APPLICATION NO:
F/2000/0585

LOCATION:
36 Milton Road, Earley Reading.

APPLICANT:
Mr & Mrs Squires C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed two storey and single storey rear extensions to dwelling

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **07/04/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Squires
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
READING
Berkshire
RG30 2JH

Application Number: F/2000/0585

Parish: **EARLEY**

Location: **36 Milton Road, Earley, Reading**

Proposal: **Proposed two storey and single storey rear extensions 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The opening in the first floor (south-east) side elevation of the proposal shall be of obscure glass blocks, and this shall not at any time be replaced with a window.

Condition
4. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. In the interests of highway safety.

Head of Planning and Transportation
Date: 30 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.

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/0585

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs R Squires
c/o Carter Clack Partnership
49 Romney Street
London
SW1P 3RF

Dear Sirs

PLANNING PERMISSION 2000/0585
SITE: 36 MILTON 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 2000/0585 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 your client 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 faithfully

Lynette Baker
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0585 LCB
BUILDING CONTROL NUMBER	FP 2000/0860 Panel
~~APPLICANT~~/AGENT	Carter Clack Partnership
ADDRESS OF SITE	Rye End 36 Milton Road EARLY.
DESCRIPTION OF PROPOSED WORK	S/S rear ext + 2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2092 4B	2092 4B.
ELEVATIONS	2092 3C	2092 3C
FLOOR PLANS	—	—

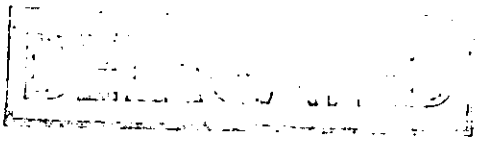
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

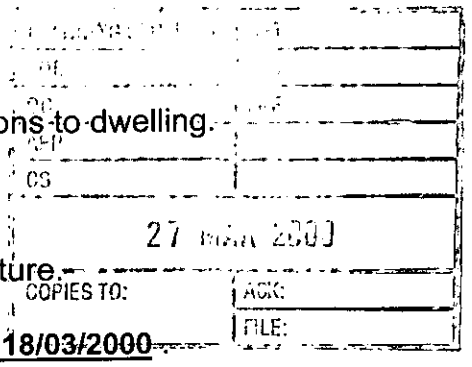
COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Lynette Baker

DATE: 23 February 2000



EARLEY TOWN CONSULTATION SHEET



Application Number: F/2000/0585

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Site Address: 36 , Milton Road, Earley, Reading.

Applicant: Mr & Mrs Squires C/O Chamberlain Syrad Architecture.

Your observations are required in respect of this application **by 18/03/2000**.

---

pp file

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

LISTING FORM

Case officer: **Lynette Bake** Application Number: **F/2000/0585**

36 , Milton Road, Earley, Reading.

Proposed two storey and single storey rear extensions to dwelling

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: J Lissaman Date: 26/3/00.

Councillor J Lissaman

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

PLANNING SERVICES	HPT
TOL	
DC	ENF
APP	
CS	
2.	
COPIES TO:	

Tel: (0118) 974 6447

Date: 22.03.00

My ref: F/2000/0585

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 J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: F/2000/0585
36 , Milton Road, Earley, Reading.
Proposed two storey and single storey rear extensions 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 **Lynette Baker** on **(0118) 974 6447**. 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 03.04.00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/0585**
36 , Milton Road, Earley, Reading.
Proposed two storey and single storey rear extensions to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Lissaman

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 6447

Date: 22.03.00.

My ref: F/2000/0585

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

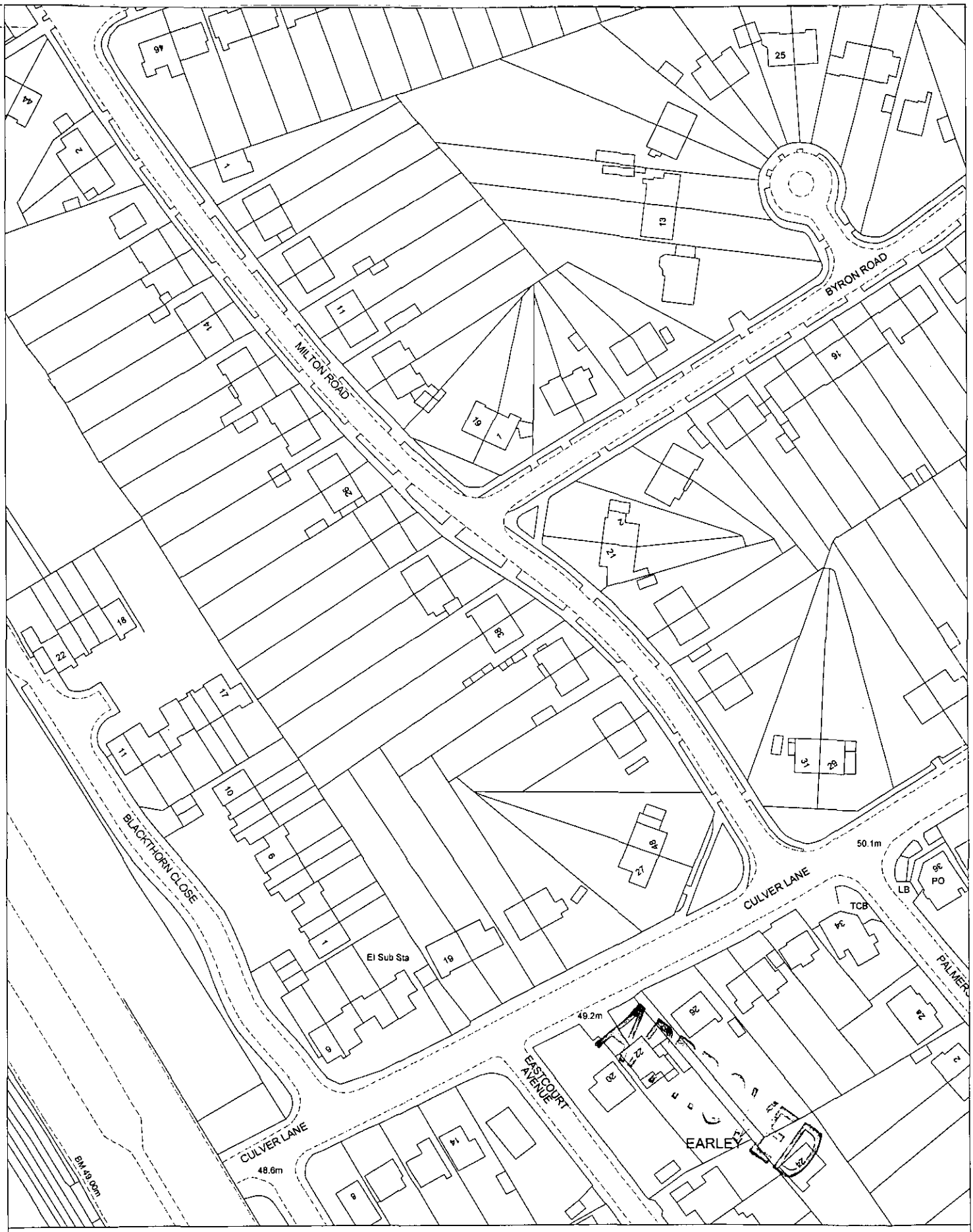
Application Number: F/2000/0585
36, Milton Road, Earley, Reading.
Proposed two storey and single storey rear extensions to dwelling.

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 **Lynette Baker** on **(0118) 974 6447**. 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

Head of Planning and Transportation



Site Plan, Scale: 1 to 1250

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Date: 15 February 2000

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0585

PROPOSAL:
Proposed two storey and single storey rear extensions to dwelling

LOCATION:
36 , Milton 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)
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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. 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

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0585

Applicant : Mr & Mrs Squires C/O Chamberlain Syrad Architecture.

Location : 36, Milton Road, Earley, Reading.
Proposal : Proposed two storey and single storey rear extensions to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		8/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 07/04/2000

Consultation Responses : HA: cond app

ETC:

letters, none.

Planning Issues : Impact on neighbouring properties

" " streetscene.

Application Number: F/2000/0585

Appraisal : NB Previous refusal on St scene/neighbouring amenity grounds.

1. Impact on no 34: no overlooking, no overshadowing of habitable rooms or private garden area, not considered to be overbearing given stagger & sep. distance. No adverse impact

Impact on no 38: Unopenable obscure glass blocks facing no 38 – not considered refusable. No overshadowing of rear French windows not considered overbearing as 2 storey element of proposal sufficiently separated (3.5m from boundary) from no 38 No adverse impact

2. Streetscene.
Car parking can be provided while leaving sufficient front garden.
While proposal would be improved if roofline completely connected with existing house, other options have been explored, none of them any more acceptable than this. Because of stagger between nos 36 & 34, the side extension will be more prominent than most*. However, it is not considered that the design is sufficiently unacceptable to warrant refusal for the grounds that it adversely affects the streetscene

*in the streetscene

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

Application Number F/2000/0585
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK.
3		SR05	The opening in the first floor (south east) side elevation of the proposal shall be of obscure glass blocks, and this shall not at any time be replaced with a window.
4	SC23	SR13	parking

RECORD OF SITE VISIT

SITE ADDRESS: 36 Milton Road Earley Reading.

APPLICATION NUMBER: F/2000/0585

OFFICER: Lynette Baker

DATE OF SITE VISIT: 8/3

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Res area

3. DESCRIPTION OF SITE/BUILDING RH semi 1930s. Set forward of 34

4. RELATIONSHIP TO ADJOINING PROPERTIES 2dy 34 garage attached to 38

5. SITE CONSTRAINTS

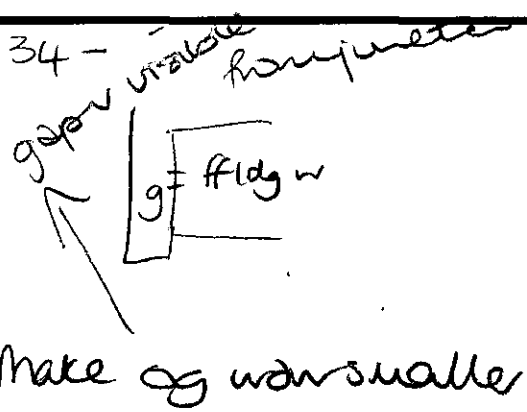
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 23 February 2000

Application Number: F/2000/0585

Proposal: Proposed two storey and single storey rear extensions to dwelling.

Site Address:
36 , Milton Road, Earley, Reading.

Applicant:
Mr & Mrs Squires C/O Chamberlain Syrad Architecture.

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- PARKING (SR 06)

Signed: N.S.Trotter 2-3-00 **Print name:** N TROTTER

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 FEB 2000	
Officer: LEB	Application No. F/2000/0585

Map No. 41 Site 09:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY AND SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: 36 MILTON ROAD

Parish: EARLEY Ward: Whitegates ✓ 23.02.00

Applicant: MR/MRS SQUIRES

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			
4	Correct S 66 certificate			
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 : 23.02.00 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	XA: ✓ .....

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 pre-apps. .....

NEIGHBOURS: SIN sufficient.

.....

.....

.....

.....

.....

.....

.....

.....

.....

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS R. SQUIRES
	ADDRESS	36 MILTON ROAD
		READING
	POST CODE	RG1 6EN Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	CHAMBERLAIN SYRAD ARCHITECTURE
	ADDRESS	66 TILEHURST ROAD
		READING
	POST CODE	RG30 2JH Tel. No. 0118 939 4559
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	36 MILTON ROAD
		READING
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE AND TWO STOREY
		REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICKWORK & PEBBLEDASH; PLAIN TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) 0
If no fee is payable please say why below

RESUBMISSION

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS R. SQUIRES

DATE 10. FEBRUARY 2000

ADDRESS 36 MILTON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70290/F	Mr. & Mrs. Squires	2St/S + S/St/R Ext's.	14.10.99	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11.FEB.2000* 0505