APPLICATION NO:
F/2002/5911

LOCATION:
6 Sibley Park Road, Earley Reading.

APPLICANT:
Mr/Mrs D Ewers C/O Bearwood Property Consultants

PROPOSAL:
Proposed single storey extension to detache garage to form games room.

EARLIEST DATE FOR DECISION: **15/03/2002**
Member listing date: 19/3/02
APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1029

01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Ewers
C/O Bearwood Property Consultants
2 Wield Court
Earley
Berks
RG6 3TF

Application Number: F/2002/5911

Parish: **EARLEY**

Location: **6, Sibley Park Road, Earley, Reading.**

Proposal: **Proposed single storey extension to detached garage to form games room.**

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.

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.

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:

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: 05/04/2002

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.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5911	RK
BUILDING CONTROL NUMBER.	RP 2002/3025 Central	
~~APPLICANT~~/AGENT	Bearwood Property Consultants.	
ADDRESS OF SITE	6. Sibley Park Road EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S ext to detached garage to form games room.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BR/0239/1	BR/0239/1
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/4/02	

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	

Applicationo	Name & Address
F/2002/5911	Mr & Mrs N H Dalton 11 Fulmer Close EARLEY RG6 5UR
Application Approved	Letters sent 09.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5911

Applicant : Mr/Mrs D Ewers C/O Bearwood Property Consultants.

Location : 6, Sibley Park Road, Earley, Reading.
Proposal : Proposed single storey extension to detached garage to form games room.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 10/04/2002. 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 :

Neighbours: 11 Fulmer Close - object on grounds of noise + overshadowing of trees
Earley P.C.: use should be restricted to domestic

Planning Issues :

Application Number: F/2002/5911

Appraisal :

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

Application Number F/2002/5911
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 6 Sibley Park Road Earley Reading.

APPLICATION NUMBER: F/2002/5911

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Large detached house

3. DESCRIPTION OF SITE/BUILDING Garage is L' to the house. Substantial area of land to side of house is currently under-used.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 7 to E is slightly lower.

5. SITE CONSTRAINTS

TREES Conifer on bdy. with 18m fence behind

ACCESS/PARKING unaffected

LEVELS garage slightly lower (<0.5m).

BOUNDARY TREATMENT Conifers to N and W.

OTHERS No. 7 appears to have taken over part of red lined area up to existing garage wall.

Application Number: F/2002/5911 – 6 Sibley Park Road, Earley, Reading

Appraisal:

This application is for a single storey extension to a detached garage to form a games room. This raises two issues:

Impact on adjoining properties: LBE1, WBE1

This proposal would constitute permitted development under Schedule 2, Part 1, Class E of the GPDO, but for the fact that it is within 5m of the house. The proposal may be visible from the rear garden of No 27 Beaconsfield Way. There are currently substantial conifers on this boundary, which will probably need to be removed. However, the proposal is only 3.7m in height and is set in by 0.95m from the boundary. It is therefore not considered that there will be any harm caused to the occupiers of this building. The proposal may also be visible from No 7 Sibley Park Road, but owing to the existence of the garage it is not considered that this increase is sufficient to warrant refusal.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

Limited views of this proposal may be gained from Sibley Park Road. However, it is not considered that these are sufficiently prominent to have a detrimental impact on the streetscene.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 19 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5911

Proposal: Proposed single storey extension to detached garage to form games room.

Site Address: 6, Sibley Park Road, Earley, Reading.

Applicant: Mr/Mrs D Ewers C/O Bearwood Property Consultants.

Your observations are required in respect of this application **by 15/03/2002**.

PLANNING	DPT
POL	TLS
DC	
CP	
18 MAR 2002	
COPIES TO:	AOR:
	FILE:

The Town Council did not have any objection to this proposal, but requested that a condition be imposed limiting the use of the games room for domestic purposes only.

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

0119588015

Tel: 0118 986 ...

11 Fulmer Close
Earley
Reading
Berks RG6 5UR

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	

08 MAR 2002

DOPI

9th March 2002

FAX 0118 9746484
Richard Kelly
Planning Services
Wokingham Dist. Council

Re: Appl. No. F/2002/5911
6 Sibley Park Rd. Earley

We would like to make the following objections regarding the position of the above extension application.

1. The proposed extension is to be sited at the rear of garages. This would mean they are next to the rear of gardens in Fulmer Close & Beaconsfield. The extension is listed on plans as GYM, PLAYROOM & CLOAKROOM. We feel there may be a noise nuisance affecting our property with music & machinery. We have had to complain several times about a music group playing electric guitars & drums actually in the garage. This building should be constructed to withstand noise pollution & soundproofed.

2. The extension being at the rear of garages is extremely near to fences. There are several tall fir trees here & this would make it difficult to trim same. If allowed to grow without control these trees will take out sun & light from our property.

Yours faithfully
MR. & MRS. N.H. DALTON
OCCUPIER OWNERS.

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5911

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/2002/5911
6, Sibley Park Road, Earley, Reading.
Proposed single storey extension to detached garage to form games room.

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/2002/5911**
6, Sibley Park Road, Earley, Reading.
Proposed single storey extension to detached garage to form games room.
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: **19 February 2002**

My ref: F/2002/5911

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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Dear Councillor

Application Number: F/2002/5911
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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/2002/5911**
6, Sibley Park Road, Earley, Reading.
Proposed single storey extension to detached garage to form games room.
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: **19 February 2002**

My ref: F/2002/5911

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/2002/5911
6, Sibley Park Road, Earley, Reading.
Proposed single storey extension to detached garage to form games room.

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/2002/5911**
6, Sibley Park Road, Earley, Reading.
Proposed single storey extension to detached garage to form games room.
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/2002/5911
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/2002/5911

PROPOSAL:
Proposed single storey extension to detached garage to form games room.

LOCATION:
6, Sibley Park 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 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/2002/5911 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 15/03/2002. 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

19 February 2002

Application Number : F/2002/5911	**Map No : 58**
Case Officer : RK.	**Site Area : 0.07**
Valid Date : 13/02/02	**Received Date: 13/02/2002**

Level : Delegated Application

Description : Proposed single storey extension to detached garage to form games room.

Location : 6, Sibley Park Road, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs D Ewers C/O Bearwood Property Consultants.

Fee Required: £95 Fee Received: £95 (12)

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 I f "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

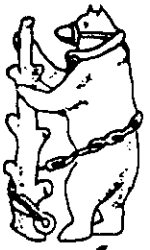
NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

Bearwood Property 13.FEB.2002* 5911
5911



Consultants

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

8 February 2002

Dear Sir/Madam,

Re : Proposed Single Storey Extension
6 Sibley Park Road, Earley

Please find enclosed Planning application for the above mentioned development.
Should you have any reservations about granting permission we would request that you contact ourselves to discuss your concerns before arriving at a final decision.

Yours faithfully,

Keith A.Wright
For Bearwood Property Consultants

c Mr.& Mrs.D.Ewers

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone/Fax (0118) 9669485
Mobile 07768 611156

ADDRESS 6 SIBLEY PARK ROAD PARISH LOWER EARLEY

PLOT No. 57 AREA 2 ORD. SHEET No. OU. 7370-58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY	PLAN		C/A
24749	ROCKMART HOMES	DET. HOUSE & GARAGE	7.1.86	C/A
BRA 216	"	"	11.3.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 13.FEB.2002 5911

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 & MRS D EWERS 6 SIBLEY PARK ROAD EARLEY BERKS RG6 5UB
	Agent's Name Address and postcode Phone number	BEARWOOD PROPERTY CONSULTANTS 2 WIELD COURT LOWER EARLEY BERKS RG6 3TF 01189 669485 / 07768 611156
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.	AS (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO DETACHED GARAGE INC. GAMES ROOM/GYMNASIUM
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.	SEE SCHEDULE ON DRAWING
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

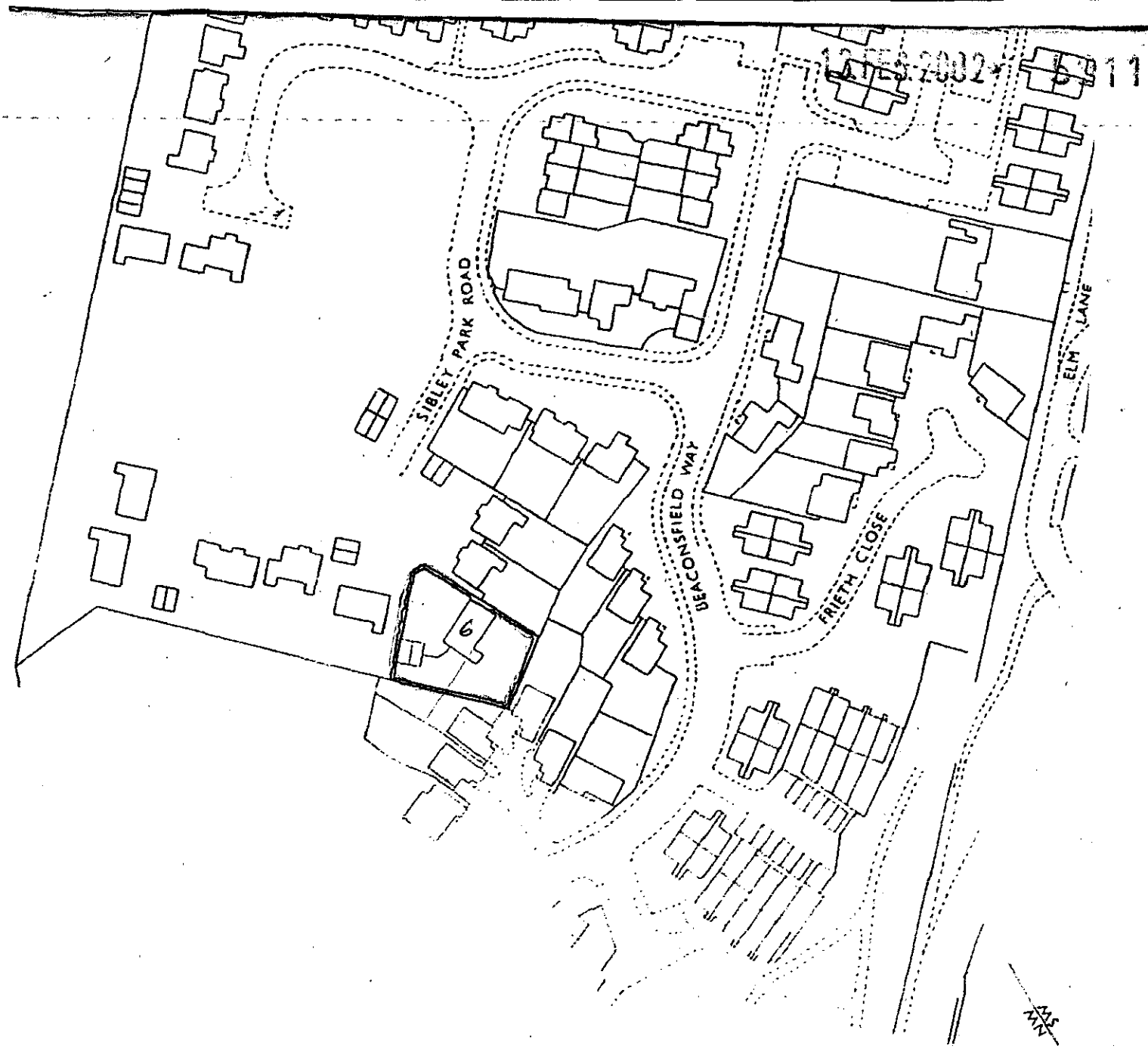
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS D. EWERS

FOR REARWOOD PROPERTY CONSULTANTS

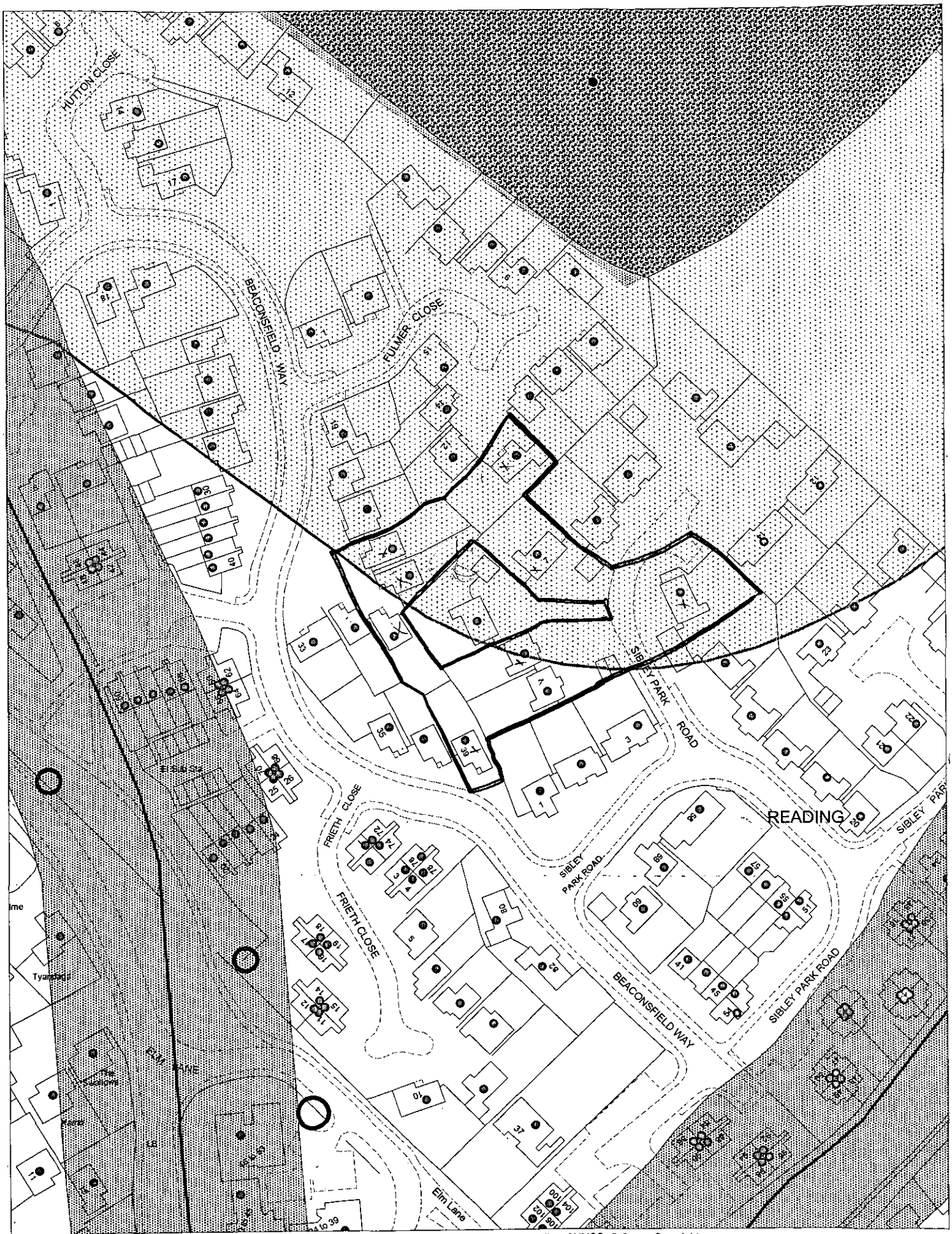
Date 8 FEB 2002

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



SCALE 1:1250

13.FEB.2002* 5911



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Development Control Section, Environmental Services, Wokingham District Council.
18 February 2002

Scale: 1 : 1250

N
W E
S