APPLICATION NO:
F/2000/2081

LOCATION:
14 The Crescent, Earley Reading.

APPLICANT:
Mr J Macdonald

PROPOSAL:
Proposed side dormer extension to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **31/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/09/2000

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J MacDonald
14, The Crescent
Earley
Reading
RG6 7NN

Application Number: F/2000/2081

Parish: **EARLEY**

Location: **14, The Crescent, Earley, Reading.**

Proposal: **Proposed side dormer extension to dwelling to form rooms in loft space.**

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.

Condition
3. The first floor bathroom window in the side (west) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
4. The first floor store window in the side (east) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. 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 elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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 LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

John Mitchell
Development Control Manager
Date: 30/03/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2081 EXC
BUILDING CONTROL NUMBER.	HP 2000/0934 Alan.
APPLICANT/~~AGENT~~	Mr J. MacDonald.
ADDRESS OF SITE	14 The Crescent HARLEY.
DESCRIPTION OF PROPOSED WORK	loft conversion (side dormer)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	location
ELEVATIONS	014/92	014/92
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/5/01.	

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 : Emy Circuit

Application Number : F/2000/2081

Applicant : Mr J Macdonald .

Location : 14, The Crescent, Earley, Reading.
Proposal : Proposed side dormer extension to dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5 Sept '00

Date of Neighbour Notifications : .....

Date of Site Visit : 5 Sept '00

Date Registered : 28/07/2000

Earliest Date for Decision : 31/08/2000

Latest Consultation Date/Site Notice Expiry Date : 31/08/2000

This application will have expired on: 22/09/2000. 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 - refuse - unneighbourly. if approved should be obsure glazed / fixed. — 'no objection' to parking layout.

Highways - request parking layout. => conditions

Planning Issues :

Identified Settlement
neighbours / street scene
Highways.

F/2000/2081
14 The Crescent, Earley

History: 14 The Crescent is a bungalow, the construction of which predates planning records. In 1958 a small rear extension was added, under permitted development rights (PD/94/58), but this was replaced by the single-storey rear extension approved in 1989 (31970). This extension spans the whole width of the property, has a depth of 3.6 metres and a pitched roof. The current proposals, for a loft conversion, were also the subject of an application which was approved in September 1992 but has since lapsed.

Appraisal: In terms of the amenities of neighbours, the greatest impact would be on 16 The Crescent. This property was also initially constructed as a bungalow and has a rear extension (3.8 metres deep, 30102, 1988) and a loft conversion (33735). There is some potential for overlooking of this property but as No 16 has been extended to a similar level to No 14 and has a small additional extension beyond this, adjacent to the boundary, this would not be sufficient to warrant refusal. (The applicant has explored the alternative of installing velux windows on the side of the property adjacent to 12 The Crescent but the headroom would not be adequate to allow them to be positioned high enough to prevent unacceptable overlooking of No 12, which has not been extended to the rear). An additional plan has been received showing a velux window to the proposed store. This could be obscure glazed and, hence, would not result in overlooking.

The box dormer does not constitute good design and would be quite prominent but a number of other bungalows in the vicinity have similar extensions and a refusal would be difficult to defend at appeal.

Recommendation: conditional approval

Application Number F/2000/2081
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
			first-floor
03	C045	R045	bathroom / side (west)
			^ delete "It shall be fixed shut...)
04	C045	R045	first-floor store / side (east)
05	~~C124~~ C122	~~R124~~ R122	
06	~~C125~~ C044	R044	first-floor level or above.
	W002		
	N116		LALP LTV1, LBE1, LBE2
			WDLPDD WOS2, WOS3, WBE1, WT7

John Murray

~~8/2/07~~

30/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 14 The Crescent Earley Reading.

APPLICATION NUMBER: F/2000/2081

OFFICER: Emy Circuit

DATE OF SITE VISIT: 5 Sept '00

1 SITE/STATUTORY NOTICE DISPLAYED ? on post by front boundary wall

2. DESCRIPTION OF SURROUNDINGS

Residential, bungalows in immediate vicinity, several with loft conversions. also two-storey houses in the street.

3. DESCRIPTION OF SITE/BUILDING

bungalow, detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES

one glf high level obscure glazed window in side of No 16 - only window to dining room. (recent addition)

5. SITE CONSTRAINTS

TREES ✓

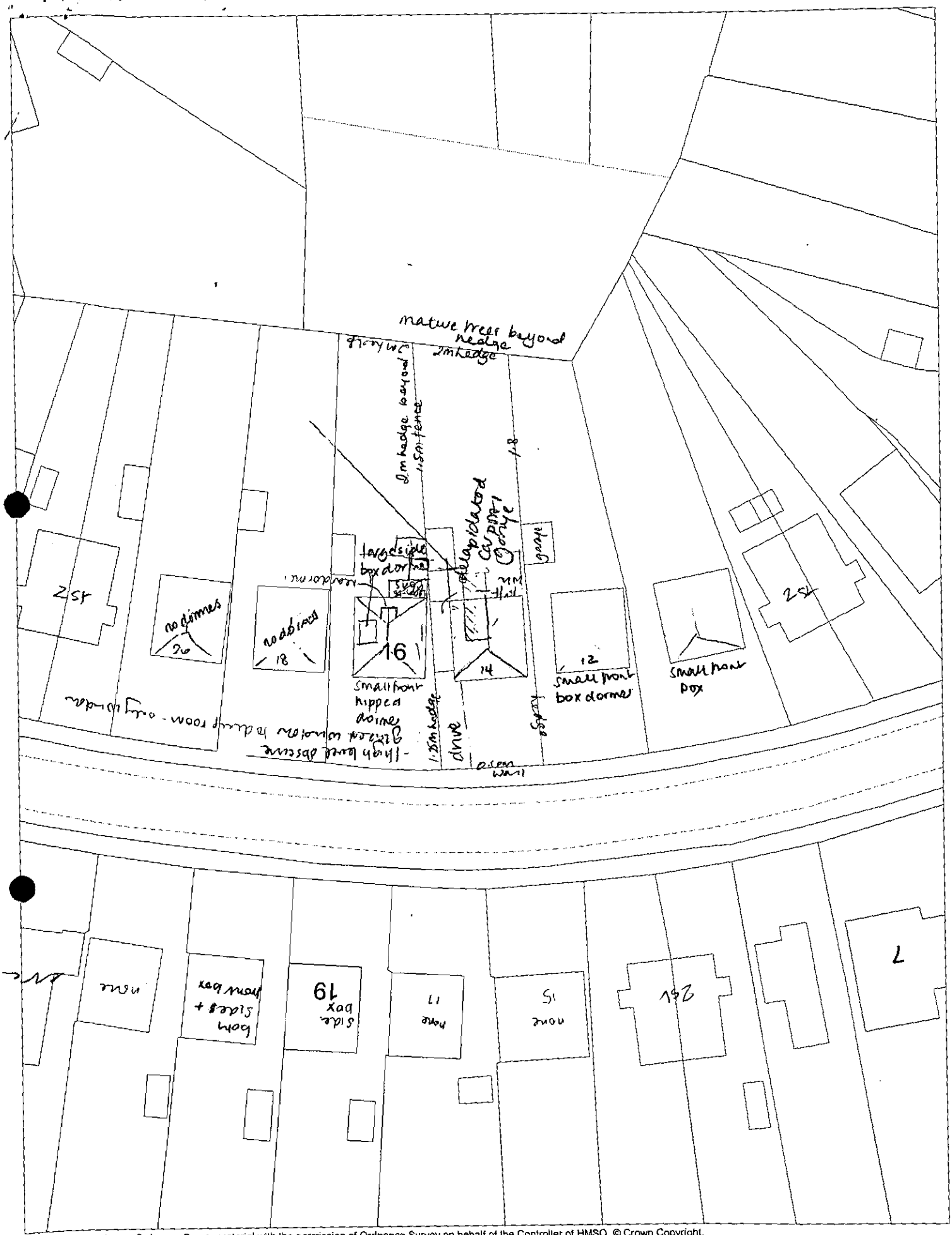
ACCESS/PARKING drive continues beyond side gates.

LEVELS ✓

BOUNDARY TREATMENT front + rear gardens enclosed with walls/fences/hedges

OTHERS

S/V 15/8 Sn x



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Development Control Section, Environmental Services, Wokingham District Council.
11 August 2000

Scale: 1 : 500

N W E S

Date: 21 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2081

Location: 14, The Crescent, Earley, Reading.

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space.

Applicant: Mr J Macdonald.

Case Officer: Emy Circuit

The new plans show the following: A velux window to the store in the east elevation, adjacent to 12 The Crescent.

Comments are required by 28/03/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2000/2081 (Planaps) / (Ludhouse) Date Rec. 20/3/01

Location: 14 Crescent Road

Parish Earley

Applicant: Mr J Macdonald

Description of attached plans a velux window to the store in the east elevation, adjacent to 12 The Crescent.

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 12 The Crescent

Date for Responses 7 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER Exc

Consultations Sent by Admin. on 21.03.PS

Yellow - Part One Copy
Green - Officer's Copy

EQ

FAX

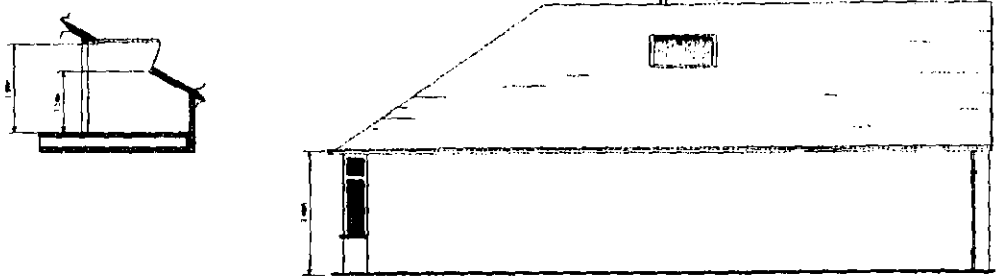
HornwooD INTERNATIONAL

To	**Emy Circuit** **Case Officer, WDC, BUILDING**	Fax Number	
From	**Jimmy MacDonald**	Pages	1
Date	**19-Feb-01 2:27 PM**	Planning Application F/2000/2081	

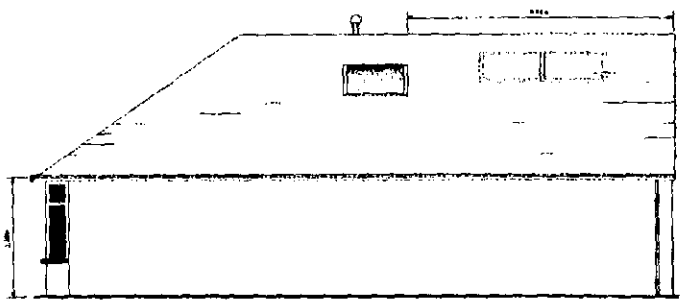
		Urgent		Not Urgent		Info Only	X Please Comment/Reply

POL TLS
CS 40122
20 FEB 2001
COPIES TO: ACK: FILE:

Below is the scale drawing showing position of Velux window in East side of house, which I will include in my revised drawing to you. Looking at the initial drawing this weekend and replanning the furnishings, we now are more favourable to the Velux windows rather that the original dormer. We would be able to install more storage units.



Is there any possibility that the second drawing (below) would be approved, showing the windows starting at 1600mm in height? As you can see, this is the highest I can install the windows. The window in the store could not be positioned at this height though, because of the internal wall.



Thank you

Jimmy

HornwooD International Ltd
Units 1 & 2, Model Farm
Barkham Ride
Wokingham RG40 4EX
Tel 0118 973 5825 Fax 0118 973 7842
sales@hornwood.co.uk http://www.hornwood.co.uk

PLANNING SERVICES | HPT 39832
POL | TLS
DC E+C | ENF
APP |
CS |
13 FEB 2001
COPIES TO: | ACK:
FILE:

Mr J Macdonald
14 The Crescent
Earley
Reading RG6 7NN

Work 0118 973 5825
Home 0118 989 2623
Mobile 07765 404597

Ms Emy Circuit
Development Control
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

12 February 2001

Dear Ms Circuit

Re: Application F/2000/2081

I have adjusted the first floor plan to show one window removed from dormer extension, and replaced by a double Velux top opening system on the opposite roof. As the roof is being adjusted to take this window, a further window would be helpful in the next room. I have discussed this with Mr and Mrs Ford at No12 and they have no problem.

The window in the toilet is also adjusted so that it does not come above the sink unit, and thus will help cut down the window area overlooking No 16.

Yours sincerely,

- plans returned 14/2/01 - would result in unacceptable overlooking of No 12
- would like obscure glazed Velux in store + will send details

Jimmy MacDonald

Attached
Drawing - showing position of Velux windows
Velux catalogue showing specifications - not included to 13/2/01
Drawing - shown new partition walls and toilet in ground floor

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/0934 PLANNING OFFICER: Emy Circuit

PARISH: EARLEY

PROPOSAL: Revised Plans showing parking

ADDRESS: 14 The Crescent

APPLICANT: Mr. J. MacDonald

No Objection

SIGNED: _____ DATE: 19 OCT 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 02 October 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2081

Location: 14, The Crescent, Earley, Reading.

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space.

Applicant: Mr J Macdonald.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 2 cars.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

CONDITIONAL APPROVAL

C122, R122.

Adam Coggins 3/10/00.

Date: 02 October 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2081

Location: 14, The Crescent, Earley, Reading.

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space.

Applicant: Mr J Macdonald.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 2 cars.

Comments are required by 12/10/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

By hand 21.9.00

Mr J MacDonald
14 The Crescent
Earley
Reading RG6 7NN

PLANNING SERVICES HF	
POL	TLS 34572
DC ESC	ENF
APP	
CS	
22 SEP 2000	
COPIES TO:	ACK:
	FILE:

Emy Circuit
Case Office
Planning Department
Shute End
Wokingham R40 1WW

20 September 2000

ADDITIONAL PLAN

2081

Dear Ms Circuit,

Re: Full Plans Application No. FP/2000/0934/ Reference 2081
Loft Conversion at 14 The Crescent, Earley
Matters arising from visit

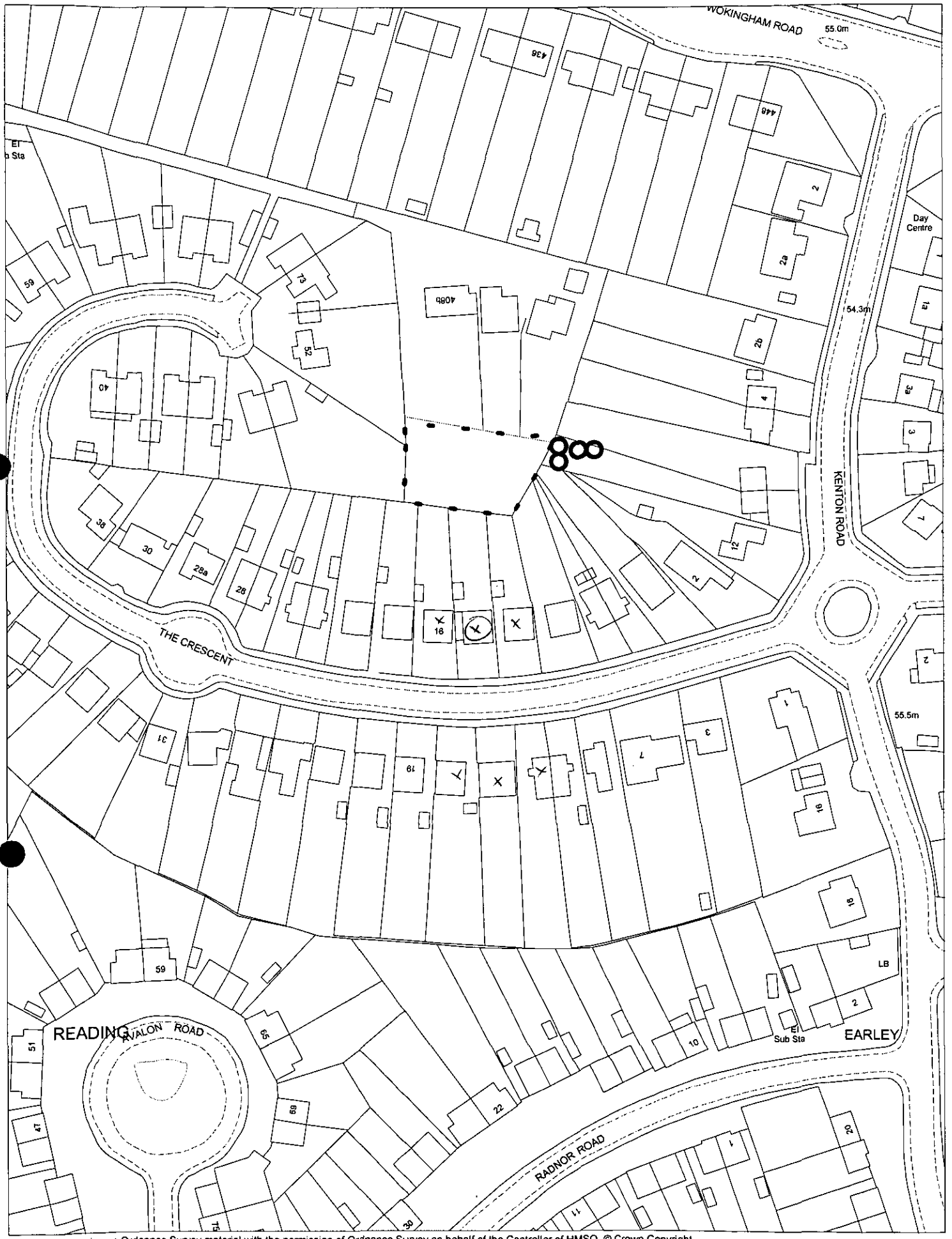
Further to your visit to my premises I have attached a drawing showing position of house, present drive and hard standings within the property boundries. Working on Council requirements for parking space (2.4m x 4.8m), there is adequate space for two vehicles on the present driveway. Additional hard standing is available at the side of the house for one other vehicle, along with roadside space for two more.

After build works have finished, money dictating, we would like to replace the present driveway with a brick hard standing which will cover a much larger area in front of the property.

I hope that this is satisfactory? I am happy to discuss the matter further and take your advice if necessary.

Yours faithfully,

James MacDonald



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Development Control Section, Environmental Services, Wokingham District Council.
1 August 2000

28 JUL 2000 * 2081

Scale: 1 : 1250

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 07 August 2000

Application Number: F/2000/2081

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space.

Parish: EARLEY TOWN

Site Address:
14, The Crescent, Earley, Reading.

Applicant:
Mr J Macdonald .

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).

COMMENT

Please could Highways have an additional plan showing existing parking and 1 additional vehicle, within the curtilage of the property.

Signed: _____ **Print name:** ADAM COGGINS

11/8/00

FROM: Emy Circuit

DATE: 07 August 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 33613
POL	TLS
DC	ENF
APP	
CS	
29 AUG 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2081

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space.

Site Address: 14, The Crescent, Earley, Reading.

Applicant: Mr J Macdonald .

Your observations are required in respect of this application **by 31/08/2000** .

Councillors considered that this application should be refused, as it was deemed to be unneighbourly.

If the Planning Officer is mindful to approve this application, it is requested that the windows be obscure glazed and non-opening.

SIGNED: _____ DATE: 24 AUG 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/2081

PROPOSAL:
Proposed side dormer extension to dwelling to form rooms in loft space.

LOCATION:
14, The Crescent, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/08/2000. 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

07 August 2000

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

Tel: (0118) 974 6479

Date: **07 August 2000**

My ref: F/2000/2081

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/2000/2081
14, The Crescent, Earley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2081**
14, The Crescent, Earley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6479

Date: **07 August 2000**

My ref: F/2000/2081

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

Dear Councillor

Application Number: F/2000/2081
14, The Crescent, Earley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space.

I write to let you know that the above mentioned house holder application has been received

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2081**
14, The Crescent, Earley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space.
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 6479

Date: **07 August 2000**

My ref: F/2000/2081

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/2000/2081
14, The Crescent, Earley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/2081**
14, The Crescent, Earley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 JUL 2000
Officer: ETC	Application No. F/2000/2081

Map No. 52 Site 004

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SIDE DORMER EXTENSION TO DWELLING TO FORM ROOMS IN LOFT SPACE

Location: 14 THE CRESCENT

Parish: EARLEY Ward: L. Hungerford 7-8-2000

Applicant: MR J MACDONALD

Fee Received 95-00 Required ..... Additional ..... Refund .....

(8)

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	~~xxxxx~~		/
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout — 2 vehicles?		
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 : 7.8.2000 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 (BABTIE) .....
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 + 12, 16, 13, 15, 17 The Crescent, Earley

ADDRESS 14 THE CRESCENT PARISH EARLEY E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/94/58	Mr. S. Brunsdon	Additions	8/4/58	App. N
31970			17.4.69	CA
ARA6153	MR. P. CLARKE	S/E. Ext.	11.10.88	APP
39975			30.9.92	CA
YP/92/0753	MR. J. MACDONALD	Loft Conv.	15.9.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

28. JUL. 2000

WOKINGHAM DISTRICT COUNCIL

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 JAMES MACDONALD 14 THE CRESCENT EARLEY READING RG6 7NN 0118 926 3217
2	Agent's Name Address and postcode Phone number	N/A
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.	14 THE CRESCENT EARLEY READING
	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION
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.	RE USE EXISTING ROOF 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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.		
	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

Date 25/5/00

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

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Your signature: [signature] on behalf of

Date 25/5/00

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

28.JUL.2000* 2081

STRUCTURAL CALCULATIONS

Client: Mr J MacDonald

Project: 14,The Crescent

JJO Designs

24 Market Place
Wallingford
Oxon OX10 0DY

Tel: 0491 26261 Fax: 0491 26044

DESIGN REFERENCES

All designs carried out in accordance with the following documents as appropriate:

The Building Regulations:-

B S 6399 : 1984	Design loading for buildings
B.S 8004 : 1986	Foundations
B.S 5628 : 1978	Structural Use of Masonry
B.S 449 : 1969	Structural Use of Steel
B.S 5268 : 1984	Structural Use of Timber

Other relevant documents as may be specified.

These calculations should not be taken by any party to represent an investigation into the whole structure. They are not intended as construction documents and any findings herein should be transferred to the construction drawings except where specific sketch sheets have been allocated and referenced otherwise.

The calculations have been prepared for and remain the sole property of the Client. They must not be reproduced, defaced or passed onto any third party or used for any other purpose than originally intended.

J.J.O. DESIGNS consulting engineers	Job No.	Sheet	Date	By
CALCULATION SHEET	387	01	Sept 92	Dab
TITLE: 14, The Crescent, Earley		SUBJECT: Loft Conversion		

Loading.

Roof pitch . 35°

	slope	plan.
plain tiles	.8	
battens	.12	
Ceiling	.13	
	1.05	1.28
Super		.70
		1.98 kN/M²

Flat roof.

Felt & boarding	.20
Joists	.12
Ceiling	.13
	.45 kN/M².
Super	.75.
	1.20 kN/M².

1st Floor use 2.0 kN/M².

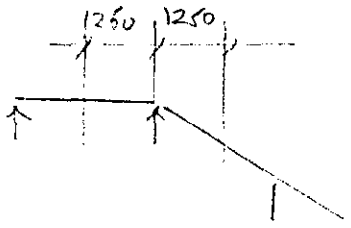
Stud walls use .3 kN/M².

24, The Market Place, Wallingford, Oxfordshire OX10 0DY

Tel: 0491 26261 Fax: 0491 26044

Continuation sheet	Project	14, The Crescent, Earley	SHEET
	Subject	Elemental calculations - loft conversion	02

Ridge board - span 3.6M.



loading

Flat roof : $1.2 \times 1.25 \times 3.6 = 5.4$ kN

Rafter = $1.98 \times 1.25 \times 3.6 = 8.9$

14.3 kN R = 7.15 kN

M : $14.3 \times 3.6/8 = 6.4$ kNM.

Try 38 x 225 with 5mm x 150 plate.

M_R TIMBER = $\frac{7.5 \times 1.25 \times 38 \times 225^2}{106 \times 6} = 3.0$ kNM.

M_R STEEL = $\frac{180 \times 5 \times 150^2}{106 \times 6}$ = 3.375

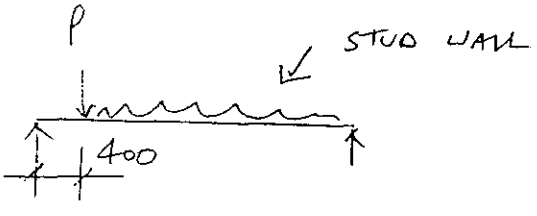
6.375 kNM

O.K.

Deflection will be limited by force line through rafter & ability of rafter to resist upward buckling.

Reaction to floor.

R = 7.15kN.



Joist span = 4.0M.

load . wall = $.4 \times 2.2 \times 3.6 = 3.2$ kN

M : $3.2 \times 4/8 = 1.6$ kNM.

M from point load.

Say : $0.7 \times 2 = 1.4$ kNm mid point

Max say = 3.0 kNM

Try 2/75x175 SC4

Mall : $\frac{3.0 \times 10^6 \times 6}{75 \times 175^2 \times 2} = 4.0$ N/mm² in 50x175 SC4 $\Rightarrow$ 5.8 N/mm²

Deflection from wall

$$= \frac{5 \times 3.2 \times 4.0^3 \times 10^6}{384 \times 6600 \times 1.14 \times 45} = 7.8 \text{ mm} \quad \text{O.K.}$$

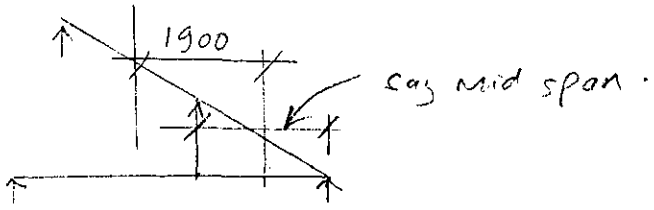
Use 2/50x175 SC4

Check floor joist carrying roof support.

Span 4.0m

Existing joist take ceiling load hence applied floor load = 1.7 kN/m² say.

Roof load.

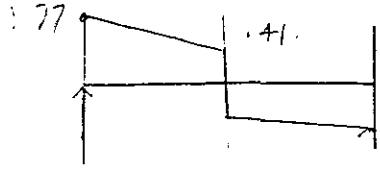


load : $1.08 \times 1.9 \times 4 = 1.5$ kN say 1.6 with wall.

Floor = $1.7 \times 2.0 \times 4 = 1.36$ kNm. $R_L = 1.02$ $R_R = 0.34$

$M = .41 \times 2 + 1.36 \times 2/2$

$= 2.18$ kNM



For 75 x 175 SC4

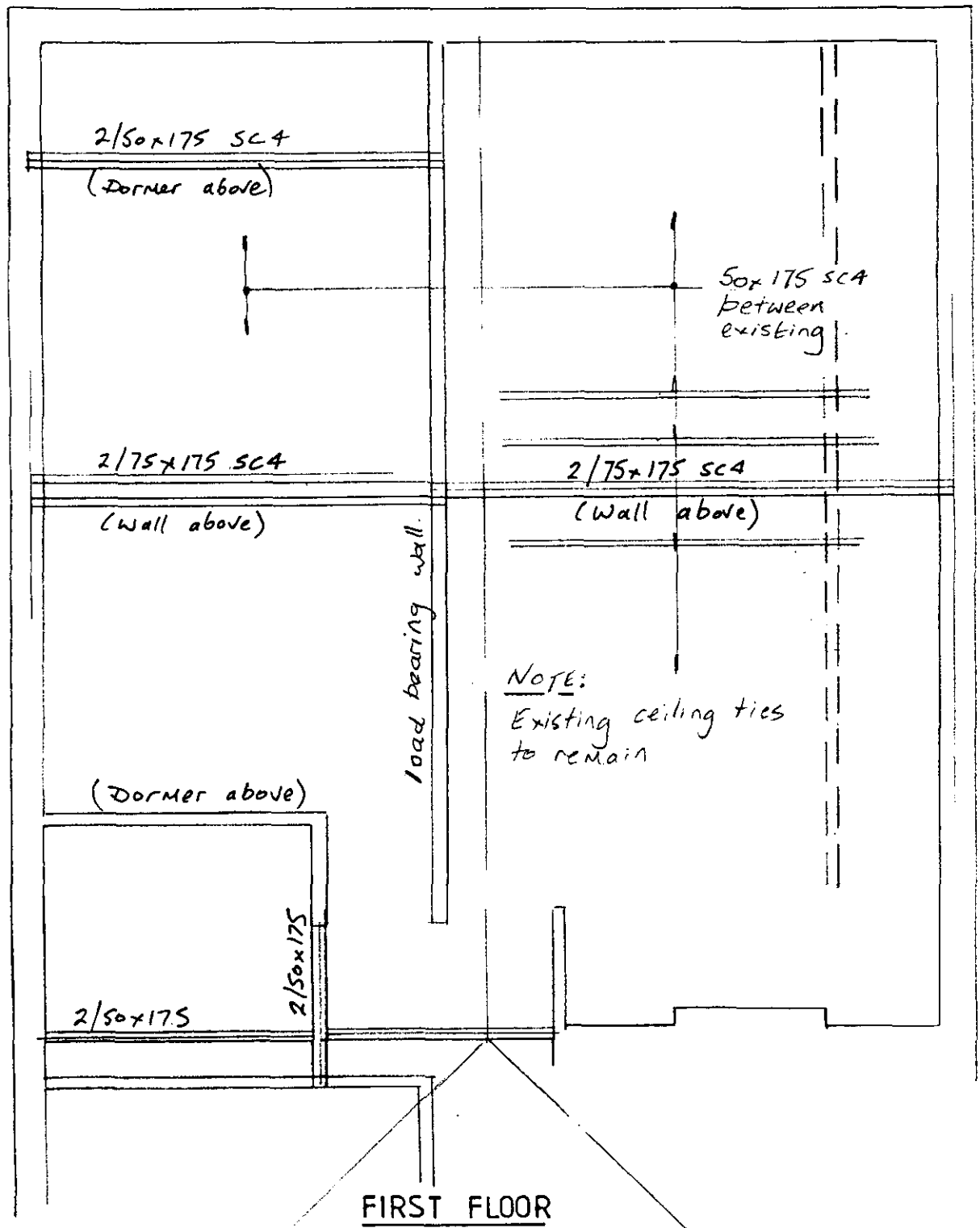
$$M_{all} = \frac{2.18 \times 10^6 \times 6}{75 \times 175^2} = 5.7 \text{ N/mm}^2 \quad \text{O.K.}$$

Deflection.

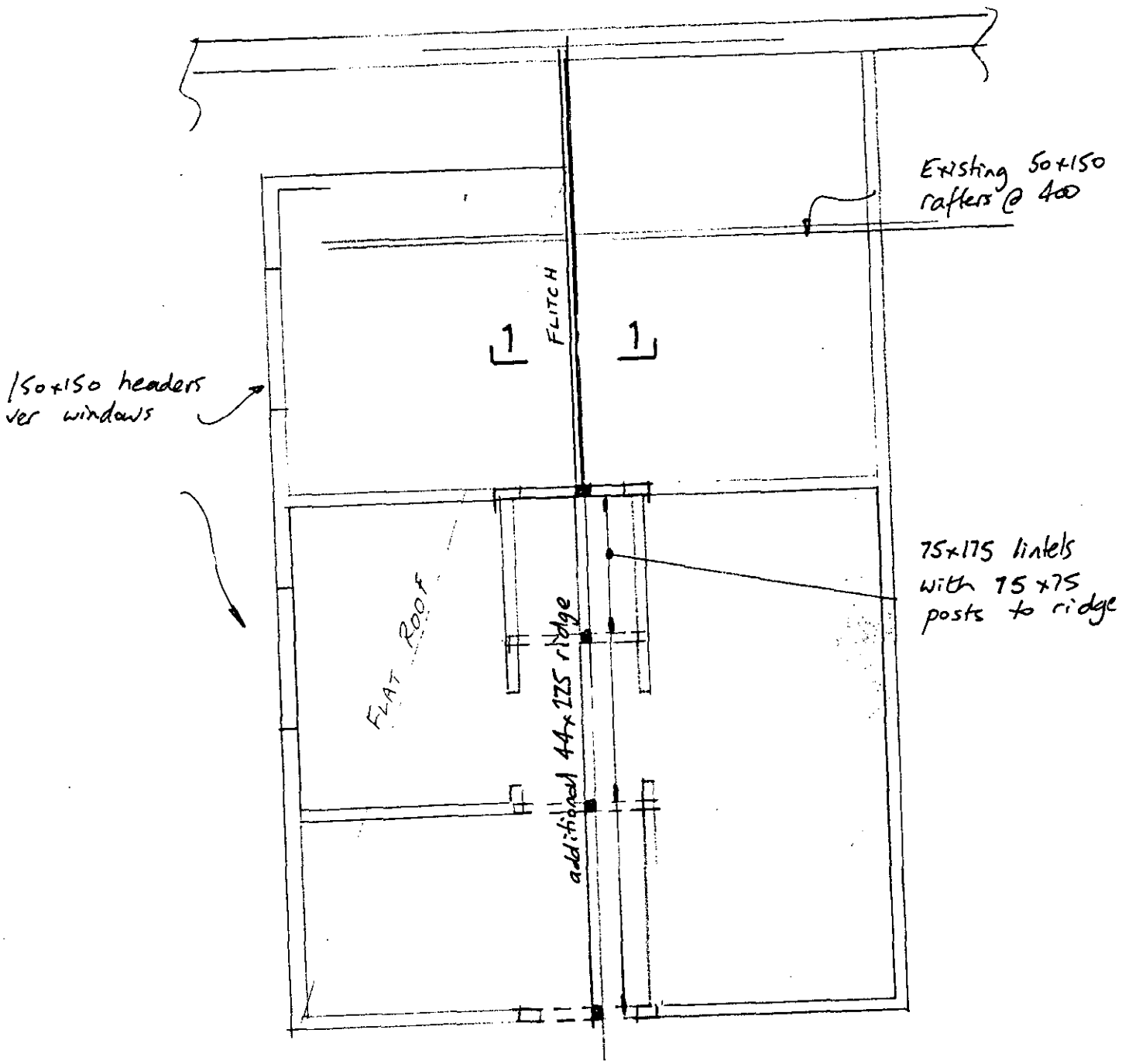
$$\text{point load} = \frac{1.5 \times 4.0^3 \times 10^6}{48 \times 9900 \times 22.3} = \underline{9.0 \text{ mm}}.$$

Additional stiffness provided by ceiling this will restrict actual deflections.

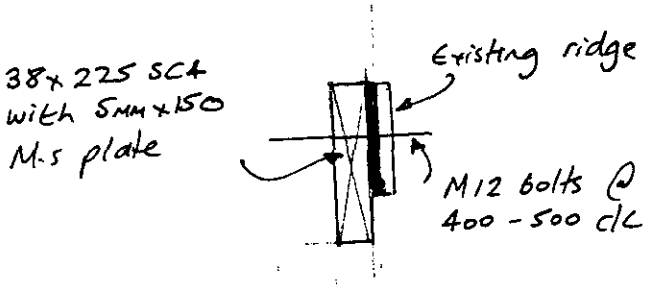
Use 50 x 175 SC4 @ Max 400 c/c.


2/50x175 SC4
(Dormer above)
50x175 SC4 between existing
2/75x175 SC4
(Wall above)
2/75x175 SC4
(Wall above)
load bearing wall
NOTE:
Existing ceiling ties to remain
(Dormer above)
2/50x175
2/50x175
FIRST FLOOR

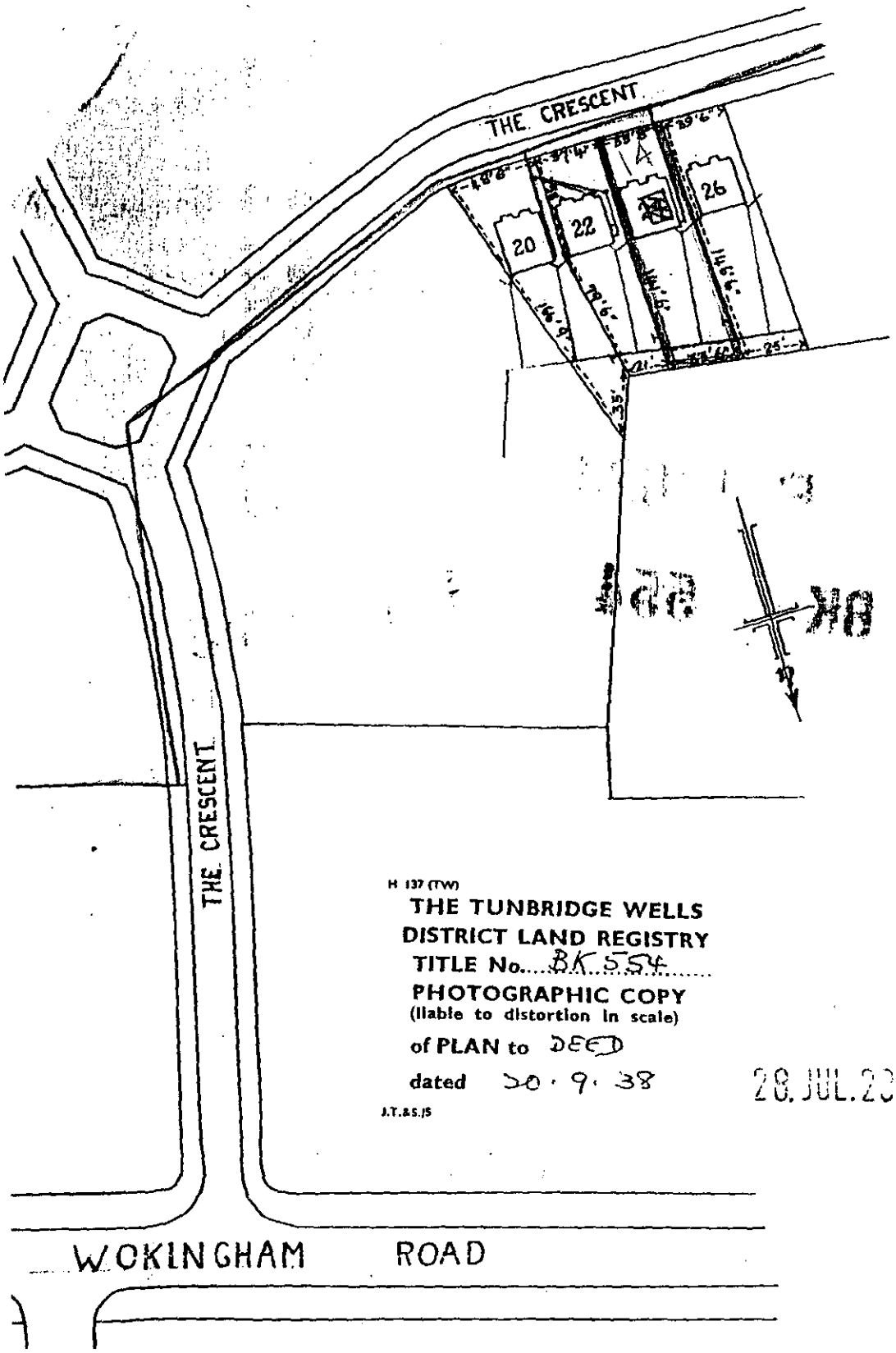
387 / SK 1


Existing 50x150 rafters @ 400
FLITCH
1
1
150x150 headers over windows
75x175 lintels with 75x75 posts to ridge
FLAT ROOF
additional 44x175 ridge

ROOF


38x225 SC4 with 5MM x150 M.S plate
Existing ridge
M12 bolts @ 400 - 500 c/c

387 / SK2



H 137 (TW)

THE TUNBRIDGE WELLS
DISTRICT LAND REGISTRY
TITLE No. BK 554
PHOTOGRAPHIC COPY
(liable to distortion in scale)
of PLAN to DEED
dated 20 · 9 · 38

J.T.&S.JS

28.JUL.2000* 2081

G.A. Brunsdon

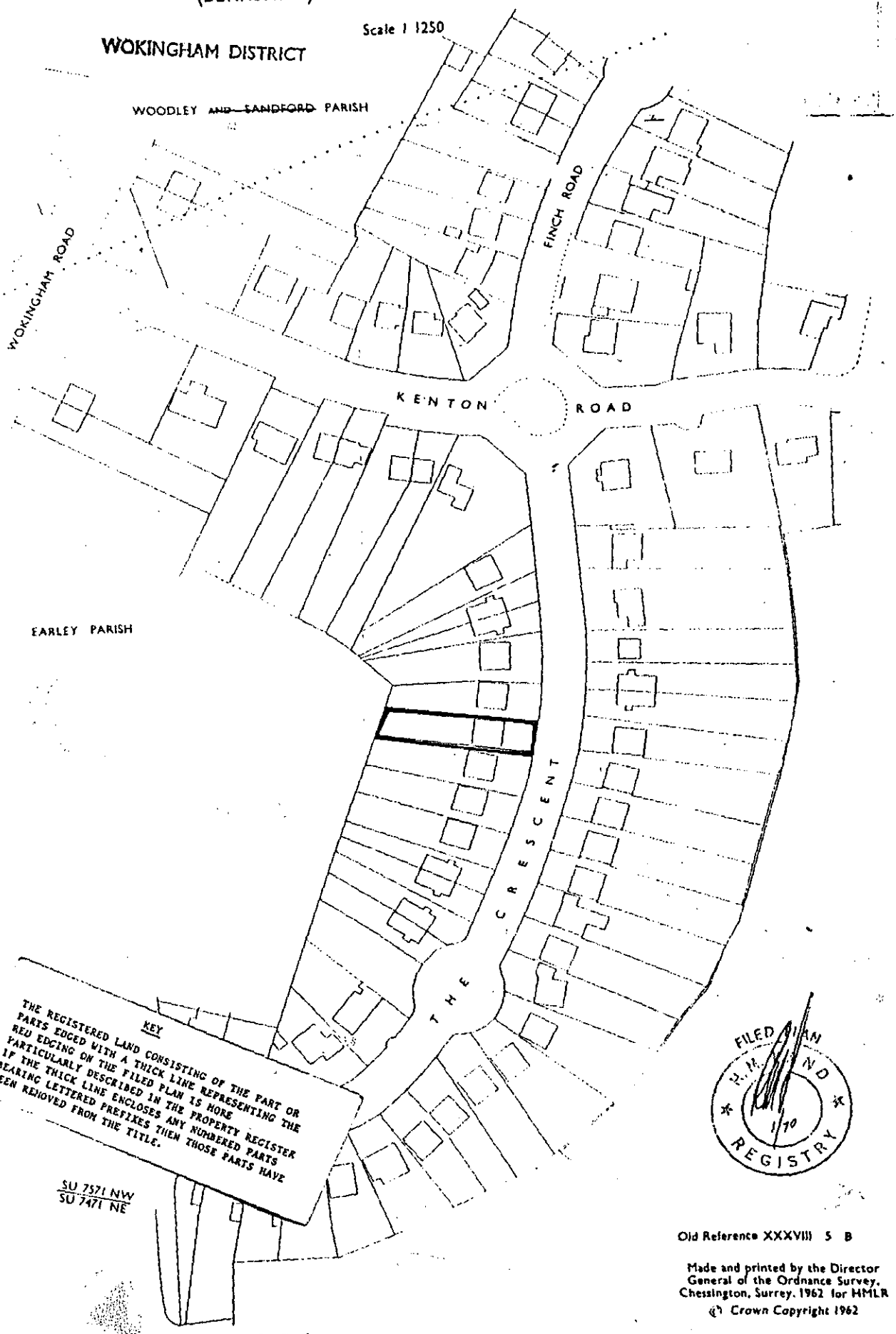
H. M. LAND REGISTRY

NATIONAL GRID PLAN (BERKSHIRE) SU 7571 SECTION 28. JUL. 2000 * 2081

Scale 1 1250

WOKINGHAM DISTRICT

WOODLEY ~~AND SANDFORD~~ PARISH



KEY

THE REGISTERED LAND CONSISTING OF THE PART OR PARTS EDGED WITH A THICK LINE REPRESENTING THE RED EDGING ON THE FILED PLAN IS MORE PARTICULARLY DESCRIBED IN THE PROPERTY REGISTER IF THE THICK LINE ENCLOSES ANY NUMBERED PARTS BEARING LETTERED PREFIXES THEN THOSE PARTS HAVE BEEN REJOYED FROM THE TITLE.

SU 7571 NW
SU 7471 NE

FILED PLAN H.M. LAND REGISTRY 1/70

Old Reference XXXVIII 5 B

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Title No. BK 554