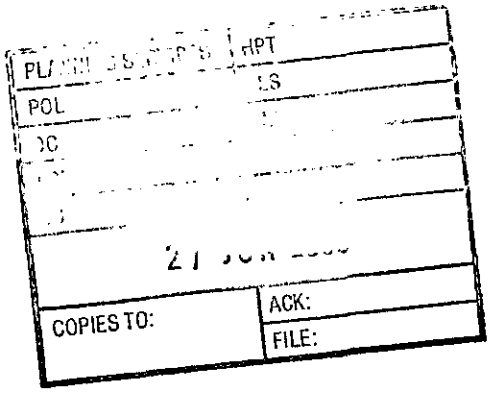
Proposal: Proposed single storey front extension to dwelling..

Site Address: 49, Rosedale Crescent, Earley, Reading.

Applicant: Mr A D Smith C/O A G Smith.

Your observations are required in respect of this application **by 03/07/2000** .

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 09 June 2000

Application Number: F/2000/1634

Proposal: Proposed single storey front extension to dwelling.

Parish: EARLEY TOWN

Site Address:
49, Rosedale Crescent, Earley, Reading.

Applicant:
Mr A D Smith C/O 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).

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00

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

Tel: (0118) 974 6463

Date: **09 June 2000**

My ref: F/2000/1634

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/1634
49, Rosedale Crescent, Earley, Reading.
Proposed single storey 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1634**
49, Rosedale Crescent, Earley, Reading.
Proposed single storey 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 Storry

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

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

Tel: (0118) 974 6463

Date: **09 June 2000**

My ref: F/2000/1634

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

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Application Number: F/2000/1634
49, Rosedale Crescent, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1634**
49, Rosedale Crescent, Earley, Reading.
Proposed single storey 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 Lissaman

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

Received by Wokingham District Council

Application No: F/2000/1634

PROPOSAL:
Proposed single storey front extension to dwelling.

LOCATION:
49, Rosedale 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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

09 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 JUN [illegible]	Map No. 41 Site 0.03
Officer: JM	Application No. F/2000/1634
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 49 ROSEDALE CRESCENT

Parish: EARLEY Ward: Whitegates 9.6.2000.

Applicant: MR A D SMITH

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

Enforcement Section (3) 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 : 9.6.2000 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 (BABTIE) .....
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 + 23, 25, 47, 51, 20, 22, 24 Rosedale Cres.

By hand 31.5.00.

01 JUN 2000* 1634

A & V ENGINEERING SERVICES

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

30-5-2000

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

Re Planning Application
for N° 49 Rosedale Crescent, Earley.

Dear Sirs.

Enclosed are 6 duly completed application forms and 6 drawings being in respect of a proposal for a Single Storey extension at the above address.

Enclosed is a cheque for £95.00 being the fee required for this application.

Thanking you for your assistance in the application.

Yours faithfully
A J Smith.

ADDRESS 49 ROSEDALE CRESCENT PARISH EARLEY E

PLOT No. ORD. SHEET No. 41 SU.7473

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
191/49	Messrs. W.T. Wood & Co Ltd	Layout	14/6/49	App. C/A.
305/56	The County Borough of Reading	-Outline	13/6/56	N/A- C/A.
17/57	The Corporation of Reading	Semi/Det. House.	13/2/57	App. App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

1634

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	ANDREW DUNCAN SMITH
	Address	49 ROSEDALE CRESCENT
	and postcode	EARLEY
		READING
		RG6 1AS
	Phone number	0118 9616734
2	Agent's Name	A G SMITH
	Address	25. READING RD
	and postcode	WOODLEY
		BERKS
		RG5 3DA
	Phone number	01189 693852
3	Site	49 ROSEDALE CRESCENT
	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.	EARLEY
		RG6 1AS
4	Give brief details of the proposal for example, two storey side extension.	About the application: SINGLE STOREY 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.	RED BRICK TO MATCH EXISTING TILES TO MATCH EXISTING ROOF
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 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: —
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

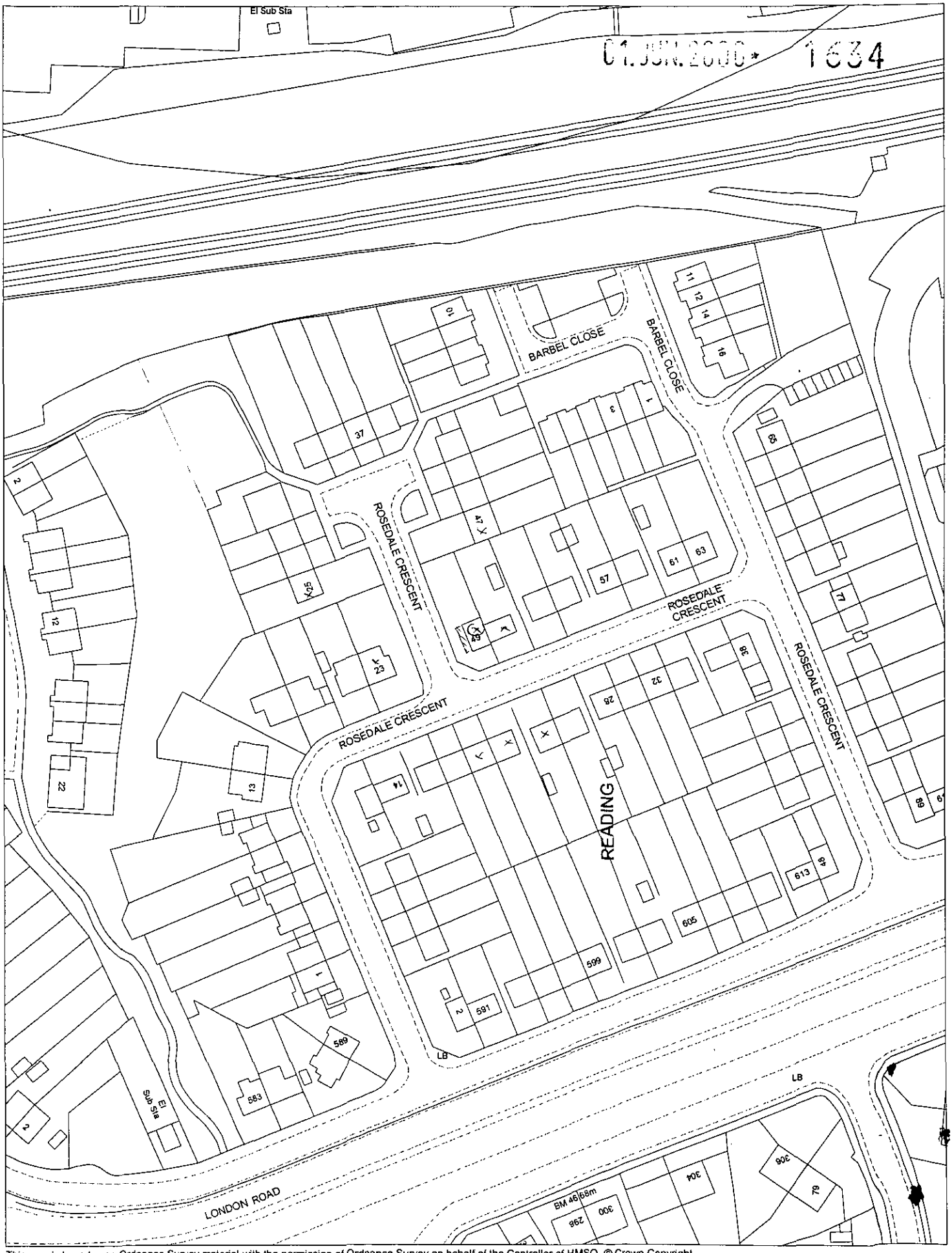
None of the land forms part of an agricultural holding.

Your signature: D Smith

on behalf of

Date 30/5/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000 Scale: 1 : 1250

N
W E
S