EX SYSTEMS LTD

APPLICATION NO:
F/2001/3145

LOCATION:
16 The Drive, Earley Reading.

APPLICANT:
Mr & Mrs Akhtar C/O C A Associates

PROPOSAL:
Proposed two storey side extension and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/03/2001

CASE OFFICER: **George Allpress**

REFUSED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Akhtar
C/O C A Associates
18 Cinnamon Close
Earley
Berkshire
RG6 5GP

Application Number: F/2001/3145

Parish: **EARLEY**

Location: **16, The Drive, Earley, Reading.**

Proposal: **Proposed two storey side extension and single storey rear 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, the reasons for which are specified hereunder.

Reason
1. The proposed two storey extension, would because of its size, bulk and massing, result in harm to the street scene. The application therefore conflicts with the Berkshire Structure Plan policy EN1; the Loddon Area Local Plan policies LBE1 and LBE2; and with the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Reason
2. The application proposal would set an undesirable precedent for future development which the Council would subsequently find difficult to resist.

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 and LT6.
Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

Received by Wokingham District Council

Application No: F/2001/3145

PROPOSAL:
Proposed two storey side extension and single storey rear extension to dwelling.

LOCATION:
16, The Drive, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. 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

15 January 2001

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3145

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/2001/3145
16, The Drive, Earley, Reading.
Proposed two storey side extension and single storey rear 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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3145**
16, The Drive, Earley, Reading.
Proposed two storey side extension and single storey rear 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**********

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3145

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3145**
16, The Drive, Earley, Reading.
Proposed two storey side extension and single storey rear 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**********

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 15 January 2001

Application Number: F/2001/3145

Proposal: Proposed two storey side extension and single storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
16, The Drive, Earley, Reading.

Applicant:
Mr & Mrs Akhtar C/O C A Associates.

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).

(1) C04A, R04A.
(2) C122, R122.
(3) Driveway must be widened to 7.2 metres minimum and the associated crossing extended to accommodate this.
Reason: Interests of Highway safety & convenience.

NOT

Signed: _____ **Print name:** Adam Coggins
23/01/01

16 The Drive, Earley

43286, extension approved October 1994.
work has started + ∴ appears permission may not have expired
Please can a site visit be made to confirm that we would
consider work to have commenced + the application still to be valid.
If this is ok may wish to make minor amendments (+ also mentioned
~~reduce~~ removing 1st floor set back but I said this would be unlikely
to be acceptable).

PLANNING SERVICES	HPT 36942
POL	TLS
DC [redacted] NB	ENF
APP	
CS	
2[illegible]	
COPIES TO:	ACK:
	FILE:

Reply Req

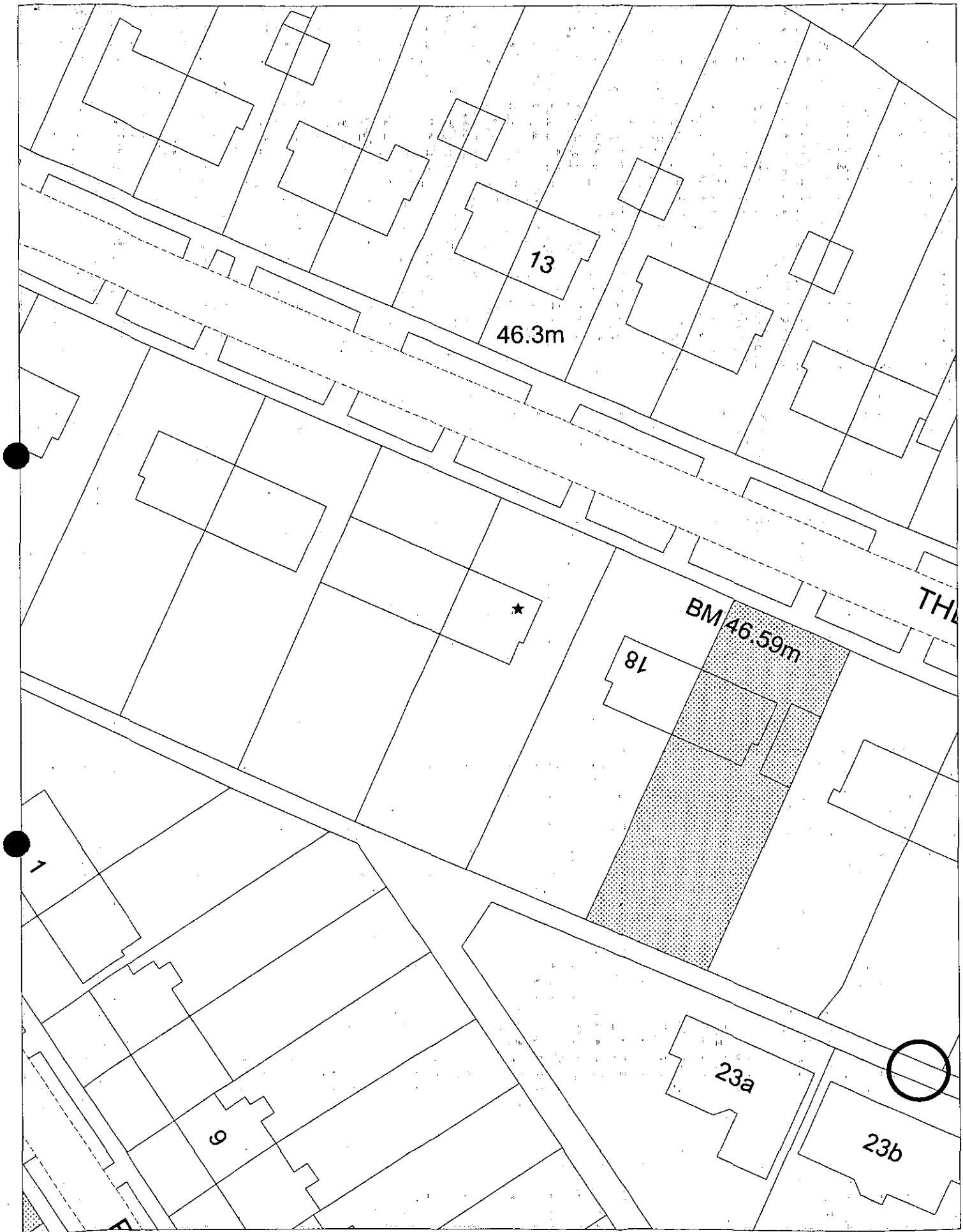
Mr Akhtar
16 Baker Street
Reading
RG1 7XX.
961 3516 -

(due to exchange contract next week) — NB do not need to go onto
site to see work which has been undertaken.
∴ please phone as well as writing.

(Duty) 22/11/00

15/1 -

S.S side extn.
hipped roof with roof light built



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Development Control Section, Environmental Services, Wokingham District Council.
4 December 2000 Scale: 1 : 500

ADDRESS 16 THE DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473 (A1)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 10165	MR. S. SWANN	GARAGE TO RES	3.4.91	APP
40251				PD
RP/92/0978	"	"	2.11.92	APP
41495	SWANN / COWLES	2/SF & S/SF. EXTS.	29.9.93	REA
43286	" "	"	6.10.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WORK SHEET FOR: George Allpress

Application Number: F/2001/3145

Applicant: Mr & Mrs Akhtar C/O C A Associates.

Location: 16 The Drive, Earley, Reading.

Proposal: Proposed two storey side extension and single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		24/01/01

Date of Neighbour Notifications: 15/01/01

Date of Site Visit: 06/02/01

Date Registered: 09/01/2001

Earliest Date for Decision: 08/02/2001

Latest Consultation Date/Site Notice Expiry Date: 08/02/01
14/02/01 (GA)

This application will have expired on: 06/03/2001. 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 - recommend approval subject driveway being widened and appropriate surfacing materials being used.

Earley Town Council - no objection

At the time of writing no further comments have been received.

Planning Issues: *The issues raised by this application are impact to the* street scene, neighbour amenity, parking and highway safety.

The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3145

Appraisal:

The application property is one of a small group of similarly designed semi-detached suburban houses which have more space between them than is normally associated with houses of this type. The houses opposite have narrower plot widths than those on this side of the street. The spaces between the dwellings and the rhythm and pattern of the semi-detached houses is considered an integral part of the street scene.

The application proposes a two storey side extension that would finish flush both front and rear at first floor level, extend to within 0.9 metre of the boundary with the adjacent unattached dwelling and a full width single storey rear extension at a depth of 3.6 metres.

The application proposal would almost double the building' mass when viewed from the street scene.

The houses on this side of the street differ to those opposite in their plot width and the pattern of side extensions that have taken place on this side of the road. Their plot widths are characteristically larger (that is wider) than normally associated with dwellings of this type, and those that have been extended at first floor have no first floor recess.

The adjacent attached no.16 is an example and also nos. 24 and 30. Argument for an exception to normal policy could be made if the proposed extension were to designed to correspond in every detail to that which has been built at no.16. If that were the case such a proposal could arguabyl be said to re-establish the uniformity of this semi-detached pair, i.e. that which has been unbalanced and lost since no.16 was extended.

However, the application proposal goes even further (in terms of its width) than the two storey side extension which has been built at no.16, and also those other examples at no.24 and 30.

The extensions at those dwellings, although flush and without recess at first floor, at least have a single storey garage between the point where their first floor extensions end and their respective boundary. A separation of about 2.5 metres is maintained at first floor level between flank and boundary, and the distinctive and more spacious character of this side of the street is maintained.

However, that proposed would be built at both ground and first floor level to within 0.9 metres of the shared boundary. The proposed extension would completely disregard the characteristics of its surrounding and set the worst possible example for future development in this location.

The proposal is therefore considered to conflict with the Local Plan policies which aim to ensure development is sympathetic to and in character with its surroundings.

Recommendation: Approval: ☐ Refusal: ☑
(tick appropriate box)

Application Number: F/2001/3145
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			**The proposed two storey extension, would because of its size, bulk and massing, result in harm to the street scene. The application therefore conflicts with the following policies: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.**
2			**The application proposal would set an undesirable precedent for future development which the Council would subsequently find difficult to resist.**
			INFORMATIVES
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

27/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 16 The Drive, Earley, Reading.

APPLICATION NUMBER: F/2001/3145

OFFICER: George Allpress

DATE OF SITE VISIT: 06/02/01 and 20/02/01 to reassess at the applicant's request.

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street comprising two storey semi-detached houses built of a design, pattern and style that is typical of inter-war years suburban housing. The dwelling is brick built, with two storey bay front. The property is the eastern half of a pair, built with hipped tile clad roof and has a single storey side extension. The street is characterised by semi-detached houses, those on the opposite side of the road occupying a narrower plot width that those on this side of the road. Although the houses are of a fairly uniform pattern there is variation in the design of individual dwellings, many have now been altered. The houses in general have relatively spacious front gardens. An integral characteristic of the area, and an important element in the built from, is the space between garden, frontage, the front gardens and the gaps between buildings.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey brick built house with hip roof and plain clay roof tiles and attached garage.

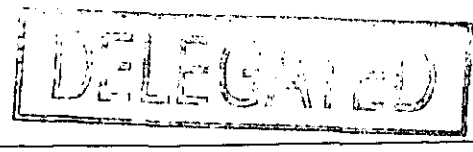
4. RELATIONSHIP TO ADJOINING PROPERTIES Eastern half of attached pair no.14 is the other half. No.18 to the east is the unattached neighbour.

5. SITE CONSTRAINTS

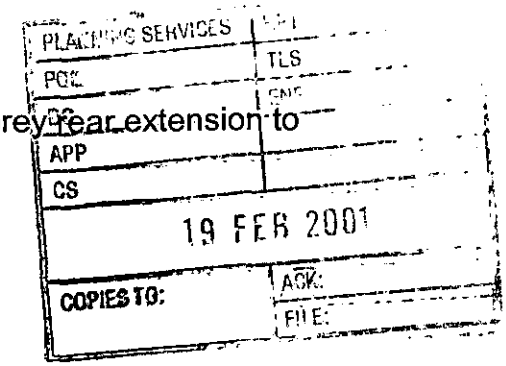
TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	front parking for two cars.
LEVELS	Marginal fall to north and rise to east.
BOUNDARY TREATMENT	Timber fencing.
OTHERS	None

FROM: George Allpress

DATE: 15 January 2001



EARLEY TOWN CONSULTATION SHEET



Application Number: F/2001/3145

Proposal: Proposed two storey side extension and single storey rear extension to dwelling..

Site Address: 16, The Drive, Earley, Reading.

Applicant: Mr & Mrs Akhtar C/O C A Associates.

Your observations are required in respect of this application **by 08/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3145 relates.

Address of site 16 THE DRIVE EARLEY.

READING. RG6 - 1 EG.

Signed [signature]

Date 24/1/2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JAN 2001	Map No. 41. Site 0.05
Officer: GA	Application No. F/2001/3145
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 16 THE DRIVE

Parish: EARLEY. Ward: WHITEGATES 15.01.01

Applicant: MR + MRS AKHTAR

Fee Received 95.00 Required ..... Additional ..... Refund .....

(2)

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	~~Parking layout + vehicles~~ (they have marked out 3 spaces on site plan & there is also a garage)		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Existing elevations other side elevations	15.01.01	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Rear extension extends to boundary — encroachment? ~~May need to serve notice & complete~~ Cert. B of S66.	15.01.01	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.01.01 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 (INTERNAL) .....
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+ 16 The Drive (within red line).....
.....+ See map.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 09.JAN.2001 • 3145

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 Address and postcode Phone number	MR & MRS AKHTAR 16 BAKER STREET READING BERKS
2	Agent's Name Address and postcode Phone number	C. A. ASSOCIATES 18 CINNAMON CLOSE EARLEY READING RG6 5GP 01189 869330
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.	16 THE DRIVE EARLEY RG6 1EG
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
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.	PLAIN TILES RED RENDER WHITE RED BRICK TO DPC
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: 3	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: A Jennings

on behalf of MR & MRS AKHTAR

Date 08.07.01

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

ADDRESS 16 THE DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473 (A1)

BUILDER

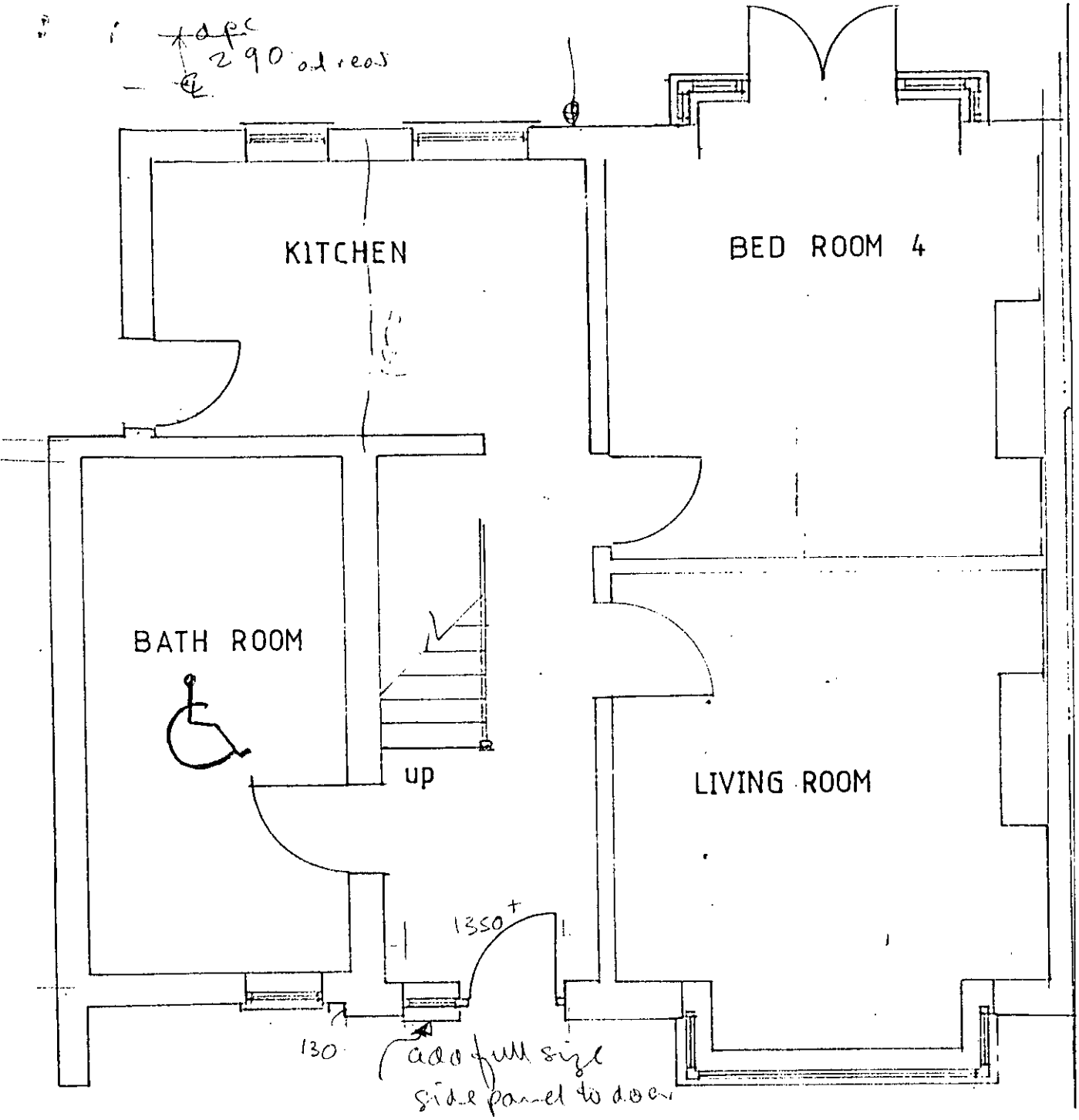
Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 10165	MR. S SWANN	GARAGE TO REAR	3.4.91	APP
40251				PD
RP/92/0978	"	"	2.11.92	APP
41495	SWANN / COWLES	2/SF & 5/SF. EXTS.	29.9.93	REF
43286	" "	"	6.10.94	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



EXISTING GROUND FLOOR PLAN

2260

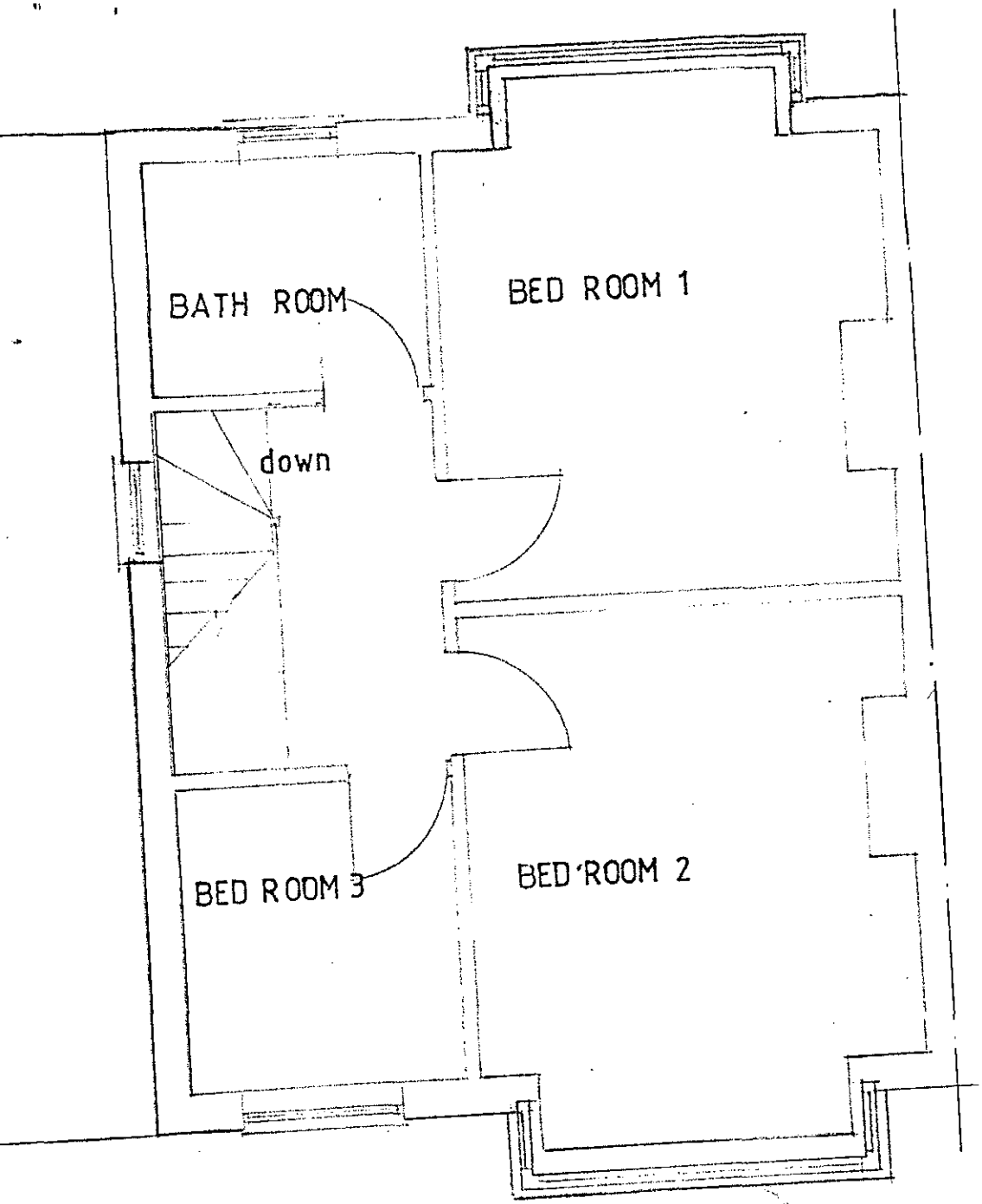
215

940

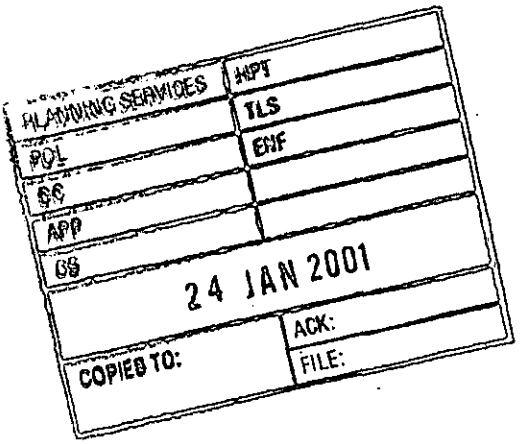
new door + frame
1000 – door
2'-9"

3500
3550
12030

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:



EXISTING FIRST FLOOR PLAN


PLANNING SERVICES
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EXISTING FRONT ELEVATION

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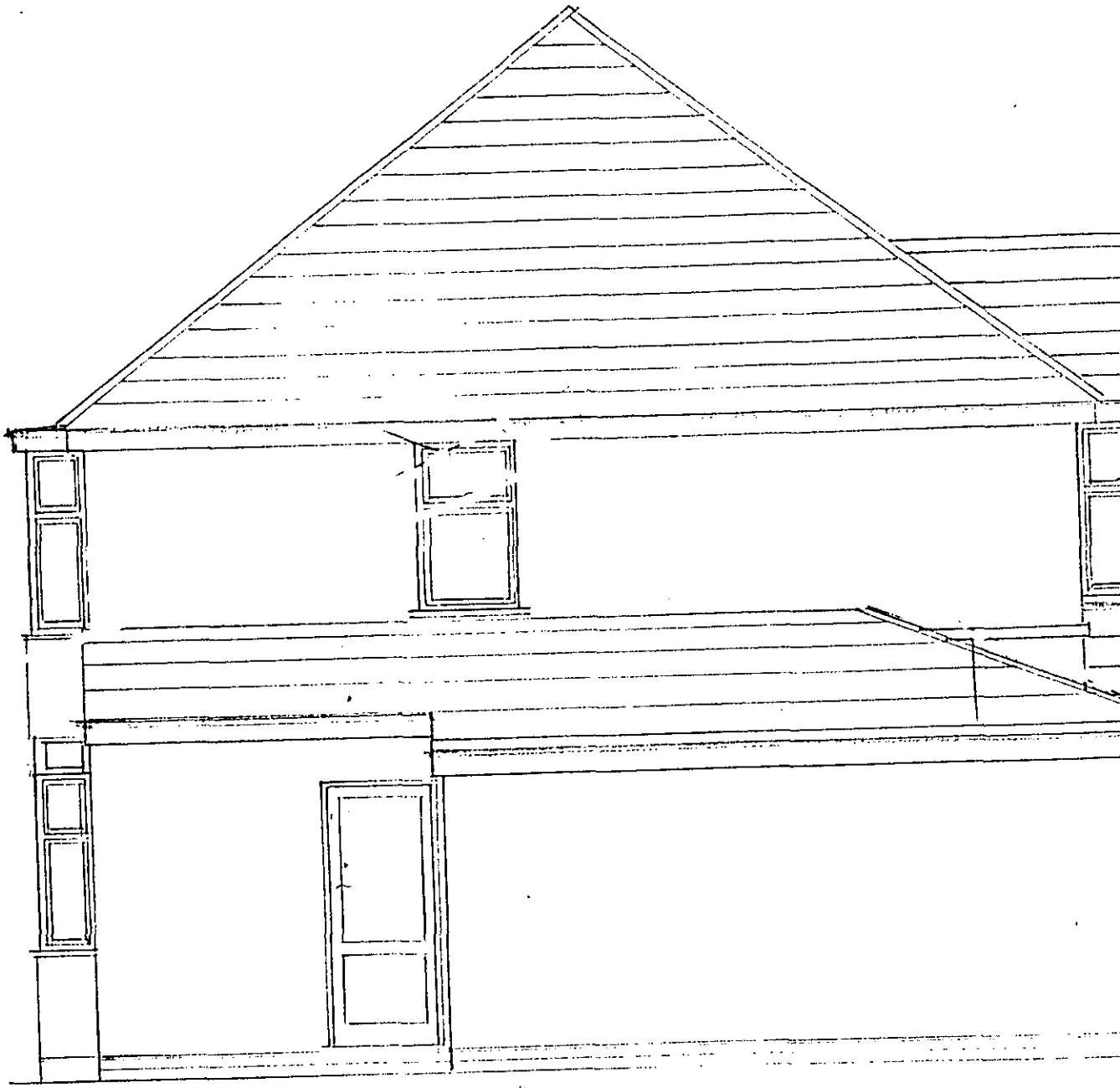
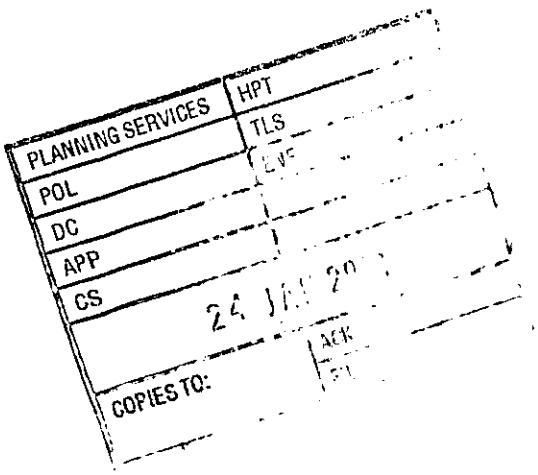


EXISTING SIDE ELEVATION


PLANNING SERVICES
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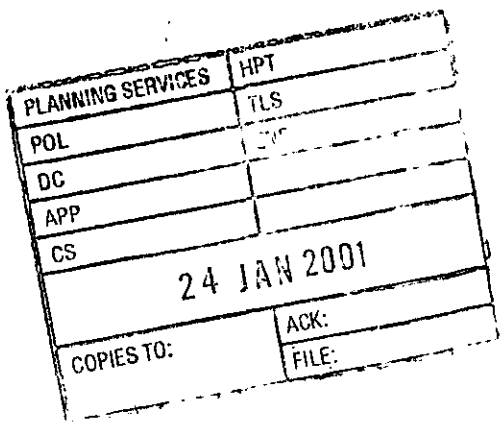
COPIES TO:



EXISTING REAR ELEVATION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HPT
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24 JAN 2001
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Development Control Section, Environmental Services, Wokingham District Council.

11 January 2001

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