

SYSTEMS LTD

APPLICATION NO:
F/2000/0928

LOCATION:
5 Rosedale Crescent, Earley Reading.

APPLICANT:
Mr & Mrs A Belcher C/O The Lfot Conversion Co (Rdg)

PROPOSAL:
Proposed side dormer extension to dwelling.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Belcher
C/O The Loft Conversion Co (Rdg)
60 Grasmere Avenue
Tilehurst
Berkshire
RG30 6XX

Application Number: F/2000/0928

Parish: **EARLEY**

Location: **5, Rosedale Crescent, Earley, Reading.**

Proposal: **Proposed side dormer 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.

Condition
3. The landing window in the south-east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/05/2000

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.*

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0928	JM
BUILDING CONTROL NUMBER.	FP2000/0357	Paul
APPLICANT/AGENT	The Loft Conversion Company	
ADDRESS OF SITE	5. Rosedale Crescent HARLEY.	
DESCRIPTION OF PROPOSED WORK	loft conversion + side dormer.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0046-268	0046-268
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT	~~FMG~~	
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		31/5/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	23/2/00.	6/6/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	25/2/00	8/3/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0928
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works
3	SC20	SR24	landing window.
			South-east elevation.

Do you agree with the obscure glazed condition? ✓

John Mutlow
31/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rosedale Crescent Earley Reading.

APPLICATION NUMBER: F/2000/0928

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes front boundary

2. DESCRIPTION OF SURROUNDINGS
Semi-d & terraced houses on both sides of road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
3 | o/s side. Window (bathroom)
5 o/s kitchen window.
7. on other side of development.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2 spaces.

LEVELS —

BOUNDARY TREATMENT 1.8m fence at sides and back with some wire mesh on second half of fencing to 7.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0928

Applicant : Mr & Mrs A Belcher C/O The Lfot Conversion Co (Rdg).

Location : 5, Rosedale Crescent, Earley, Reading.
Proposal : Proposed side dormer extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/4

Date of Neighbour Notifications : 23/3

Date of Site Visit : 12/4

Date Registered : 08/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :
Earley TC - No objection

Planning Issues :
Effect on Street Scene and neighbouring properties WBC1.
Identified Settlement.

Application Number: F/2000/0928

Appraisal :

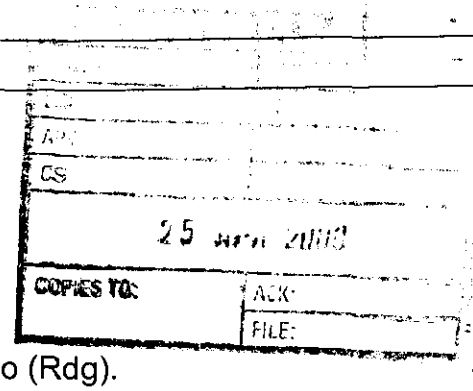
This application is for a side dormer extension.
Neighbours.
No 3. has an obscure glazed landing & bathroom window. There is approx 5m. between the dormer window and the neighbouring property. The scale of the dormer is modest and will not adversely effect the neighbour sufficiently with regard to overbearing issues to warrant a refusal. The landing window would have oblique views of the neighbour's garden & the windows on the neighbouring property are obscure glazed. In order to maintain a degree of privacy it may be necessary to obscure glaze the new landing window proposed.
Street scene.
The scale of the extension is relatively modest and the design is in keeping with the original house. Therefore any impact on the street scene is minimised.

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

FROM: Joss Miller

DATE: 23 March 2000

EARLEY TOWN CONSULTATION SHEET



Application Number: F/2000/0928

Proposal: Proposed side dormer extension to dwelling..

Site Address: 5, Rosedale Crescent, Earley, Reading.

Applicant: Mr & Mrs A Belcher C/O The Lfot Conversion Co (Rdg).

Your observations are required in respect of this application **by 16/04/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/0928

PROPOSAL:
Proposed side dormer extension to dwelling.

LOCATION:
5, 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 (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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2000. 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 6463

Date: **23 March 2000**

My ref: F/2000/0928

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/2000/0928
5, Rosedale Crescent, Earley, Reading.
Proposed side dormer 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0928**
5, Rosedale Crescent, Earley, Reading.
Proposed side dormer 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**********

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Tel: (0118) 974 6463

Date: **23 March 2000**

My ref: F/2000/0928

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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5, Rosedale Crescent, Earley, Reading.
Proposed side dormer 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2000	Map No. 41 Site 0-04
Officer: JM Application No. F/2000/0928	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SIDE DORMER EXTENSION TO DWELLING

Location: 5 ROSEDALE CRESCENT

Parish: EARLEY Ward: Whitegates 23.3.2000

Applicant: MR/MRS BELCHER

Fee Received 95-00 Required ..... Additional ..... Refund .....
(1)

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	USC [illegible] -- may need [illegible] parking spaces.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.3.2000 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:

.....

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NEIGHBOURS: S/N + 3, 7, 8 + 10 ROSEDALE CRESENT

ADDRESS 5 ROSEDALE CRESCENT PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2523	MR. MALKIAT SINGH	CONSERVATORY TO GARAGE	21-5-25-	APP. W/
35777	A. BELLMER	GARAGE / UTILITY	5-6-90	CLX
BRA 9114F	"	" / "	06.6.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Loft conversion - 25/2/00

DRAINAGE

1959/a

08 MAR 2006 0928

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS A BELCHER
	ADDRESS	5 ROSEDALE CRESCENT
		EARLEY, READING,
		BERKS
	POST CODE	RG6 1AS Tel. No. 0118 966 6774
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE LOFT CONVERSION COMPANY (RG)
	ADDRESS	60 GRAEMERE AVE,
		TILEHURST,
		READING,
	POST CODE	RG30 6XX Tel. No. 0118 945 3469
3. On the plans outline the whole site in RED. Any OTHER land in your *ownership or control outline in* BLUE.	SITE LOCATION	5 ROSEDALE CRESCENT EARLEY, READING, BERKS. RG6 1AS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SIDE FACING HIPPED ROOF DORMER TO NEW LOFT CONVERSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — PLAIN TILES RECLAIMED FROM EXISTING ROOF.

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / ~~NO~~

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS A BELCHER

DATE 6-3-00

0928



Site Plan, Scale: 1 to 2500

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Date: 21 March 2000

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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

Scale: 1 : 1250

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