SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0300

LOCATION:
14 Chelwood Road Reading.

APPLICANT:
Mr & Mrs Dosanjh

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Emy Circuit**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dosanjh
14, Chelwood Road
Earley
Reading
RG6 5QG

Application Number: F/2000/0300

Parish: **EARLEY**

Location: **14, Chelwood Road, Earley, Reading.**

Proposal: **Proposed single storey rear extension 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the east elevation.

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.

Head of Planning and Transportation

Date: 28 February 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0300
BUILDING CONTROL NUMBER.	FP94/2859A Alan.
~~APPLICANT~~/AGENT	Greenshadows Design
ADDRESS OF SITE	14. Chelwood Road EARLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

PA 1/12

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		28/2/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
: DRAWINGS		
ENCES ?		
	20/10/99.	9/3/00.

Not on new applicat - doc CD 23/11/99
Rang Greenshadows + left message on answerphone CD 10/12/99.
Planning Application Approved 28/2/2000
Drawing 01B dated June 94
BC file not found. Janet + Bernie dont know where it is, neither does Alan. Not filed in correct place.
CD 9/3/00.

	REQUESTED	RECEIVED	REMINDER
D	20/10/99.	15/12/99	

NO PLANNING APPLICATION

Application Number F/2000/0300
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC08		in The east elevation
		SR05	delete "and the locality"

RECORD OF SITE VISIT

SITE ADDRESS: 14 Chelwood Road Reading.

APPLICATION NUMBER: F/2000/0300

OFFICER: Emy Circuit

DATE OF SITE VISIT: 25 Jan 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on gates at side

2. DESCRIPTION OF SURROUNDINGS 2-storey semis residential

3. DESCRIPTION OF SITE/BUILDING 2-storey semi, conservatory at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES No16 Has French window at ground-floor, nearest to boundary.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING no change

LEVELS garden c30cm higher than house

BOUNDARY TREATMENT Mainly 1.8m fences.

OTHERS —

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0300

Applicant : Mr & Mrs Dosanjh .

Location : 14 Chelwood Road Earley.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		25 Jan '00

Date of Neighbour Notifications : 26 Jan '00

Date of Site Visit : 25 Jan 2000

Date Registered : 10/01/2000

Earliest Date for Decision : ~~10~~ 16/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :
Neighbour - will render be applied to all walls, distance to boundary, damage to fence, access to neighbours property during construction. + (21/2) daylight
Earley TC - "no objection"

Planning Issues :
Identified Settlement
WBE1 - neighbours / street scene

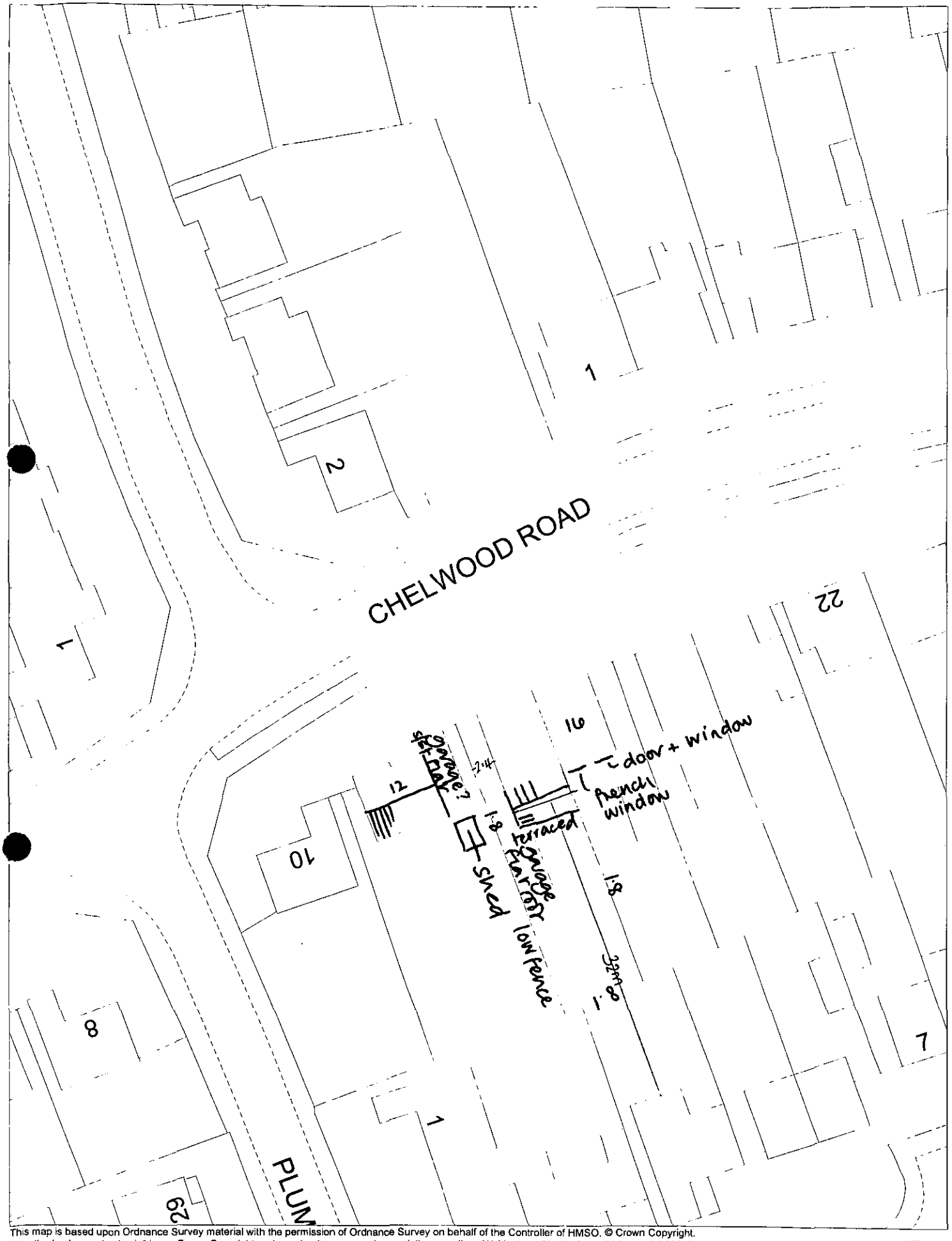
Application Number: F/2000/0300
14 Chelwood Road, Earley

Appraisal: The proposal is for a single-storey rear extension , to replace an existing lean-to conservatory.

Both the existing an proposed structures extend the full width of the house but the proposals would increase the depth by 0.3 metres (from 2 to 2.3 metres), the eaves height by 0.2 metres (2.3 to 2.5 metres) and the maximum roof height by 0.7 metres (2.8 to3.5 metres).

The extension would not be visible from Chelwood Road and would not significantly affect any of the neighbouring properties. It is proposed that the extension be rendered to match the existing building and a condition to this effect should be attached to any permission. The extension would not encroach onto the neighbouring property and access required during construction is not a planning consideration. Therefore, the proposals are acceptable.

Recommendation:



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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2000 Scale: 1 : 500

N
W E
S

applicationo	Name and address
F/2000/0300	Mr E Last 16 Chelwood Road Earley Reading RG6 5QG
F/2000/0300	Mrs FA Jennings 36 Mill Road Caversham Reading Rg4 8DP

APP
APPROVED,
LETTER SENT
03/03/00

Received by Wokingham District Council

Application No: F/2000/0300

PROPOSAL:

Proposed single storey rear extension to dwelling.

LOCATION:

14 Chelwood Road Earley.

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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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

Tel: (0118) 974 6479

Date: 18/2/00

My ref: F/2000/0300

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Councillor

Application Number: F/2000/0300
14 Chelwood Road Earley.
Proposed single storey rear extension 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 Emy Circuit on **(0118) 974 6479**. 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 28/2/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0300**
14 Chelwood Road ~~Reading~~. Earley
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: F Rolls Date: 23/2/00

Print Name: Flora Rolls

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 6479

Date: 18/2/00

My ref: F/2000/0300

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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14 Chelwood Road Earley.
Proposed single storey rear extension to dwelling.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0300**
14 Chelwood Road ~~Reading~~. Earley
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6479

Date: 18/2/00

My ref: F/2000/0300

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0300
14 Chelwood Road ~~Reading~~. Earley
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

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Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 18/2/00

My ref: F/2000/0300

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0300
14 Chelwood Road ~~Reading~~ Earley
Proposed single storey rear extension 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 Emy Circuit on **(0118) 974 6479**. 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

Chris Ward

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 DEC 1999~~ VALID 10 JAN 2000	Map No. 58 Site 0004
Officer: EXC / Application No. F/2000/0300	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 14 CHECKWOOD ROAD

Parish: EARLEY Ward: Redhatch 17.1.2000

Applicant: MR / MRS JOSANJH

Fee Received 95-00 (7) 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	Scale ? ✓	16/12	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale ? ✓	16/12	10 JAN 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
(8)	Encroachment letter	Encroachment at boundary? Letter required. None ✓	16/12	10 JAN 2000
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.1.2000 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:

..... SN + 1&4 Plumtrees ✓ .....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Emy Circuit

DATE: 17 January 2000

Earley Town Council Consultation Sheet

Application Number: F/2000/0300

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 14 Chelwood Road Earley.

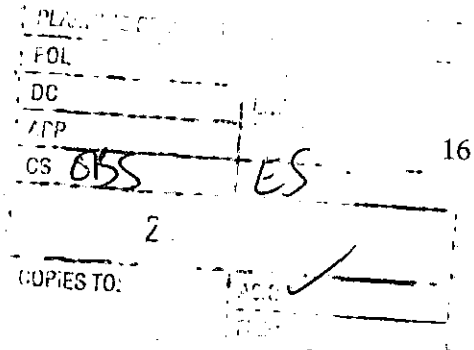
Applicant: Mr & Mrs Dosanjh .

Your observations are required in respect of this application **by 10/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council



February 21, 2000

16 Chelwood Road
Earley
Reading
Berks
RG6 5QG

Tel: 0118 9868608

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir

Application Number F/2000/0300
Site Address: 14 Chelwood Road
Proposal: Single storey rear extension to dwelling

Subsequent to my letter of 14th February regarding the above plans and your acknowledgement, I have one further final observation. It concerns the effect this extension will have on limiting daylight to my property.

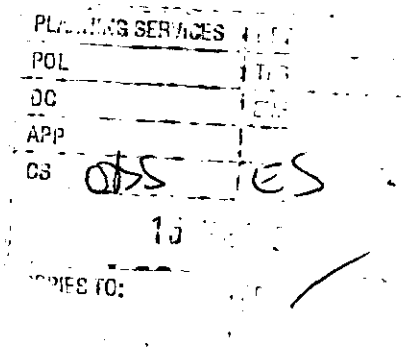
Since I believe the pitched roof is to be at an angle of 20°, light will be obliterated. I therefore propose the plans are altered to build a hip roof instead.

Please contact me if you require further information.

Yours faithfully,

Elaine Last (Ms.)

Copy: Earley Town Council, Radstock Lane, Earley, Reading, RG6 5UL



February 14, 2000

16 Chelwood Road
Earley
Reading
Berks
RG6 5QG

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir

Application Number F/2000/0300
Site Address: 14 Chelwood Road
Proposal: Single storey rear extension to dwelling

As the owner of the adjoining property and having seen the plans for the above application at the Earley Town Council offices I would like to make the following observations:

- The plans state under Point 4, "General Construction" that the completed external wall surface will consist of "2 coats of render to match existing". I seek confirmation that this finish will in fact in practice be applied to the wall abutting my property.
- It is not stated on the plans the measurement from the above wall to the fence separating the back gardens of 14 and 16 Chelwood Road. I assume sufficient room will be left between wall and fence to apply the render finish. Please also confirm this point and supply measurement.
- The perimeter fence belongs to my property. As such, the owners of 14 Chelwood would be liable for any damage to it occurring as a result of the construction.
- It is not clear whether access to my property will be required during the construction period.

Though I have raised them in this letter, I believe these last two points would be matters of civil law.

Thank you for taking these observations into consideration.

Yours faithfully,

Elaine Last (Ms.)

Copy: Earley Town Council, Radstock Lane, Earley, Reading, RG6 5UL

Please do 21 days neighbour notification on the following

① F/2000/0319
1 Wellesley Drive
3+8 Wellesley Drive

② F/2000/0300
14 Chelwood Road
12+16 Chelwood Road.

③ 9 Riddington Close
F/2000/0330
8+10 Riddington Close

Thanks

Tony.

26.1.2000
TMP.

10 JAN 2000

5th January 2000

14 Chelwood Road
Earley

Wokingham District Council
Environmental Services Dept
P O Box 157
Shute End
Wokingham

Dear Mrs C Hurst

RE: PLANNING APPLICATION TO 14 CHELWOOD ROAD EARLEY

Further to my returned application, I enclosed the documents with the site & location plan indicating the scales as requested.

There is no encroachment adjacent to the boundary and therefore Certificate A is correct.

Yours Sincerely

Mrs Dosanjh

Pc 03 180 014

ADDRESS 14 CHELWOOD ROAD PARISH EARLEY

PLOT No. 7 ORD. SHEET No. SU.747C 58

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	Mr. C. Bunce	Outline	23.7.56	N/A. Ref
O/124/63	Messrs. Cooper Estates Ltd	"	10.7.63	N/A. Cl
185/63	"	Semi/Det. House	20.2.64	App. Cl
PD/246/66	Mr. M. Beardon	Garage	9.6.66	App. N
LP94/2859	MR & MRS DOSANJH	S/St. Lt.	7.10.94	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Sect. 25 PD Eng - Mr. + Mrs. Dosanjh - 20/10/99 - S/St/R

DRAINAGE

Environmental Services

For office use only.
Application number:

10. JAN. 2000* 0300

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS DOSANJH 14 CHERWOOD ROAD EARLEY BERKS RG6 5QG
2	Agent's Name Address and postcode Phone number	N/A
3	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. Site	14 CHERWOOD ROAD EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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. 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.	MATERIALS 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 ☑

Crystal Mark

Please turn over

1305B

9 How many bedrooms does the property have?	Existing: 3	Proposed: —
10 Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans	Yes ☐	No ☑
11 Checklist. Please make sure that you enclose the following.		
a Six copies of this form signed and dated.		
b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c Six copies of each set of plans and drawings listed below.		
• 1:2500 scale location plan with the site outlined in red.		
• 1:500 scale site layout plan.		
• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

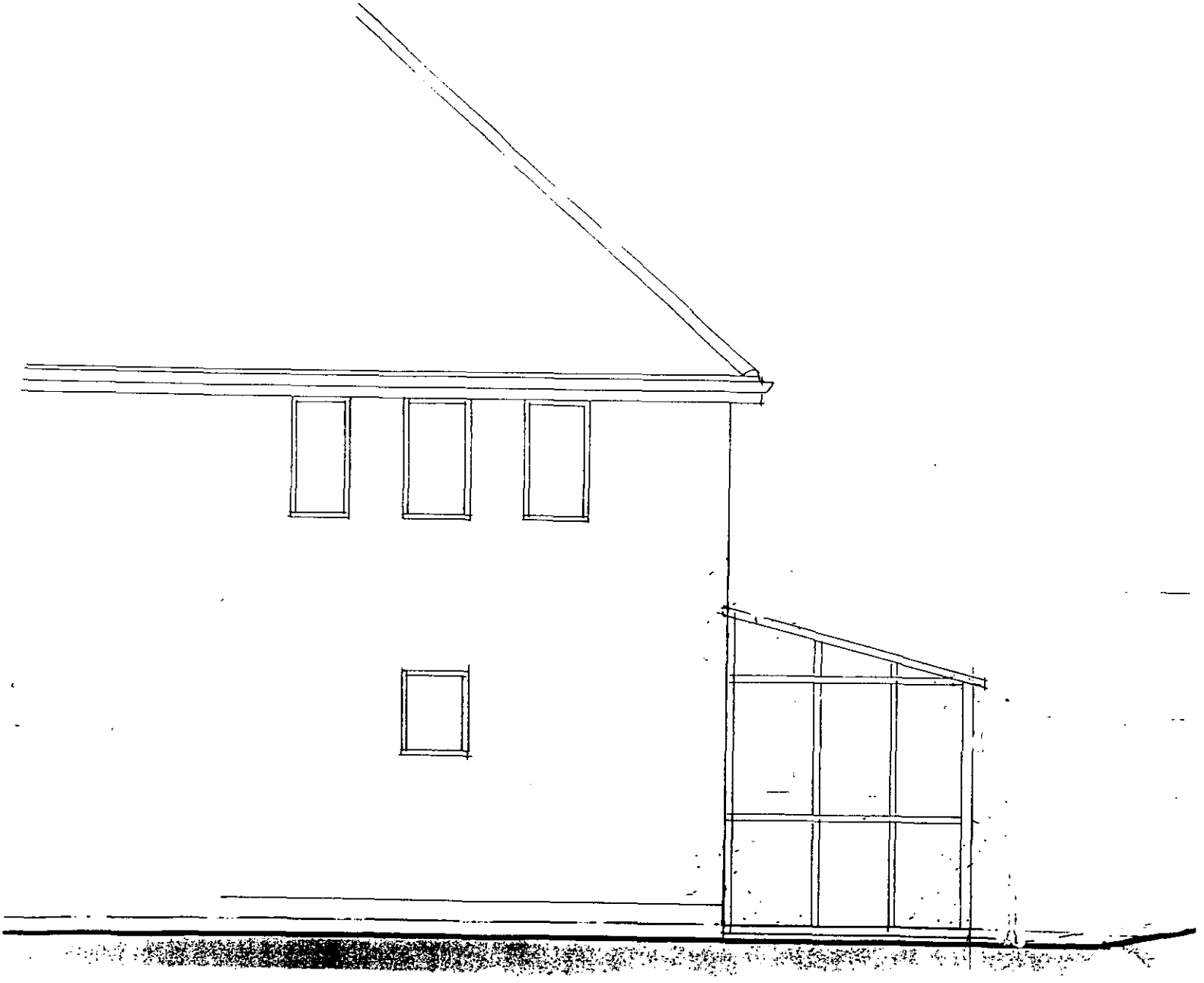
Your signature: [signature]

on behalf of Mr & Mrs DOSANJH

Date 10 NOV 99

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

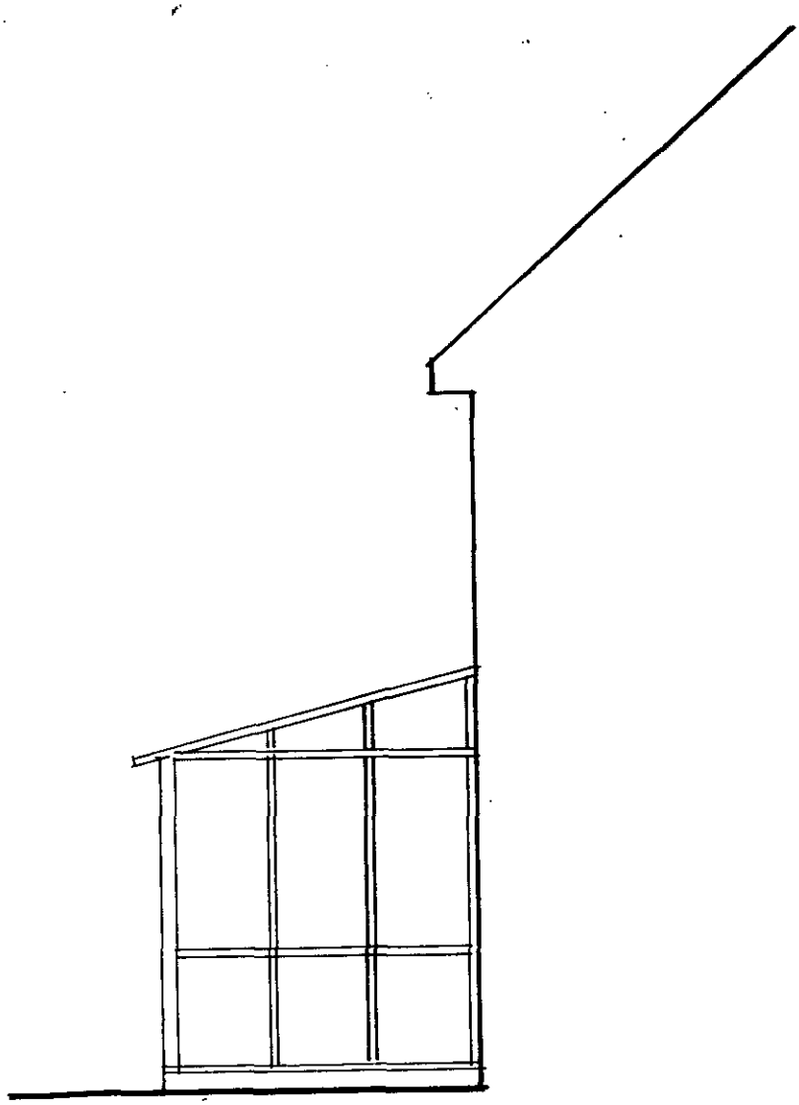
10.JAN.2000* 0:00



PART SIDE ELEVATION 1:50

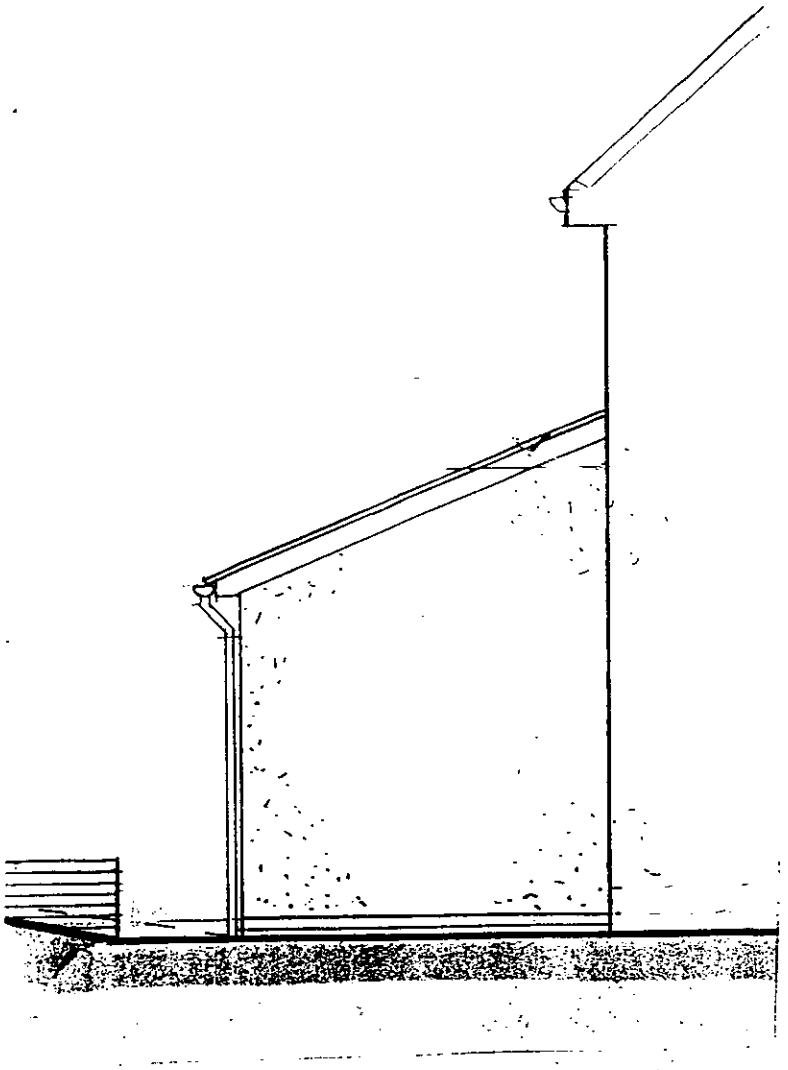
(AS EXISTING)

16.JAN.2000* 0000



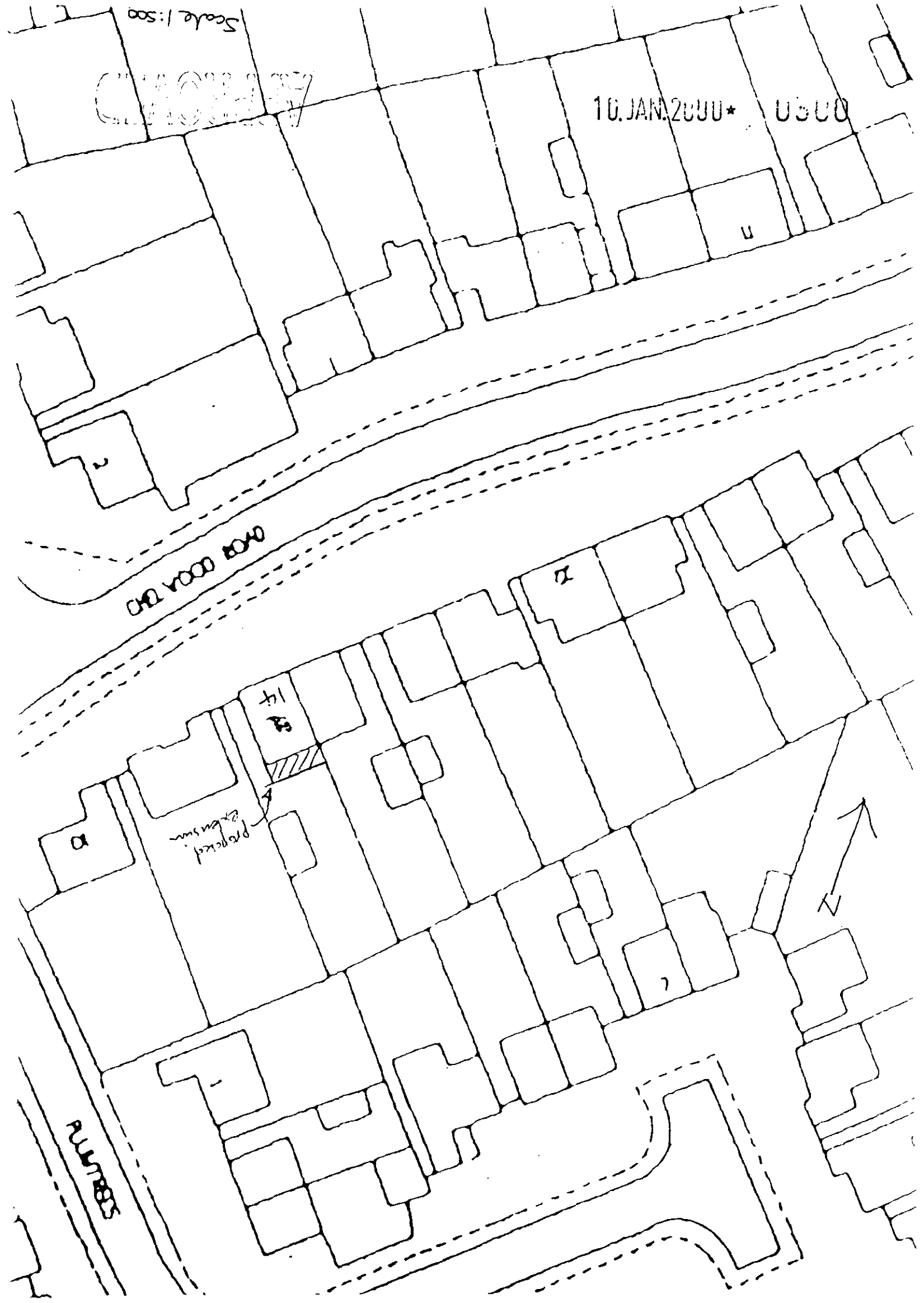
SIDE ELEVATION
(AS EXISTING)

Scale 1:50



PROPOSED SIDE ELEVATION

APPROVED


Scale 1:500
10.JAN.2000* 0500
CHOA VOOD ROAD
14
Proposed extension
N



Site Plan, Scale: 1 to 1250

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Date: 16 December 1999

N
W E
S


14. JAN. 2000
LOWNDES
LOWNDES CLOSE
LIME CLOSE
LIME CLOSE
GREEN LANE
GREEN LANE
GREEN LAN