APPLICATION NO:
F/2002/5864

LOCATION:
22 Somerton Gardens, Earley Reading.

APPLICANT:
Mr S O'donovan C/O K P Barber

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

945

01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S O'Donovan
C/O K P Barber
10 Filmer Road
Windsor
Berks
SL4 4LZ

Application Number: F/2002/5864

Parish: **EARLEY**

Location: **22, Somerton Gardens, Earley, Reading.**

Proposal: **Proposed first floor side 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the south elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

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	5864	RK
BUILDING CONTROL NUMBER	FP 2002/3125	
~~APPLICANT~~/AGENT	K. P. Barber	
ADDRESS OF SITE	22 Somerton Gardens Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	WD/02/10/1A	WD/02/10/1
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/3/02	

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	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5864

Applicant : Mr S O'donovan C/O K P Barber.

Location : 22, Somerton Gardens, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. 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 :

Earley P.C.: No objection.

Planning Issues :

Application Number: F/2002/5864

Appraisal :

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

Application Number F/2002/5864
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	Insert: first floor level or above in the south elevation of the extension.

RECORD OF SITE VISIT

SITE ADDRESS: 22 Somerton Gardens Earley Reading.

APPLICATION NUMBER: F/2002/5864

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses.

3. DESCRIPTION OF SITE/BUILDING Extended detached house - single storey flat roofed extension to south.

4. RELATIONSHIP TO ADJOINING PROPERTIES
28 + 29 Somerton Gardens to S. No. 23 is closer to these + has windows to rear.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING Unaffected

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to S. Flat roof detached garage x flat + 1.5m fence + 0.3m trellis to rear.

OTHERS No. 14 has similar ext=

Application Number: F/2002/5864 – 22 Somerton Gardens, Earley, Reading

Appraisal:

This is an application for a first floor side extension to a dwelling. This raises two issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The proposal is largely screened from Somerton Gardens by the fact that it is in the corner of a cul-de-sac. Views of it from the majority of Somerton Gardens would be blocked by the adjoining property of 23 Somerton Gardens. To the rear it may be possible to gain views of the proposal from Radstock Lane. However, there is substantial screening and the proposal would project no nearer to Radstock Lane than the original house.

Impact on adjoining properties: LBE 1, WBE 1

The proposal may have an impact on the adjoining properties of 28 and 29 Somerton Gardens. However, it is situated some 20m from either of those properties and to the north of them, such that no overshadowing will occur. The proposed extension will not have any windows at first floor level and is situated 2m from the property boundary. It is not considered that this will cause undue harm.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 18 February 2002

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
PCS	
DC	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

Application Number: F/2002/5864

Proposal: Proposed first floor side extension to dwelling..

Site Address: 22, Somerton Gardens, Earley, Reading.

Applicant: Mr S O'donovan C/O K P Barber.

Your observations are required in respect of this application **by 14/03/2002** .

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6229

Date: **18 February 2002**

My ref: F/2002/5864

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2002/5864
22, Somerton Gardens, Earley, Reading.
Proposed first floor 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** *Application Number*: **F/2002/5864**
22, Somerton Gardens, Earley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6229

Date: **18 February 2002**

My ref: F/2002/5864

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5864**
22, Somerton Gardens, Earley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6229

Date: **18 February 2002**

My ref: F/2002/5864

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2002/5864
22, Somerton Gardens, Earley, Reading.
Proposed first floor side extension to dwelling.

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5864**
22, Somerton Gardens, Earley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5864
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/5864

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
22, Somerton Gardens, 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/2002/5864 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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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.

Head of Planning and Transportation

18 February 2002

Application Number : F/2002/5864	Map No : 58
Case Officer : RK	Site Area : 0.04
Valid Date : 8/02/02	Received Date: 08/02/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 22, Somerton Gardens, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr S O'donovan C/O K P Barber.

Fee Required: £95 Fee Received: £95 (b)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
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

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

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

No pre-apps

NEIGHBOURS

S/N + see map

ADDRESS 22 SOMERTON GARDENS PARISH EARLEY

PLOT No. 36 ORD. SHEET No. 54.74.70

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	NEW HOMES PROJECT LTD.	O/APP RES. DEV.	13.6.74	N/A
01965	PYE LTD. & OTHERS	" 830 HOMES	APP. ACCORDING TO MINUTE	
04557	BOVIS HOMES S.E. LTD.	" & COMM. DEV.	10.6.76	N/A
07235	"	LOWER EARLEY ROAD DISTRIBUTION	24.11.77	N/A
07295	"	B.B.K.L.S.V. "	5.12.77	N/A
07541	"	DETACHED HOUSE & GARAGE	16.2.78	N/A
BR 7976	"	"	3.5.78	APP.
14653	MR. L. GRIMBLEBY	PED ACCESS TO BARSTOCK LANE	15.1.81	N/A
BR 19304	"	UTILITY ROOM	1.9.82	APP
F/2002/5864	Mr. S. O'donovan	Is ff/s ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

5864

Environmental Services

For office use only. Application number: 08.FEB.2002* 5864

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

1	Your name Address and postcode Phone number	MR S. O'DONOVAN 22, SOMERTON GARDENS LOWER EARLEY READING 0118 9866861
2	Agent's Name Address and postcode Phone number	K. P. BARBER 10, FILMER ROAD WINDSOR BERKS SL4 4LZ 01753 621412
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.	22, SOMERTON GARDENS LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR 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	TILES & BRICKS 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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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

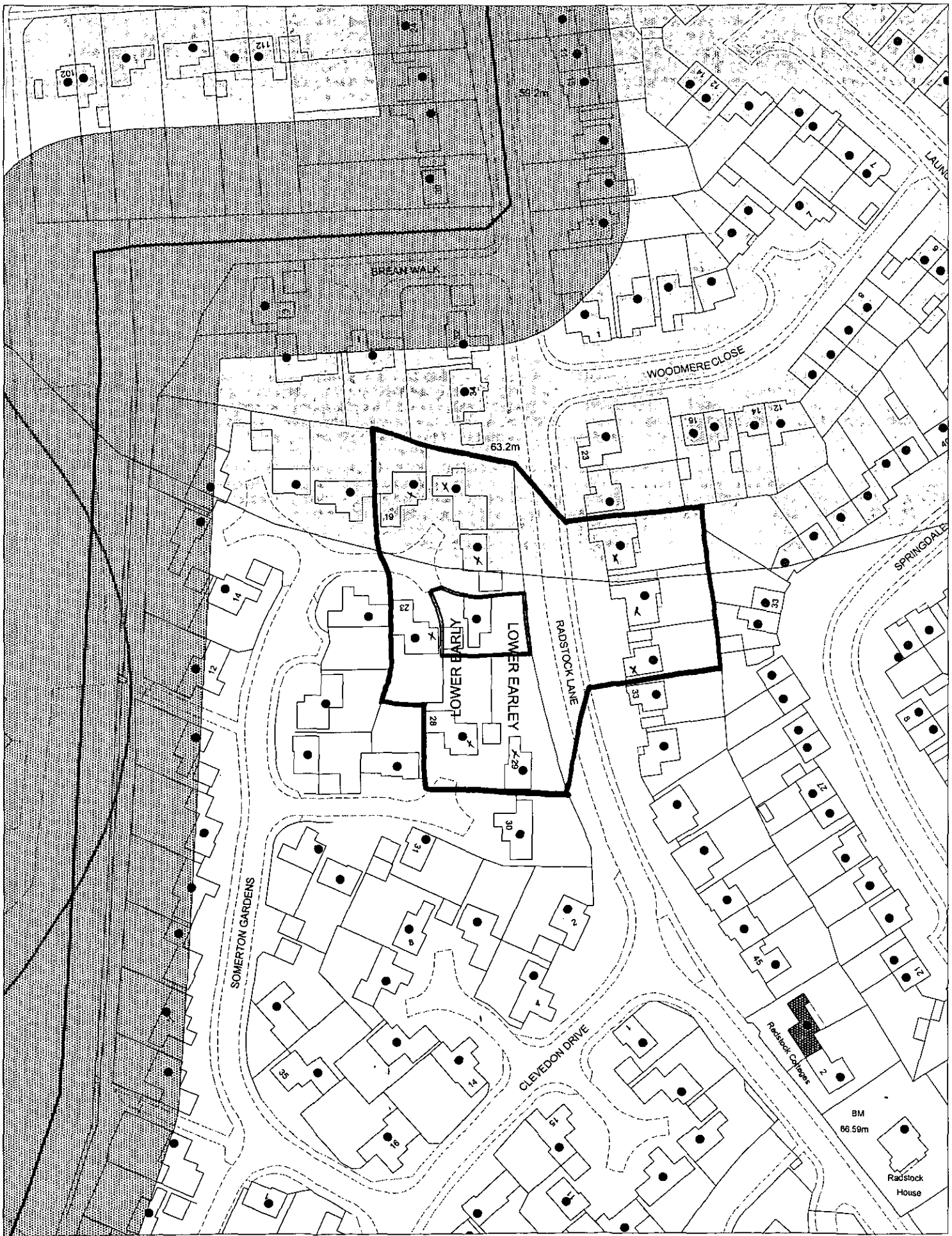
None of the land forms part of an agricultural holding.

Your signature: K P Barker on behalf of S. O'DONOVAN

Date 4/2/02

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

08.FEB.2002 5864



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2002 Scale: 1 : 1250

N
W E
S