N.N Service description

APPLICATION NO:
F/2000/0373

LOCATION:
58 The Delph Reading.

APPLICANT:
P Graham C/O R F Hood

PROPOSAL:
Proposed two storey front/side extension to dwelling.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **10/03/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P Graham
C/O R F Hood
12 Kirkfell Close
Tilehurst
READING
Berkshire
RG31 6QL

Application Number: F/2000/0373

Parish: **EARLEY**

Location: **58 The Delph, Lower Earley, Reading**

Proposal: **Proposed single storey front extension, 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 **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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above north elevation.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 16 March 2000 showing ridge height reduced to 400mm lower than the ridge line.

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. To safeguard the amenities of neighbouring residents and the locality..

Reason
4. For the avoidance of doubt.

Head of Planning and Transportation
Date: 28 March 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/2000/0373

Applicant : P Graham C/O R F Hood.

Location : 58 The Delph Lower Earley.
Proposal : Proposed two storey front/side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
~		6/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 31/1/00

Date Registered : 14/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 10/03/2000

Consultation Responses :
Earley TC - No objection.

Planning Issues :
Effect on street scene & neighbouring properties LBE1.
Identified settlement.

Application Number: F/2000/0373

Appraisal :

This application is for a single storey front extension, 2 storey side extension and single storey rear extension.

Neighbours.
No 55 is situated to the north of the applicant. The 2 storey element is set in from the boundary fence by approx. 3.5m, therefore any impact on the neighbouring property will be minimised. in terms of being overbearing and overshadowing. The single storey rear extension has a height of 2.5m and, like the 2 storey element, has a depth of 3m. There is a shallow pitched roof, however, these elements are not considered detrimental to the neighbours sufficient to warrant a refusal. All other neighbours are a sufficient distance from the development to minimise any impact. Bed 3 has a high level window so any overlooking will be avoided.

Street scene.
The single storey front extension projects 1.6m forward of the building line and has an eaves height of 2.4m and a ridge height of 3.4m. Like the 2 storey extension it extends 3m from the rear footprint of the house. The 2 storey element does not project forward of the front building line and the ridge height is set down from that of the existing house so reducing the bulk. The proposals are of a design and scale appropriate to the area and, as such, minimise any effect on the street scene.

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

Application Number F/2000/0373
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works.
3	SC08	SR05	first floor level or above.
			north elevation.
4	SC04	SR04	Revised plans 16 March 2000
			Ridge height reduced to 400mm
			lower than the ridge line.
			Dwg no. SK1.
5	SC08	SR05	first floor level & above.
			North elevation
			repetition of Cond' 03 ?!

RECORD OF SITE VISIT

SITE ADDRESS: 58 The Delph
Reading.

APPLICATION NUMBER: F/2000/0373

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/1/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence.

2. DESCRIPTION OF SURROUNDINGS
Detached & s-d modern housing estate.

3. DESCRIPTION OF SITE/BUILDING
S-D- house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
59. 1.8m fence. - Windows at rear approx 500mm from side. Bedroom window - high level side elevation.
57. - Hses & garages then house.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2 spaces.

LEVELS —

BOUNDARY TREATMENT 1.8m fence with brick piers.

OTHERS —

VERY URGENT

FROM
Roy H. 2
FAX No 011 1425277

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

TO.
Ms. JOS MILLER,
PLANNING DEPT.,
WOKINGHAM D.C.
FAX: 01189 746484
15. 3. 2000.

Dear Ms. Miller, Re: 58, The Delph, Earley
Appn No. F/2000/0373

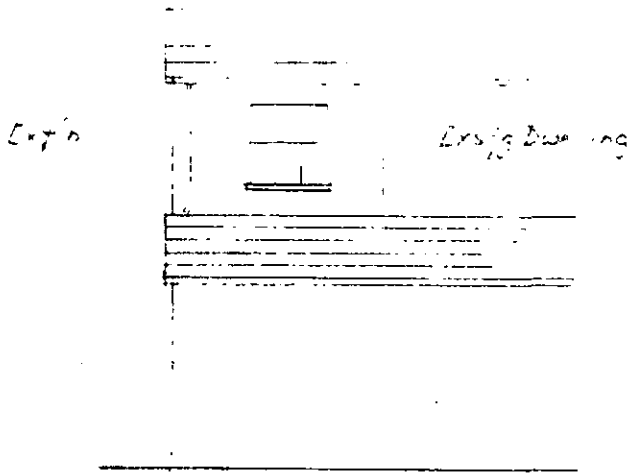
Further to your telephone call today and your discussion with owner Mr. P. Graham the following page indicates ridge line to extension.

No further copies of revised dwg. will be forwarded in the very near future.

trust this information is what you require.

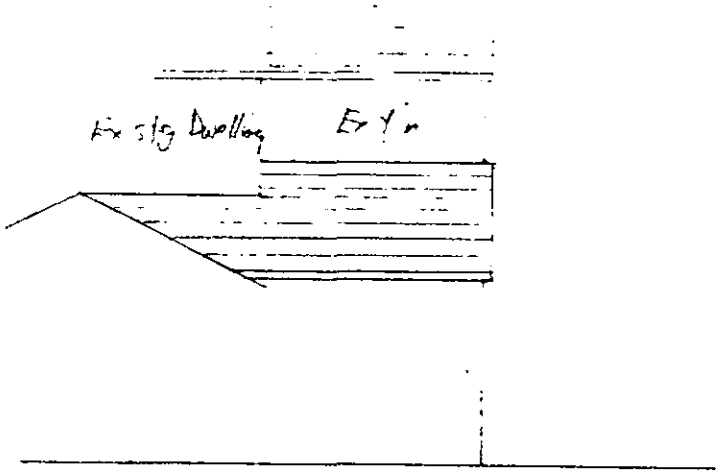
Regards

Roy Hood



PART SOUTH ELEV'N SHOWING
CORRECT LINE OF RIDGE TO EXT'N

REVISED PLAN



PART NORTH ELEV'N SHOWING
CORRECT LINE OF RIDGE TO EX TN

58, THE DELPH, EARLEY
DWG NO. SK.1
SCALE : 1:100
DATE 15/3/2000.

FAX SENT BY 01189425277 REHOOD A4->A4 15/03/00 14:09 PG: 2

Tel. (0118) 974 6463

Date 17-03-00

My ref F/2000/0373

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746464
Minicom No: (0118) 9746991
Dx: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0373
58 The Delph Lower Earley.
Proposed two storey front/side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL ☑ REFUSAL ☐ under delegated powers.

If you have any questions please do not hesitate to contact Joss Miller on **(0118) 974 6463.** If you feel the application needs to be transferred to the next available Development Control Sub Committee for decision please fill in the form below.
This form must be received no later than 27-03-00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer **Joss Miller** Application Number: **F/2000/0373**
58 The Delph ~~Reading~~ Earley
Proposed two storey front/side extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed [signature] Date: 23-3-00

Print Name _____

NB It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 17.03.00

My ref: F/2000/0373

WOKINGHAM DISTRICT COUNCIL
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: 33505 - Wokingham

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/0373
58 The Delph ~~Reading~~. Earley
Proposed two storey front/side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Joss Miller on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Lobb

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 17.03.00

My ref: F/2000/0373

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0373
58 The Delph Lower Earley.
Proposed two storey front/side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Joss Miller on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0373**
58 The Delph ~~Reading~~ Earley
Proposed two storey front/side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 17.03.00

My ref: F/2000/0373

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0373
58 The Delph ~~Reading~~. Earley
Proposed two storey front/side extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Joss Miller on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

FROM: Joss Miller

DATE: 25 January 2000

Earley Town Council Consultation Sheet

Application Number: F/2000/0373

Proposal: Proposed two storey front/side extension to dwelling..

Site Address: 58 The Delph Lower Earley.

Applicant: P Graham C/O R F Hood.

Your observations are required in respect of this application **by 18/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

Received by Wokingham District Council

Application No: F/2000/0373

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

Location:
58 , The Delph, Lower Earley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

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 18/02/2000. 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 Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0373

PROPOSAL:

Proposed two storey front/side extension to dwelling.

LOCATION:

58 The Delph Lower Earley.

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)
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 18/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~23 DEC 1999~~ VALID 14 JAN 2000

Officer: JM | Application No. F/2000/0373

Map No. 58/58 Site 0-02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY FRONT/SIDE EXTENSION TO DWELLING

Location: 58 THE DELPH

Parish: EARLEY Ward: L. Hungerford 25.1.2000 TD

Applicant: P GRAHAM

re submission – 99/70388/F refused.

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

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	No forms	Sent now 10/1/00	
(4)	Correct S 66 certificate	No S66		
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 : 25.1.2000 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 Not required - now no inc. in bedrooms!	KA: .....

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:

.....

.....

..... No new pre-apps .....

NEIGHBOURS:

..... 59 The Delph. ✓

.....

.....

.....

.....

.....

.....

.....

.....

Planning Dept.,
Wokingham District Council.

Your Ref: 99/70388/F.

JSM

12, Kirkfell Close,
Tilehurst,
Reading.
24047

13.12.99

F.A.O. Miss J. Miller

14. JAN. 2000* U573

Dear Miss. Miller, re: 58, The Delph, Earley.
Proposed Two Storey Front/Side Extension

Further to the notification of refusal of planning permission dated 15/11/99 I understand that amendments have been agreed between my client and your goodself.

In this connection I enclose 6 No. copies of revised dwgs. Nos. P/608/1A & 2A which now details the frontage as single storey and the side elevation set in 1m from main dwelling.

I trust this now meets with your approval.

Yours Faithfully

A.J. Hood

EARLEY 1.4.86

ADDRESS 58 THE DELPH PARISH ~~WOODLEY~~

58 - 59 SU7470 - 7570

PLOT No. 56 AREA C LOWER EARLEY (PHASE II) ORD. SHEET NOS U7570 - 7670

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14508	Pye	Linked hse & garage	18. 12 80	NA CA
BR16177	"	" " "	17 2 81	App NA
99/70388/A	Mr. P. Graham	2 St F/S Ext.	15. 11. 99	RE
FP99/9141	Mr. P. Graham	2 St F/S Ext.	7.9.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number 14. JAN. 2000* 0573

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	P. GRAHAM
	Address and postcode	58, THE DELPH, LOWER EARLEY, READING, RG6 3AW
	Phone number	9624917
2	Agent's Name	R.F. HOOD
	Address and postcode	12, KIRKFELL CLOSE, TILEHURST, READING RG31 6QL
	Phone number	9425277
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.	58, THE DELPH.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED FRONT EXTN AND TWO STOREY SIDE EXTN.

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.	BROWN BRICK TO MATCH EXSTG BROWN TILES " " "	
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: 3
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.	APPLICATION NO. 99/70388/F.	
	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: P Wood on behalf of P. GRAHAM

Date 12/1/00

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

Finished for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

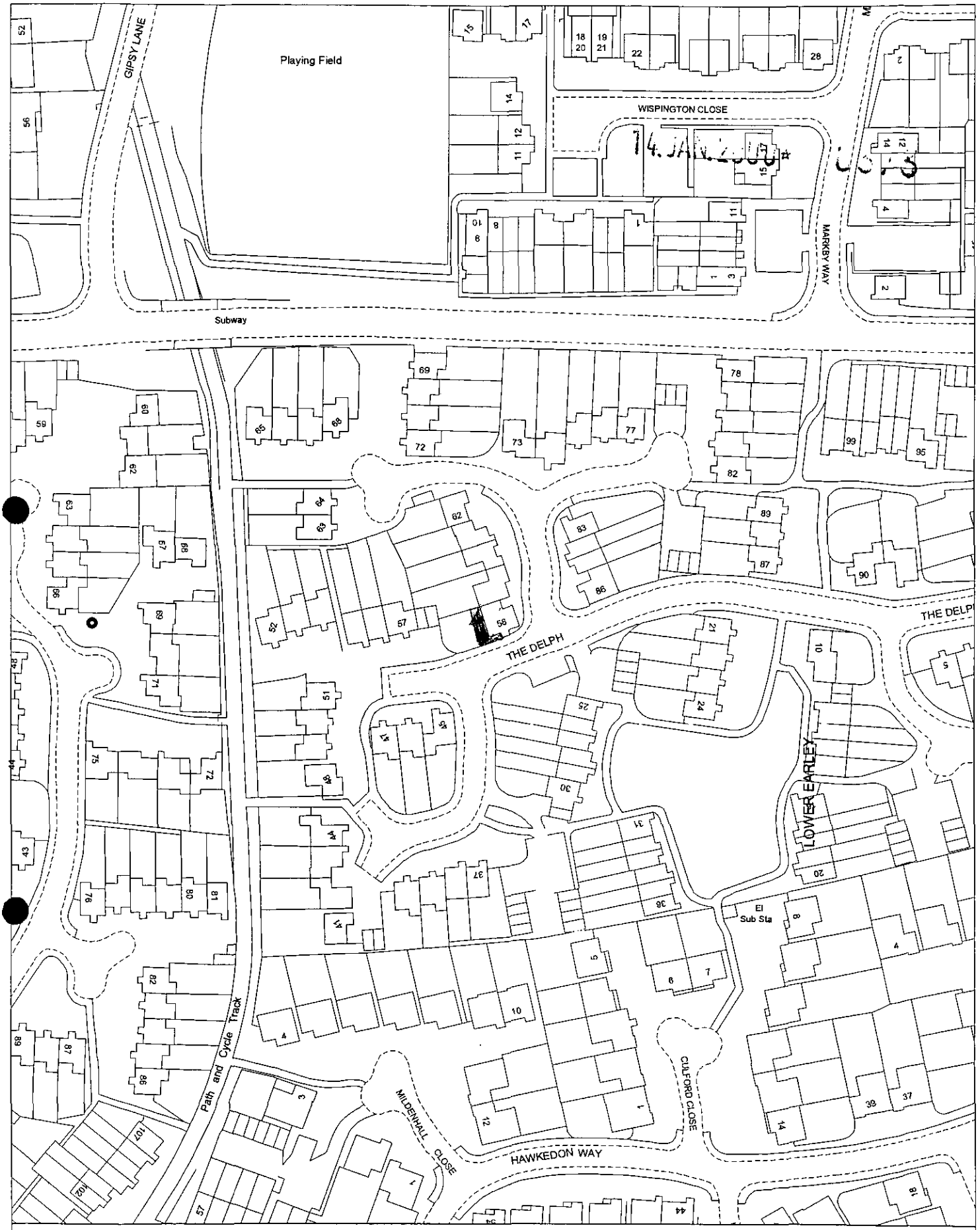
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0373 JM
BUILDING CONTROL NUMBER	F99 9141 Martin
~~APPLICANT~~/AGENT	R.F. Hood
ADDRESS OF SITE	58 The Delph EARLEY.
DESCRIPTION OF PROPOSED WORK	S/S front ext 2 storey side ext S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/608/1A	P/608/1B
ELEVATIONS	- -	- -
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - reduced ridge height on N+S elevations	
DATE	30/3/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	30/3/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Site Plan, Scale: 1 to 1250

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Date: 4 January 2000

N
W E
S