APPLICATION NO:
F/2000/1833

LOCATION:
464 Wokingham Road, Earley Reading.

APPLICANT:
Mr G S Mehta C/O S Manchanda

PROPOSAL:
Proposed first floor side extension to dwelling plus single storey front and rear extensions.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/08/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G S Mehta
C/O S Manchanda
20
Prince William Drive
Tilehurst
Berkshire
RG31 5WD

Application Number: F/2000/1833

Parish: **EARLEY**

Location: **464, Wokingham Road, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling plus single storey front and rear extensions.**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. The landing window in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
4. 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 south east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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 Policies OS1 and EN1.
   Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/09/2000

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.

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2000/1833

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr G S Mehza
464 Wokingham Road
Earley
Reading
RG6 7HY

Dear Mr Mehza

PLANNING PERMISSION 2000/1833
SITE: 464 WOKINGHAM ROAD, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1833 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

MICHAEL THORP
Principal Development Control Officer

Raised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1833	JM.
BUILDING CONTROL NUMBER	H2001/2225 Central	
APPLICANT/~~AGENT~~	Mr. G. S. Mehta.	
ADDRESS OF SITE	464 Wokingham Road EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext & s/s front + rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	H/01	H/01
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/9/01	

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 : Joss Miller

Application Number : F/2000/1833

Applicant : Mr G S Mehta C/O S Manchanda.

Location : 464, Wokingham Road, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling plus single storey front and rear extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/7/00

Date of Neighbour Notifications : 4/7

Date of Site Visit : 12/7

Date Registered : 23/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 18/08/2000. 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 :

Earley TC - No objection
Highways - Condition

Planning Issues :

Effect on street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/1833

Appraisal :

This application is for a first floor side extension and single storey front and rear extensions.

Neighbours
No 466 has a first floor bedroom window and ground floor kitchen & living room windows on the side extension. There is a 1.8m boundary fence and the extension is 5.5m from this neighbour. The landing window should be fitted with obscure glazing. The 2 storey element is 9m long, 3.8m wide and 7.4m to the ridge, 1.6m lower than the original ridge. The roof has a catslide and is hipped in on all sides, which reduces the bulk considerably. The single storey extension has a flat roof and a depth of 3m and a height of 3m. The front extension is 2.1m deep and a lean to roof. It is situated 8m from No 466. Any impact on No 466 regarding overbearing, overshadowing and loss of privacy is not sufficient to warrant a refusal. The proposals are mainly obscured from No 462 by the existing footprint of the house therefore any impact is minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
The ridge height of the 2 storey element is 1.6m lower than the main one. The proposal is forward of the front building line by 0.7m but the catslide roof reduces the bulk and, therefore, any potential impact.

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

The proposal is designed appropriately and is of a moderate size.

There are no additional bedrooms therefore parking is not an issue.

Application Number F/2000/1833
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045	Landing window south-east elevation
4	C044	R044	'first floor level & above - south-east elevation' 'extension'
5	C070	R070	
			INFORMATIVE IN16
			BSP. OS1, EN1,
			LALP - LTV1, LBE1, LBE2
			LBLP - LDS2; LDS3, LBE1 LBE2.

15/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 464 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2000/1833

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/2/00

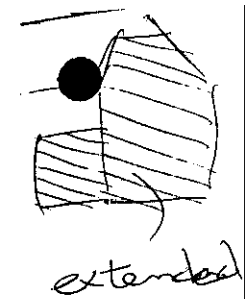
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate post

2. DESCRIPTION OF SURROUNDINGS
Bungalows and semi-d housing on both sides of road.

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



4. RELATIONSHIP TO ADJOINING PROPERTIES
466. Bungalow several windows on side.
462. No extns. 1.6m fence & brambles.
464 Already extended to the rear.



5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 4 spaces.

LEVELS —

BOUNDARY TREATMENT 1.8m fence.

OTHERS —

FROM: Joss Miller

DATE: 04 July 2000

DELEGATED

PLANNING
POL
CS
APP
CS

COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1833

Proposal: Proposed first floor side extension to dwelling plus single storey front and rear extensions..

Site Address: 464, Wokingham Road, Earley, Reading.

Applicant: Mr G S Mehta C/O S Manchanda.

Your observations are required in respect of this application **by 28/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 04 July 2000

Application Number: F/2000/1833

Proposal: Proposed first floor side extension to dwelling plus single storey front and rear extensions.

Parish: EARLEY TOWN

Site Address:
464, Wokingham Road, Earley, Reading.

Applicant:
Mr G S Mehta C/O S Manchanda.

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).

SC:23 (INSERT: Parking + Garaging + Turning)
SR:06

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

20/07/00.

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

Tel: (0118) 974 6463

Date: **04 July 2000**

My ref: F/2000/1833

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1833
464, Wokingham Road, Earley, Reading.
Proposed first floor side extension to dwelling plus single storey front and rear extensions.

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/2000/1833**
464, Wokingham Road, Earley, Reading.
Proposed first floor side extension to dwelling plus single storey front and rear extensions.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **04 July 2000**

My ref: F/2000/1833

CONFIDENTIAL

Councillor 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) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1833**
464, Wokingham Road, Earley, Reading.
Proposed first floor side extension to dwelling plus single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **04 July 2000**

My ref: F/2000/1833

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1833
464, Wokingham Road, Earley, Reading.
Proposed first floor side extension to dwelling plus single storey front and rear extensions.

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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/2000/1833**
464, Wokingham Road, Earley, Reading.
Proposed first floor side extension to dwelling plus single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/1833

PROPOSAL:
Proposed first floor side extension to dwelling plus single storey front and rear extensions.

LOCATION:
464, Wokingham Road, 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 28/07/2000. 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

04 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 JUN 2000	Map No. 52 Site 0-06
Officer: JM	Application No. F/2000/1833

23 JUN 2000 * 1833

Easting: ..... Flood Pin .....

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY FRONT & REAR EXTENSIONS

Location: 464 WOKINGHAM ROAD

Parish: EARLEY

Ward: L. Hungerford 47-2000 ✓ 4/7

Applicant: MR MEHTA

Fee Received 95-00 (4) 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			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer	No scale given for elevations. (1:100?)		
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 : 4/7/2009 4/7

Parish Council Informed - YES / NO 4/7

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 ✓ 4/7

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:

✓ 4/7 S/N + 462, 466 Wokingham Rd ✓
11, 12, 13 Compton Close
No +2 buildings marked X to rear of no 464 —
not done no address for those on GIS

ADDRESS 464 WOKINGHAM ROAD PARISH ~~WOODLEY~~ EARLEY 1.K.86

PLOT No. Old Property ORD. SHEET No. SU. 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 8816	MR. J. SELLWAY	EXTS. TO FORM GARAGE, SPACE OVER	22.6.78	APP	N/A
08737	"	"	3.8.78	N/D	C/A
BR 20526	Mr + Mrs Hopkinson	2/storey rear ext.	10.5.83	App.	N/A.
19362	"	"	30.6.83	N/D	C/A
98/68839/F	Mr. G S Mehta	Erect Det. Garage + Store comprising of 5 Bound. fence	15.2.99		C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage & Store - Mr. Manchanda - 30/11/98

DRAINAGE

23 JUN 2000 1833

Environmental Services

For office use only.
Application number:

23. JUN. 2010* 1833

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 G.S. MEHTA 464 WOKINGHAM ROAD EARLEY RG6 7HY 0118 - 9617919
2	Agent's Name Address and postcode Phone number	S. MANCHANDA 20 PRINCE WILLIAM DRIVE TILEHURST READING RG31 5WD
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 (1:1250) 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.	464 WOKINGHAM ROAD EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED HOUSE EXTENSION AT GROUND & FIRST FLOOR WITH NEW PITCHED ROOF
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.	WALLS - FACING BRICKS TO MATCH EXISTING ROOF - TILES 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:
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: G.S. Mehta (G.S. MEHTA)

on behalf of —

Date 22/6/00

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



Site Plan, Scale: 1 to 1250

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Date: 15 June 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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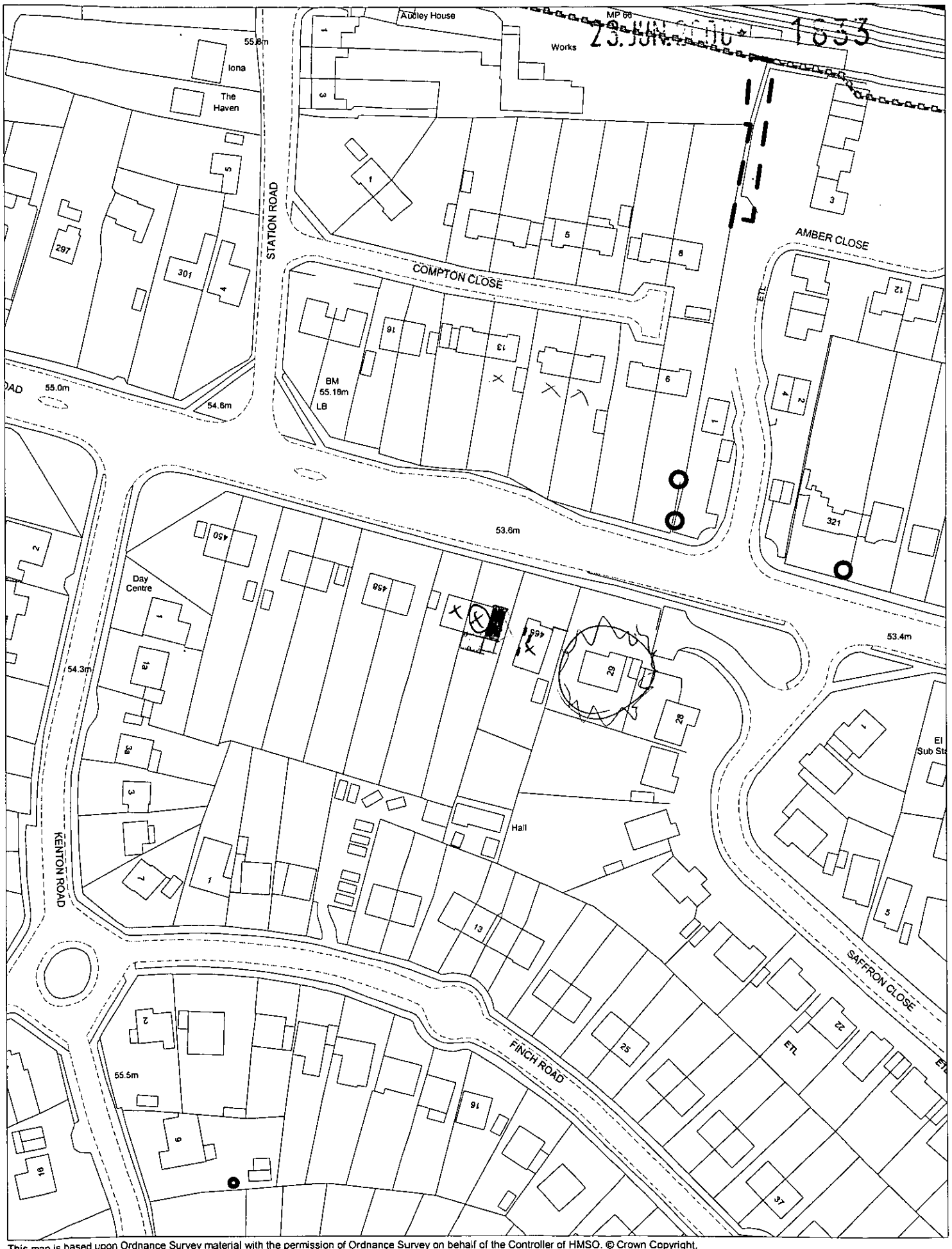
Date: 15 June 2000

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

28 June 2000

Scale: 1 : 1250

N
W E
S