APPLICATION NO:
F/2001/5149

LOCATION:
103 Silverdale Road, Earley Reading.

APPLICANT:
Mr Gordon McCabe

PROPOSAL:
Proposed two storey side extension to dwellin and demolition of existing garage plus single storey raer extension.

EARLIEST DATE FOR DECISION: **30/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2001

APPROVED

CASE OFFICER: **Andrew Thorley**

Heidi Lynch.

No obs 20/12/01 SV

RAILEX
Marbleboard

EASIFILE EP7

DO

261

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gordon McCabe
103, Silverdale Road
Earley
Reading
RG6 7NE

Application Number: F/2001/5149

Parish: **EARLEY**

Location: **103, Silverdale Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and demolition of existing garage plus single storey rear extension.**

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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. The driveway shall be widened to a minimum of 4.8 metres, surfaced with a bonded material and the associated crossing extended to accommodate this.

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 and above of the extension facing 1 Avalon Road 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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

2. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

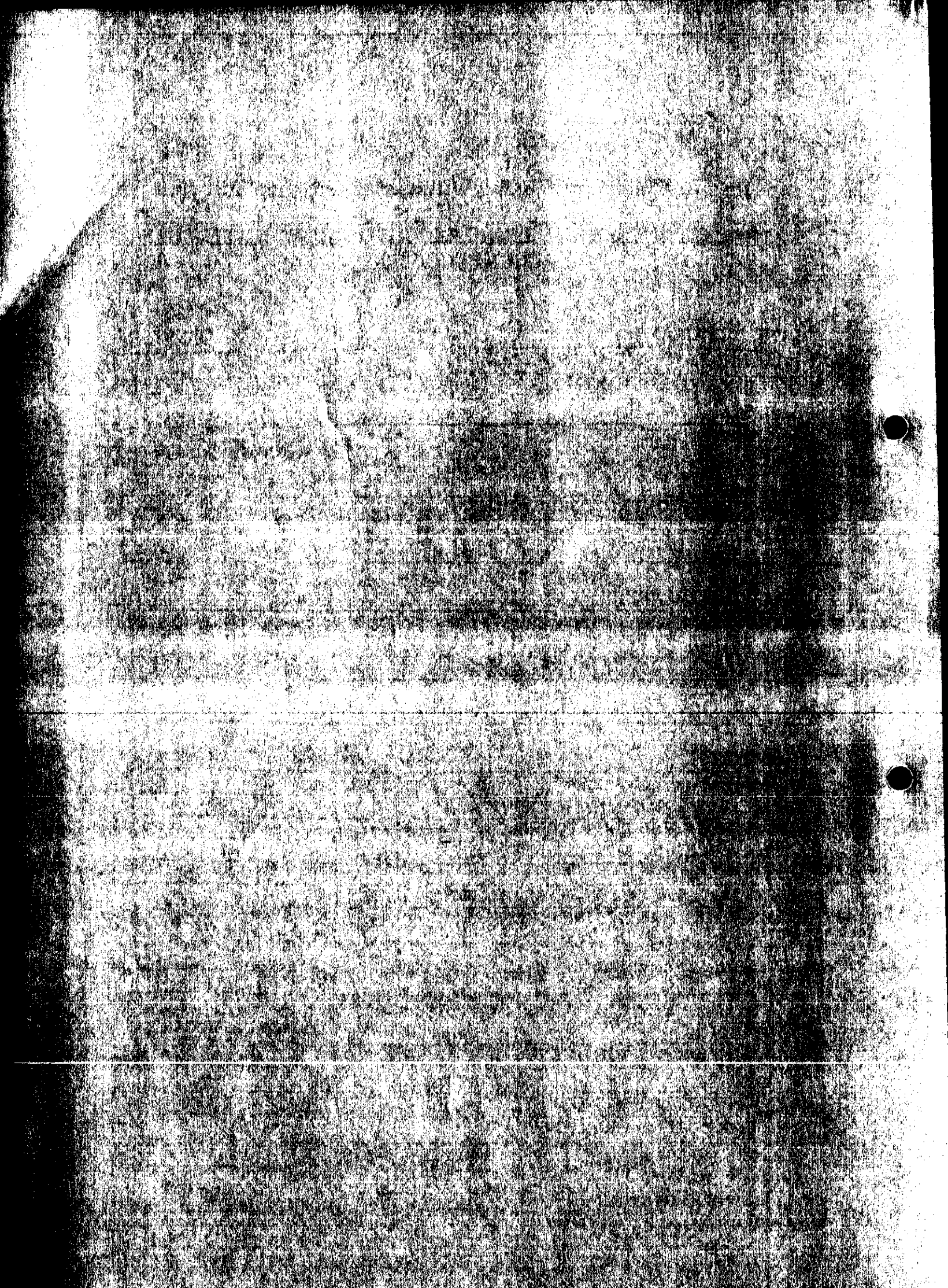
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5/149	HL
BUILDING CONTROL NUMBER.	FP 2002/2922 Central	
~~APPLICANT~~/AGENT	Daniels + Associates	
ADDRESS OF SITE	103 Silverdale Road EALING	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + 2 storey side ext + demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D4259/1	~ rec'd 20/11/01
ELEVATIONS	D4259/4	~~
FLOOR PLANS	D4259/2 D4259/3	~~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Sl'y	
IF YES, WHAT ARE THE DIFFERENCES ? DC	elevations show rear ext full length of rear.	
DATE	2/4/02.	

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	



WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5149

Applicant : Mr Gordon McCabe .

Location : 103, Silverdale Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 01/11/2001

Earliest Date for Decision : 30/11/2001

Latest Consultation Date/Site Notice Expiry Date : 30/11/2001

This application will have expired on: 27/12/2001. 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 :

Highways - approval with conditions (C049, C122 & widening of driveway)
Earley Town - no objection
Transco - no reply to date

Planning Issues :

...ied Settlement
Affect on neighbours } EN1, LBE1, LBE2
Affect on street } WOS3, WBE1
Parking - WT6, LT6

Loddon Area Local Plan

Application Number F/2001/5149
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5		R049	The driveway is to be widened to a minimum of 4.8m. surfaced with a bonded material and the associated crossing extended to accommodate this.
6.	C044		first floor and above facing Avdon Rd

Informative for approvals	
N16, N07	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	NO53, WBE1, WT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP MLT
(Development Control Manager)

Date: 14.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 103 Silverdale Road Earley Reading.

APPLICATION NUMBER: F/2001/5149

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Semi-detached dwellings, gable end roofs, single storey garages attached to sides.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached, detached garage to side at rear.
Parking at front of house for 2 cars only & then driveway.

4. RELATIONSHIP TO ADJOINING PROPERTIES
105 - will be affected by 2str ext. Have rear elevation window/doors on ground floor approx

n°1 - rear windows face into n°103 where ext is to go. Fairly close distance as dwelling Rd has short gardens. n°1 has garage on rear boundary which ext will attach to.

5. SITE CONSTRAINTS

TREES Tree in rear garden on dwelling Dr (pine tree).

ACCESS/PARKING 2 parks in front & driveway.

LEVELS level

BOUNDARY TREATMENT 2.0m high fence between n°1 & 103 + garage.

OTHERS Fence between n° 105 & 103 is approx 1.8 - 1.6m tall, close boarded.

n° 105 doesn't object at all.

2 Fold lengths to side boundary but double door. 105.

Application Number: F/2001/5149

Appraisal:

The proposed development is a two-storey side extension, the demolition of an existing garage and a single storey rear extension. The house is semi-detached and located in a residential street within an identified settlement.

The ground floor will comprise a garage, a kitchen extension and a dining room extension. The first floor will comprise a fourth bedroom and shower room. The first floor will be 2.5m in depth from the side of the house and will be 7.9m in length – bound by the front and rear flank walls of the original house. The single storey rear extension will extend 1.8m in depth and will be 7.5m in length. The ground floor side extension will have two different depths; the garage will be 2.6m in depth and the kitchen extension will be 1.3m in depth. This means there will be a small area on the ground which will be over-hung by the first floor extension.

The attached house is no.105 and is located to the west of the site. The other adjoining neighbour is no.1 Avalon Road which is a corner site. The properties along Avalon Road are also semi-detached but have short rear gardens.

1. Impact upon neighbouring properties

The proposed two-storey extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking other than what already exists on site. The proposed extensions will therefore not impinge on privacy of the surrounding property owners.

The single storey rear extension will be closest to the attached house no.105. No.105 has a habitable room on the ground floor that has double doors on the rear flank wall. This door starts 0.7m from the side boundary line. The extension is only 1.8m in depth so although it will cut off some day-light to the habitable room on no.105, the double doors will still receive some light. The rear extension is of a small size being single storey and only 1.8m in depth. The proposed extensions will therefore not adversely affect no.105.

The two-storey side extension will be 10.5m away from the rear flank wall of no.1 Avalon Drive. Although this seems close, it is of sufficient distance not to affect this property. The two-storey extension follows the same lines as the existing house so should have no further impact on no.1 in terms of scale and bulk. There is also a single storey garage along the side boundary with no.103 which belongs to no.1.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The only part of the extension that will be seen from the street will be the two-storey side extension. This is not subservient in scale as it is basically the same height as the existing house. It is also not recessed in its front elevation. The extension extends to the side boundary but there will be no issue with possible terracing due to the fact that the house on the neighbouring property faces the other way and is on a different street. Despite not being subservient to the main dwelling, the extension is not considered to be overly large.

The extensions gable end design is in keeping with the character of the dwelling as is the rest of the two-storey extension. It would also be constructed of materials matching the existing. It is *therefore considered that there would be no adverse effects upon the character of the street* scene.

3. Impact upon highway safety

The number of bedrooms is increasing from three to four, resulting in a need for three vehicle parking spaces. The extension will provide one of these in the proposed garage and there is room for two other parking spaces in the front garden and on the driveway. The highways *department is satisfied the parking standard has been meet providing the driveway to the front* of the house is widened and surfaced. Providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

01 Nov 2001 5149



Site Plan, Scale: 1 to 2500

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Date: 5 September 2001

N
W E
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Received by Wokingham District Council

Application No: F/2001/5149

PROPOSAL:
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

LOCATION:
103, Silverdale 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/2001/5149 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/11/2001. 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

06 November 2001

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

Tel: 0118 974 6441

Date: **06 November 2001**

My ref: F/2001/5149

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/2001/5149
103, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5149**
103, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.
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 6441

Date: **06 November 2001**

My ref: F/2001/5149

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/2001/5149
103, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5149**
103, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.
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 6441

Date: **06 November 2001**

My ref: F/2001/5149

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/2001/5149
103, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

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 **Andrew Thorley** on **0118 974 6441.**

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5149**
103, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 06 November 2001

Application Number: F/2001/5149

Proposal: Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

Parish: EARLEY TOWN

Site Address:
103, Silverdale Road, Earley, Reading.

Applicant:
Mr Gordon McCabe .

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).

1/ Driveway to be widened to a minimum of 4.8 metres, surfaced with a bonded material and the associated crossing extended to accommodate this.

R: IHS&C.

2/ C049, R049

3/ C122, R122.

NOT.

Signed: _____ **Print name:** AC 22/11/01

FROM: Andrew Thorley

DATE: 06 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5149

Proposal: Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension..

Site Address: 103, Silverdale Road, Earley, Reading.

Applicant: Mr Gordon McCabe .

Your observations are required in respect of this application **by 30/11/2001** .

NO OBJECTION

	HPT
	TLS
	ENF
19 NOV 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 15 NOV 2001

Clerk To Earley Parish/Town Council.

Tel. 0118 974 6441(Direct Line)
E-mail:
Date. 12 November, 2001
My ref. AJT/F/2001/5149
Your ref.

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. G. Mc Cabe
103, Silverdale Road
Earley,
Reading,
RG6 7NE.

Dear Mr. Mc Cabe,

RE: TWO STOREY SIDE EXTENSION, DEMOLITION OF EXISTING GARAGE & FOR A SINGLE STOREY REAR EXTENSION – 103, SILVERDALE ROAD, EARLEY.

I refer to your planning application received on the 1st November 2001.

Our Highway section, require a revised plan that shows the minimum internal dimensions of the proposed garage increased to 5 metres by 2.5 metres together with confirmation of the existing width of the driveway.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number or Mr. Coggins (Highways Division) on ext. 6330.

Yours sincerely,

ANDREW THORLEY
Case Officer

File: 103, Silverdale road, Earley.Parking

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 06 November 2001

Application Number: F/2001/5149

Proposal: Proposed two storey side extension to dwelling and demolition of existing garage plus single storey raer extension.

Parish: EARLEY TOWN

Site Address:
103, Silverdale Road, Earley, Reading.

Applicant:
Mr Gordon McCabe .

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.

Highways request a revised plan that shows the minimum internal dimension of the proposed garage increased to 5.0m by 2.5m.

Also confirmation of the existing width of the driveway.

Signed: _____ **Print name:** AC 7/11/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~01 OCT 2001~~ Valid 01 NOV 2001	Map No. 52 Site 0.03
Officer: AT / Application No. F/2001/5149	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND DEMOLITION OF EXISTING GARAGE PLUS SINGLE STOREY REAR EXTENSION

Location: 103 SILVERDALE ROAD

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR MCCABE

Fee (13) Received 95-00 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	Show Parking spaces	✓ 24/10	1/11
3	Forms unsigned			
4	Correct S 66 certificate	Cert B?	✓ 11	1/11
5	Elevation plans	Other side elevation (S/S extn.)	✓ 11	1/11
6	Floor plans			
7	Metric scale disclaimer		✓ 11	
8	Encroachment letter	Encroachment probable both sides (boundaries not shown on plans). May need ~~Cert B + serve notice~~		None
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6/11 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
(Transco) within 30M of gas pipeline ✓ : .....
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 + See map. ✓
.....
.....
.....
.....
.....
.....
.....
.....
.....

01.NOV.2001* 5149

Gordon. McCabe
103 Silverdale Road.
Earley.
Reading.
31/10/1

Dear Mrs C. Hurst.

There will be no encroachment with foundations or overhang on either side.

Yours faithfully

G McCabe.

Environmental Services

For office use only.
Application number: 01.NOV.2001* 5149

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	GORDON McCABE 103 SILVERDALE ROAD. EARLEY. READING, RG6 7NE
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.	103 SILVERDALE ROAD. EARLEY. READING RG6 7NE
4	Give brief details of the proposal for example, two storey side extension.	About the application TWO STOREY SIDE EXTENSION AND REMOVE EXISTING GARAGE
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.	RED BRICK, BROWN ROOF TILES PAINTED WOODWORK, ALL 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: 3	Proposed: 4
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 McCabe

on behalf of

Date 9/10/1

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

ADDRESS 103 SILVERDALE ROAD PARISH EARLEY

PLOT No. ~~232~~ 186 ORD. SHEET No. SU. 7571 (52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. C/A.
918/56	Cooper Estates Ltd	House – Semi/Det.	4/12/56	App. C/A.
PD/105/60	Mr. D. Bothered	Garage	12/4/60	App. N/A.
6R 23328	MR.S CLARK	W.C. AT REAR	9.8.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4 Applies

DRAINAGE

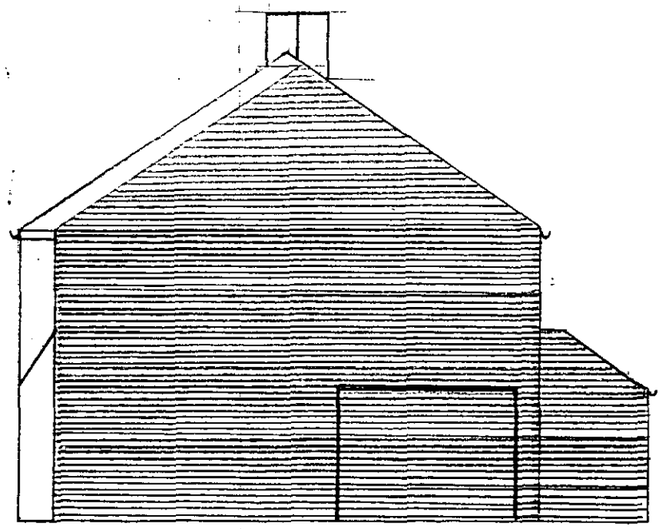
01.NOV.2001* 5149

Notes:

There will be 3 car park spaces on the property of 103 Silverdale Road.
Existing garage at rear to be demolished.



Front Elevation



Side Elevation



Rear Elevation

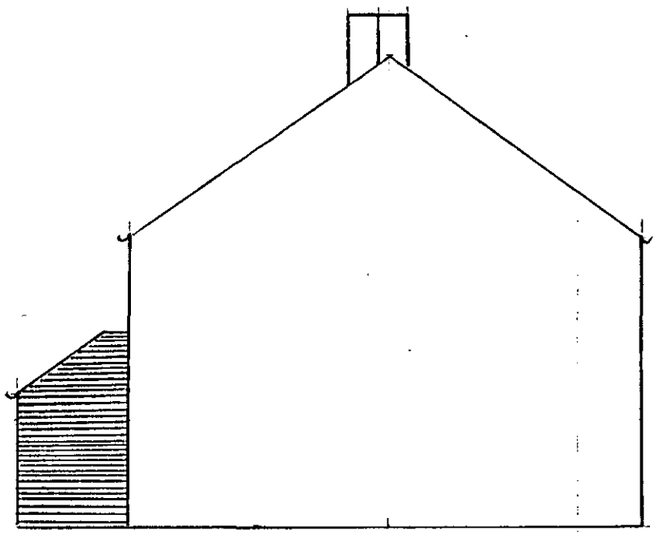
SUPERSEDED



Mr & Mrs G McCabe
103 Silverdale Road
Earley, Reading.
RG6 7NE

Scale 1:100

01.NOV.2001* 5149



Notes:

There will be 3 car park spaces on the property of 103 Silverdale Road.
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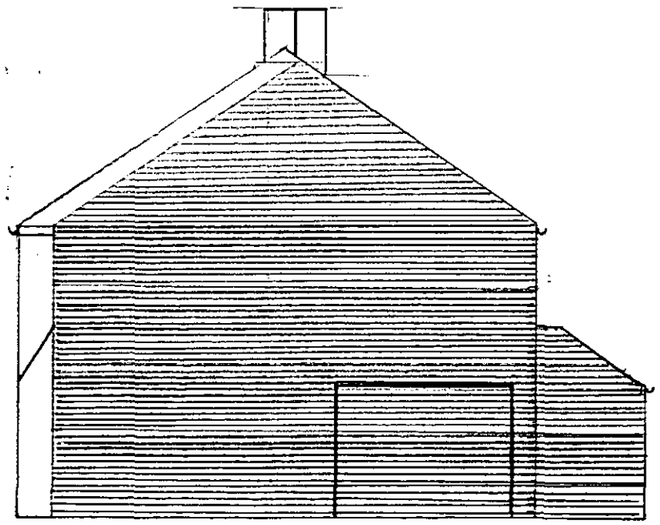
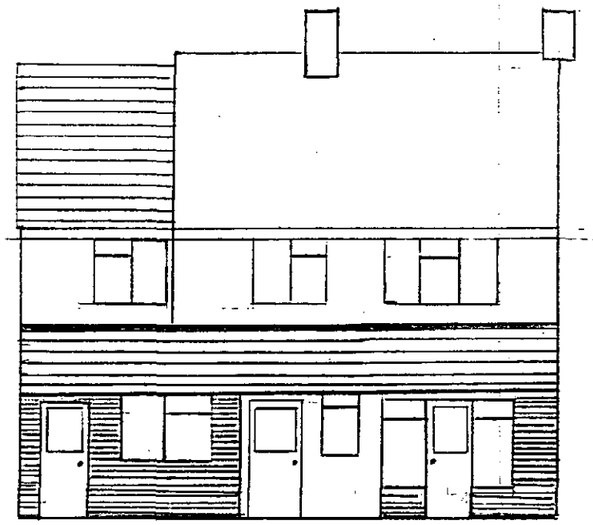
Front Elevation

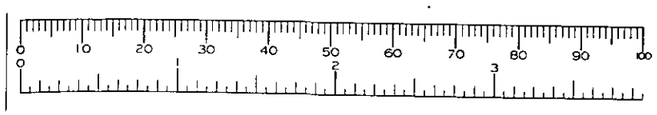


Side Elevation



Rear Elevation

SUPERSEDED



Mr & Mrs G McCabe
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Earley, Reading.
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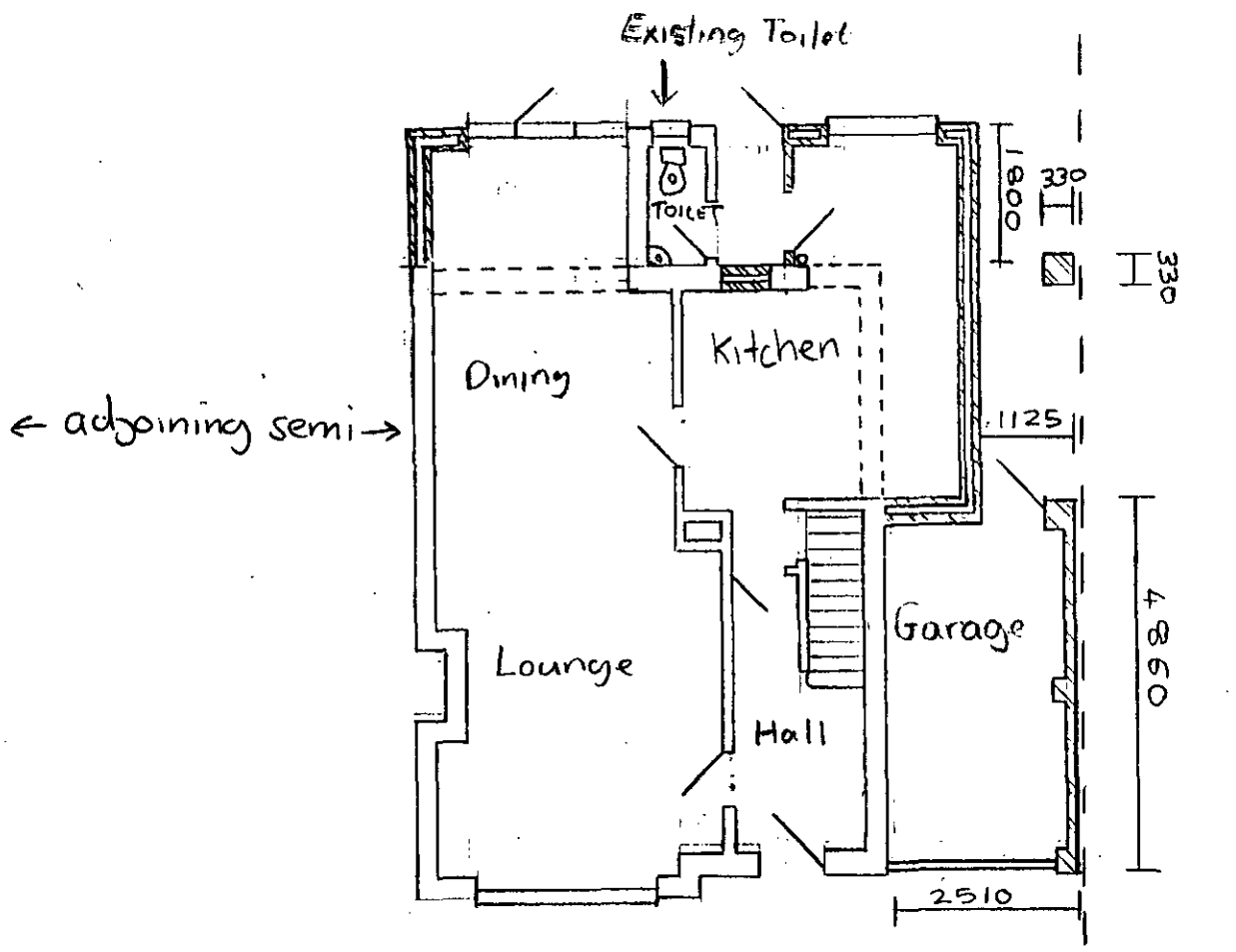
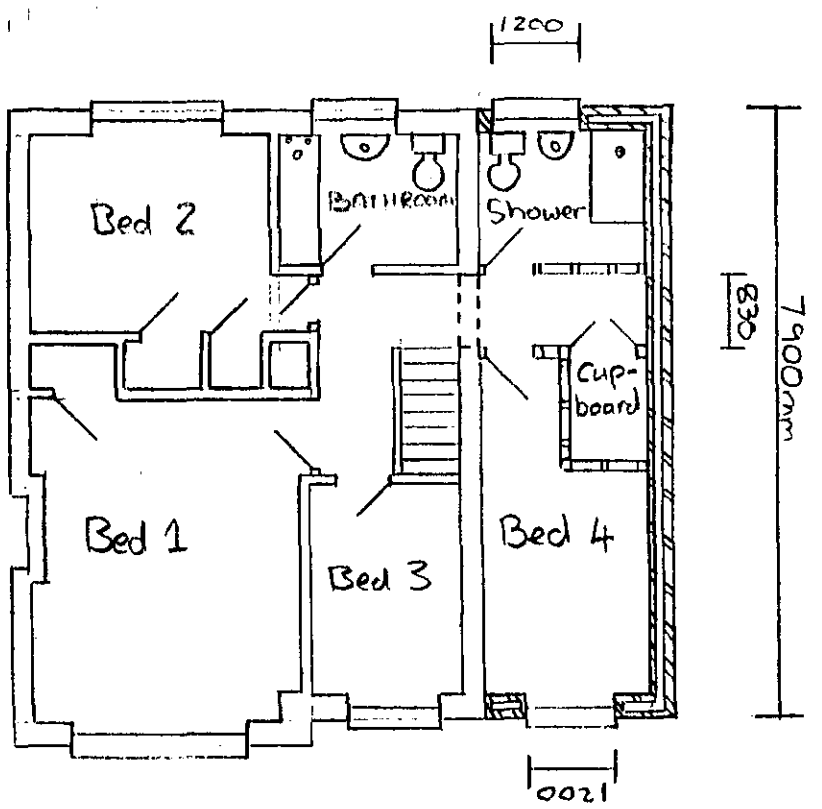
Scale 1:100

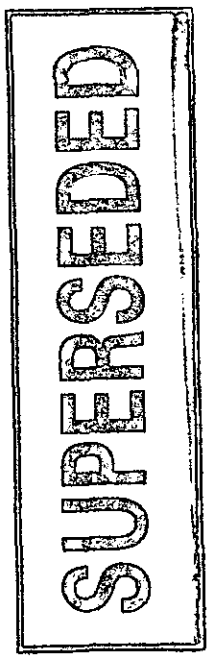
01.NOV.2001* 5149

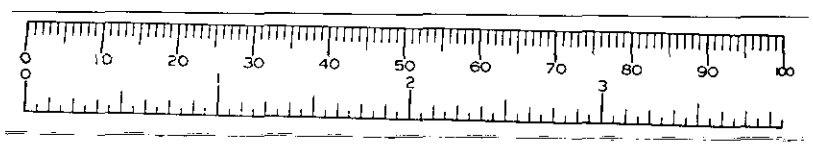


Ground Floor



First Floor

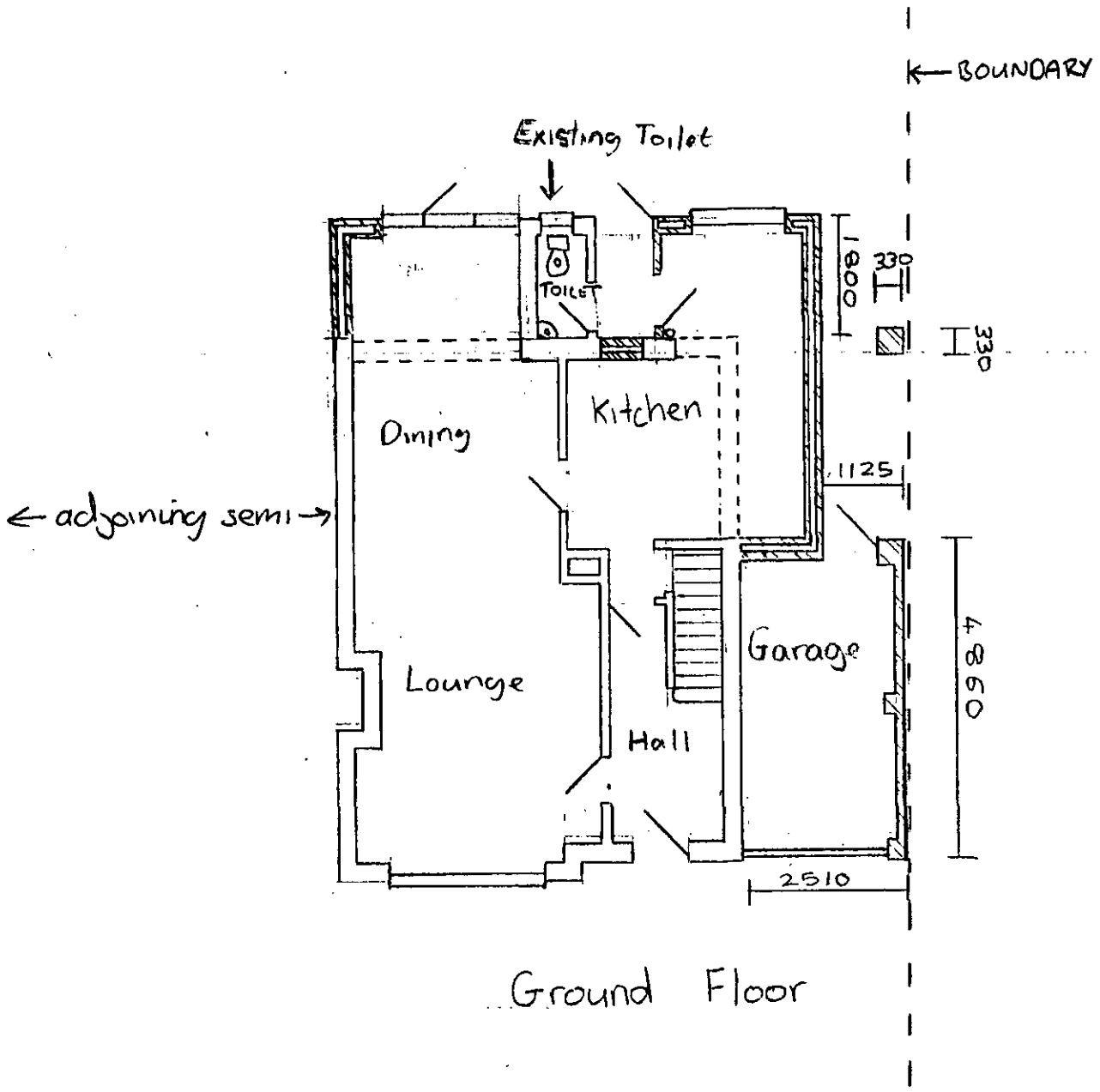




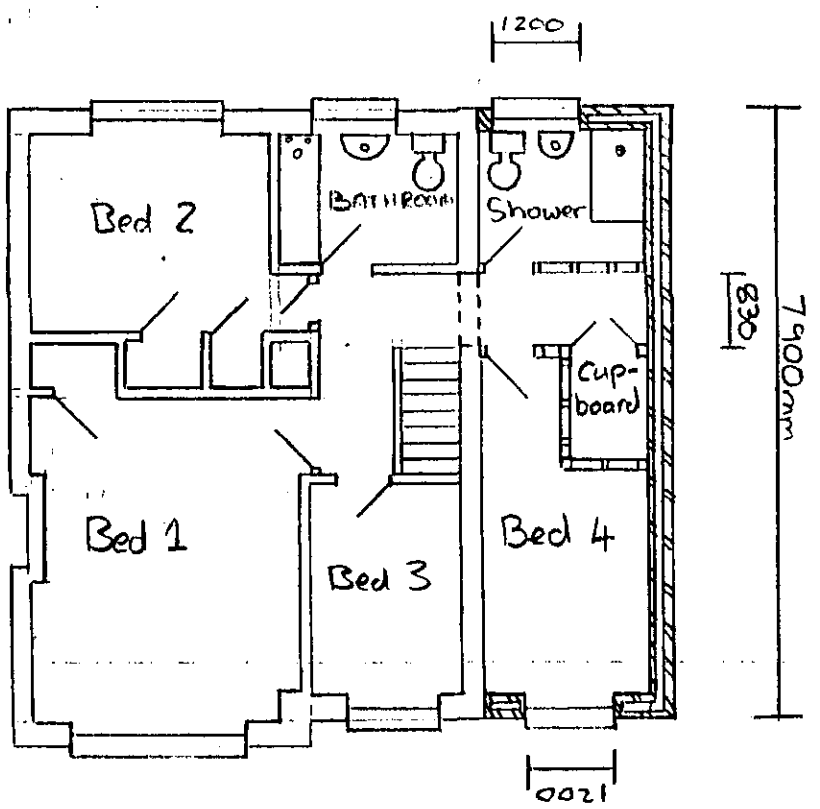
Mr. & Mrs. G. McCabe
103 Silverdale Road.
Earley. Reading.
RG6 7NE

Scale 1:100

01.NOV.2001* 5149

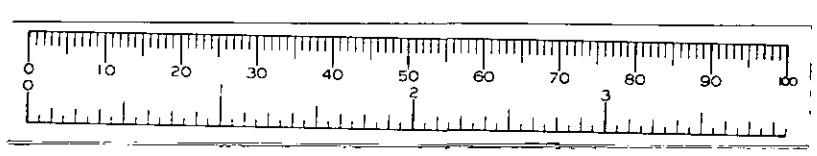


Ground Floor



First Floor

SUPERSEDED



Mr. & Mrs. G. McCabe
103 Silverdale Road.
Earley. Reading.
RG6 7NE

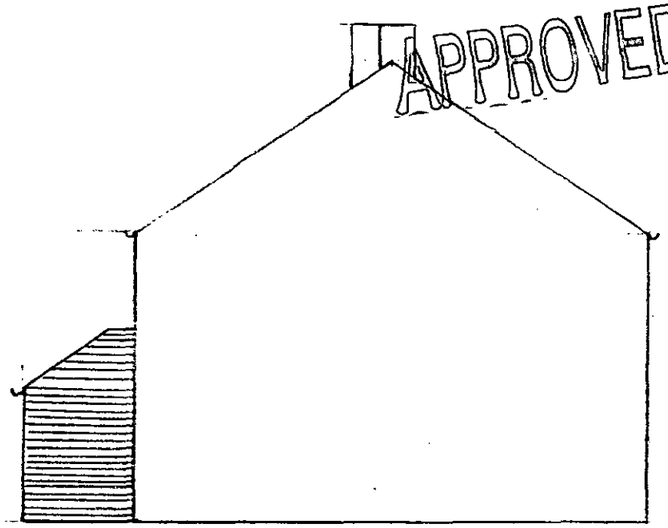
Scale 1:100

REVISED PLAN – DATE 18-NOV-01

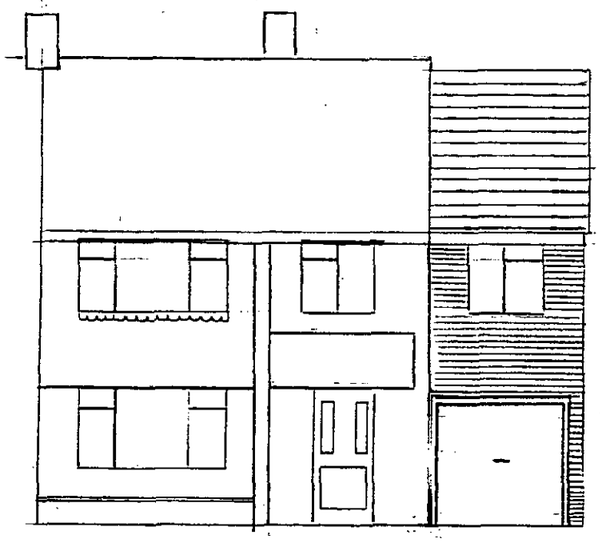
APPROVED

Notes:

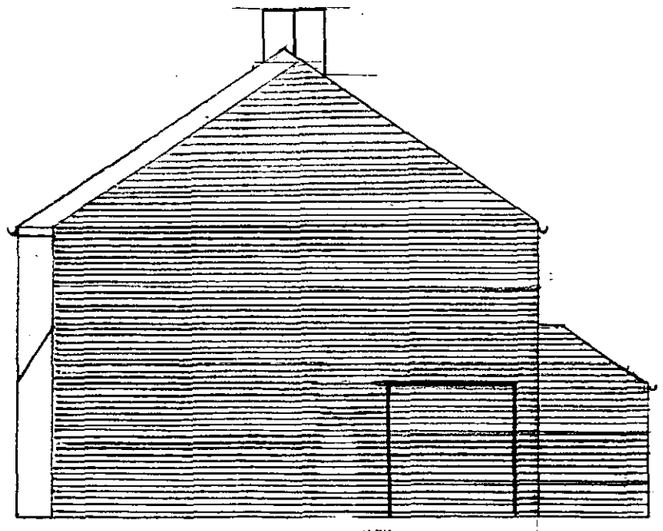
There will be 3 car park spaces on the property of 103 Silverdale Road.
Existing garage at rear to be demolished.



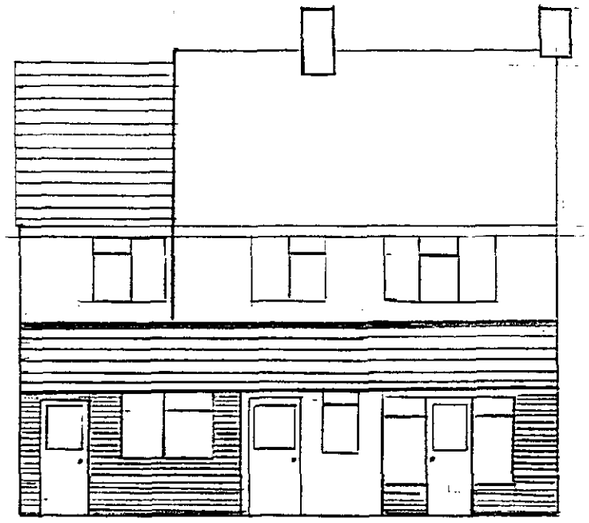
Side Elevation



Front Elevation



Side Elevation

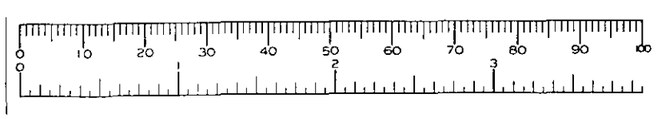


Rear Elevation

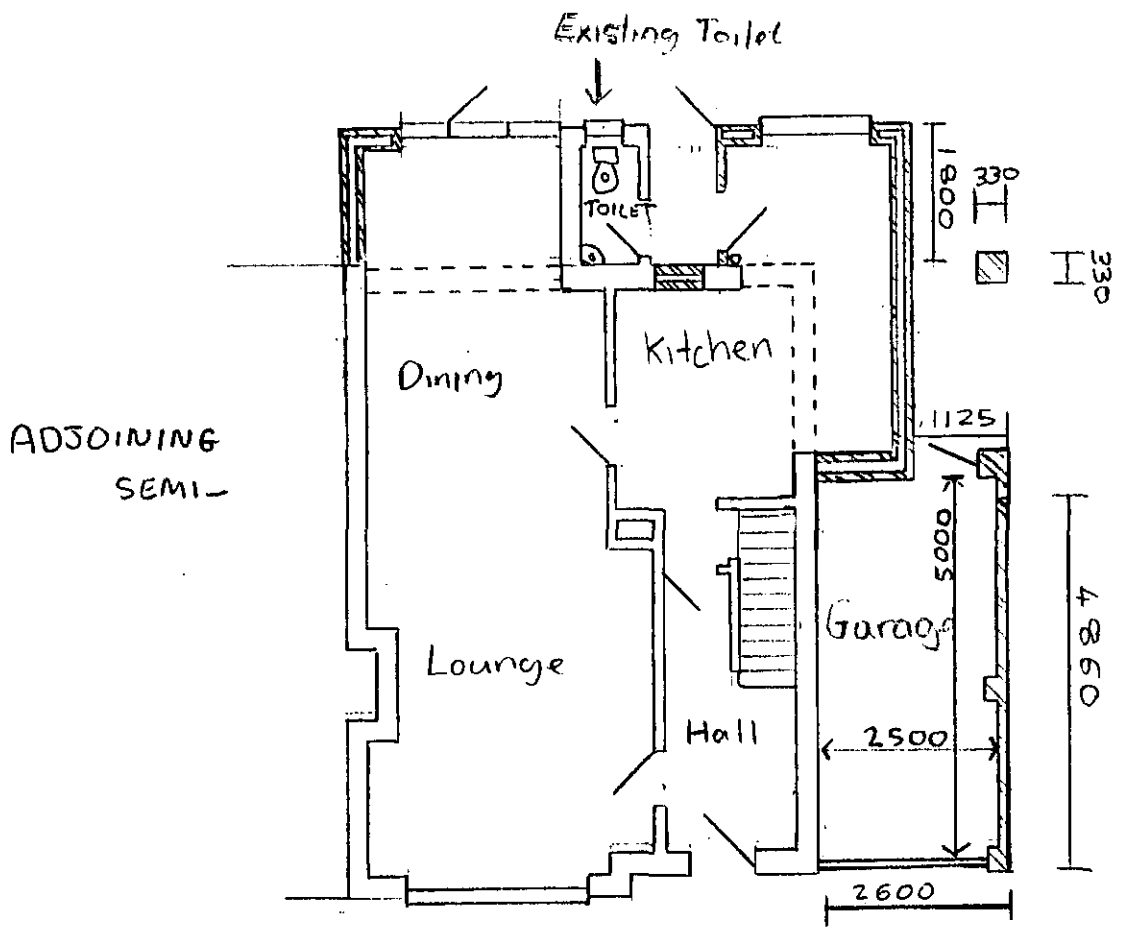
PLANNING SERVICES	HPT
PO:	TLS
DC	ENF
APP	
CS	
2 NOV 2001	
COPIES TO:	
	FILE:

Mr & Mrs G McCabe
103 Silverdale Road
Earley. Reading.
RG6 7NE

Scale 1:100



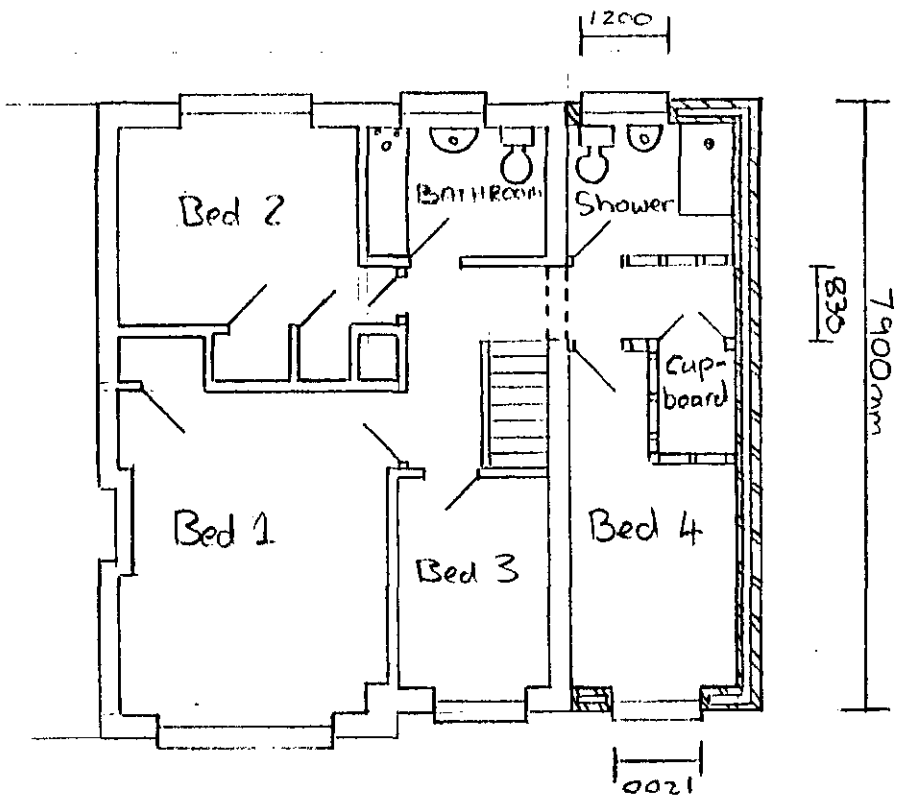
REVISED PLAN – DATE 18-NOV-01



HPT TLS RMF RF
2 6 NOV 2001
COPIES TO: AF

NOTES:
EXISTING DRIVEWAY IS
5900 LONG x 5700mm WIDE

Ground Floor



First Floor

28/11/01

APPROVED

Mr. & Mrs. G. McCabe
103 Silverdale Road.
Earley. Reading.
RG6 7NE

Scale 1:100

01.NOV.2001 * 5149



Site Plan, Scale: 1 to 500

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Date: 5 September 2001

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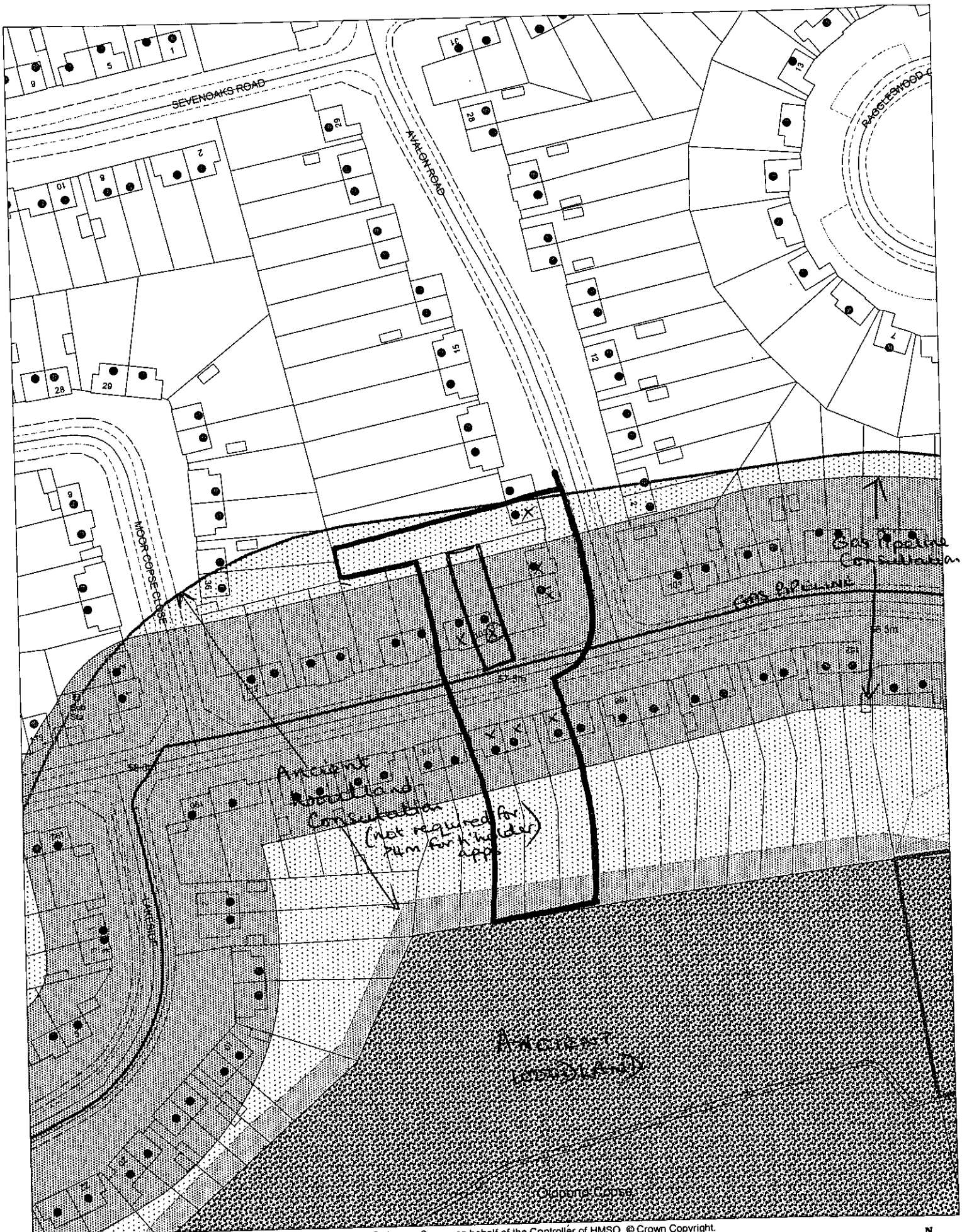
01.NOV.2001 * 5149



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Development Control Section, Environmental Services, Wokingham District Council.
22 October 2001

Scale: 1 : 1250

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