APPLICATION NO:
F/2001/5235

LOCATION:
62 Delamere Road, Earley Reading.

APPLICANT:
Mr & Mrs D Jones

PROPOSAL:
Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2002

CASE OFFICER: **Andrew Thorley**
FL

346

D1

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Jones
62, Delamere Road
Earley
Reading
RG6 1AP

Application Number: F/2001/5235

Parish:	**EARLEY**
Location:	**62, Delamere Road, Earley, Reading.**
Proposal:	**Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.**

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.

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.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 07/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Refused for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5235	AT North
BUILDING CONTROL NUMBER	FP2001/2280	
APPLICANT/~~AGENT~~	Mr + Mrs D Jones	
ADDRESS OF SITE	62 Delamere Road EALING	
DESCRIPTION OF PROPOSED WORK	loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	62DR-DJ-01A	62DR-DJ-01B
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		Yes.
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		DC - rear dormer added memo to BC - see attached
DATE	25/9/01	22/1/02

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	25/9/01	17/10/01	
REVISED PLANS NEEDED by BC	22/1/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



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

Tel: 0118 974 6441

Date: **15 November 2001**

My ref: F/2001/5235

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2001/5235
62, Delamere Road, Earley, Reading.
Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.

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/2001/5235**
62, Delamere Road, Earley, Reading.
Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **15 November 2001**

My ref: F/2001/5235

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

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Development Control Officer

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Case officer: **Andrew Thorley** Application Number: **F/2001/5235**
62, Delamere Road, Earley, Reading.
Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2001/5235

PROPOSAL:
Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.

LOCATION:
62, Delamere 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/2001/5235 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 09/12/2001. 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

15 November 2001

Applicationo	Name & Address
F/2001/5235	Alan G Pembroke 8 Hilltop Road EARLEY RG6 1BZ

WOKINGHAM UNITARY
Aiming for Excellence

App granted letter sent 16/01/02

Francis Leo

WORK SHEET FOR : ~~Andrew Thorley~~

Application Number : F/2001/5235

Applicant : Mr & Mrs D Jones .

Location : 62, Delamere Road, Earley, Reading.
Proposal : Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.

Site Notice Displayed ? :	YES	NO	DATE
		✓	4 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 4 Jan 02. .....

Date Registered : 13/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 08/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Earley Parish : over development of site, site parking.

Neighbour at Hill Top Road : overlooking, loss of privacy.

Highways : approval with conditions.

Planning Issues : I'd set

~~RBE1~~ ~~RBE2~~

WOS3 WBE1.

Application Number: F/2001/5235 **Officer : Francis Leo**
62 Delamere Road, Earley, Reading

Appraisal :

Development
Proposed conversion of loft space to bedroom with rear dormer extension plus velux window in the front and side elevations. The dormer is 2m wide and 1.8m high.

The site is a semi-detached property located within the identified settlement of Earley.

Impact upon neighbouring properties
The proposed dormer would be located some 6m above ground level. The window within the dormer is 1.5m x 1.5m. Because of the height and normal size of window, unless one is standing continuously in front of the window, the dormer is unlikely to have any adverse impact upon the neighbouring properties.

The land slopes from Hill top Road down to Delemere Road. There is some 40m of space between the site and the property opposite at Hill Top Road. Further there are very high trees at the end of the site obscuring any direct view. In view of the above it is felt there would be only minimal or feint view of the property opposite to justify obscured glazing.

The site has been extended in the past with 2 storey site extensions similar to other properties in the street. The height of roof is high enough to accommodate a loft room without raising the roof. The only addition is a dormer and 2 velux roof lights. The proposal of a dormer is not considered to represent and over-development of site

Impact upon the character of the area
The dormer is in keeping with the character of the rear elevation and therefore would have no adverse impact upon the character of the area.

Parking: The applicant has submitted a parking plan to a scale of 1:200 showing 3 additional parking spaces on the forecourt including the garage ie. a total of 4 spaces to conform to Councils parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5235

Appraisal :

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

Application Number F/2001/5235
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	

RECORD OF SITE VISIT

Francis Leo

SITE ADDRESS: 62 Delamere Road Earley Reading.

APPLICATION NUMBER: F/2001/5235

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 4 Jan 02.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 Storey, Semi-detached properties ~~with~~ some with 2 storey side extensions: Delamere Road is at a lower level in relation Hill Top road.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi detached property with a 2 storey side extn with a high pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES. Some Overlooking of the gardens of adj propels, at No 64 being semi-detached. ~~No~~ No 8 Hill Top at the rear of site is some away plus there are ~~lots of~~ high trees and plants at the end of site garden.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Site large enough to accomodate

LEVELS 3 extra cars. And it has an integral

BOUNDARY TREATMENT garage.

OTHERS N/A.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 November 2001

Application Number: F/2001/5235

Proposal: Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations.

Parish: EARLEY TOWN

Site Address:
62, Delamere Road, Earley, Reading.

Applicant:
Mr & Mrs D Jones .

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** AC 16/11/01

FROM: ~~Andrew Thorley~~ FL

DATE: 15 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5235

Proposal: Proposed conversion of loft space to bedroom with rear dormer extension plus velux windows in front and side elevations..

Site Address: 62, Delamere Road, Earley, Reading.

Applicant: Mr & Mrs D Jones .

Your observations are required in respect of this application **by 09/12/2001** .

Councillors did have some concerns about this proposal. It was noted that the property had already been extended and it was felt that this latest proposal may represent an overdevelopment of the site. Furthermore, there was concern about on site parking provision, since it would appear that the forecourt of the property was only capable of accommodating three small vehicles.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

AT OBS

PLANNING SERVICES	
PCL	
CS	
CS	
03 ~~NOV~~ 2001	
COPIES TO:	ALL ✓
	FILE

8 Hilltop Road
Earley
Reading
Berkshire
RG6 1BZ

25 November 2001

Mr Andrew Thorley
Development Control Officer
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

Dear Mr Thorley

RE: Application No. F/2001/5235

Further to your letter regarding the above conversion at 62 Delamere Rd, Earley, I live in the bungalow at the rear of this property and know that if planning permission is given for a Dormer window to the roof, due to existing ground levels, it would look directly into my bedroom and kitchen, taking away all my privacy to the rear of my bungalow.

When planning permission was originally given in the area (early 1900's) I would have thought this was granted for bungalow's on the west side of Hilltop Rd, and houses on the east side of Delamere Rd to accommodate the levels of the land, resulting in both parties retaining their privacy.

My main concern is that with the current levels of land I will loose my privacy if permission for a Dormer window is granted.

Yours sincerely

Alan G Pembroke

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 OCT 2001~~ Valid 13 NOV 2001	Map No. 44 Site 003
Officer: AT / Application No. F/2001/5235	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION OF LOFT SPACE TO BEDROOM WITH REAR DORMER EXTENSION PLUS VELUX WINDOWS IN FRONT & SIDE ELEVATIONS

Location: 62 DELAMERE ROAD

Parish: EARLEY Ward: Whiteoaks 15-11-01 JL

Applicant: MR & MRS D. JONES

Fee Received 95.00 (2) 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	Require block plan to show parking layout (4 vehicles)	✓ 26/10	✓ 13/11
3	Forms unsigned	Q1. Post Code	✓ 26/10	✓ 13/11
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of dormer window	✓ 26/10	✓ 13/11
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 : 15.11.01.B 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 : .....
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. .....
.....
.....
.....
.....
.....
.....
.....
.....

03 350 062

ADDRESS 62 DELAMERE ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7473 (41)

BUILDER A. McClelland & Co

Plan No.	Applicant	Description of Development	Date of Decision	Decision
740/53	Messrs. A. McClelland & Co	Outline	10/11/53	N/A. C/A.
134/54	"	Semi/Det. House	9/3/54	App. App.
38067	Mr & Mrs. D. Jones	2/st. Ext.	18.9.91/27.9.91	Ref.
38530	"	"	7.1.92	C/A
HP/92/0138	"	"	18.3.92	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

13.NOV.2001 * 5255

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	MR & MRS. D. JONES
	Address and postcode	62 DELAMERE ROAD. EARLEY RG6 1AP
	Phone number	
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED LOFT ROOMS INCLUDING 'VELUX' AND DORMER WINDOW

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.	MATCHING TILEHANGING TO DORMER	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

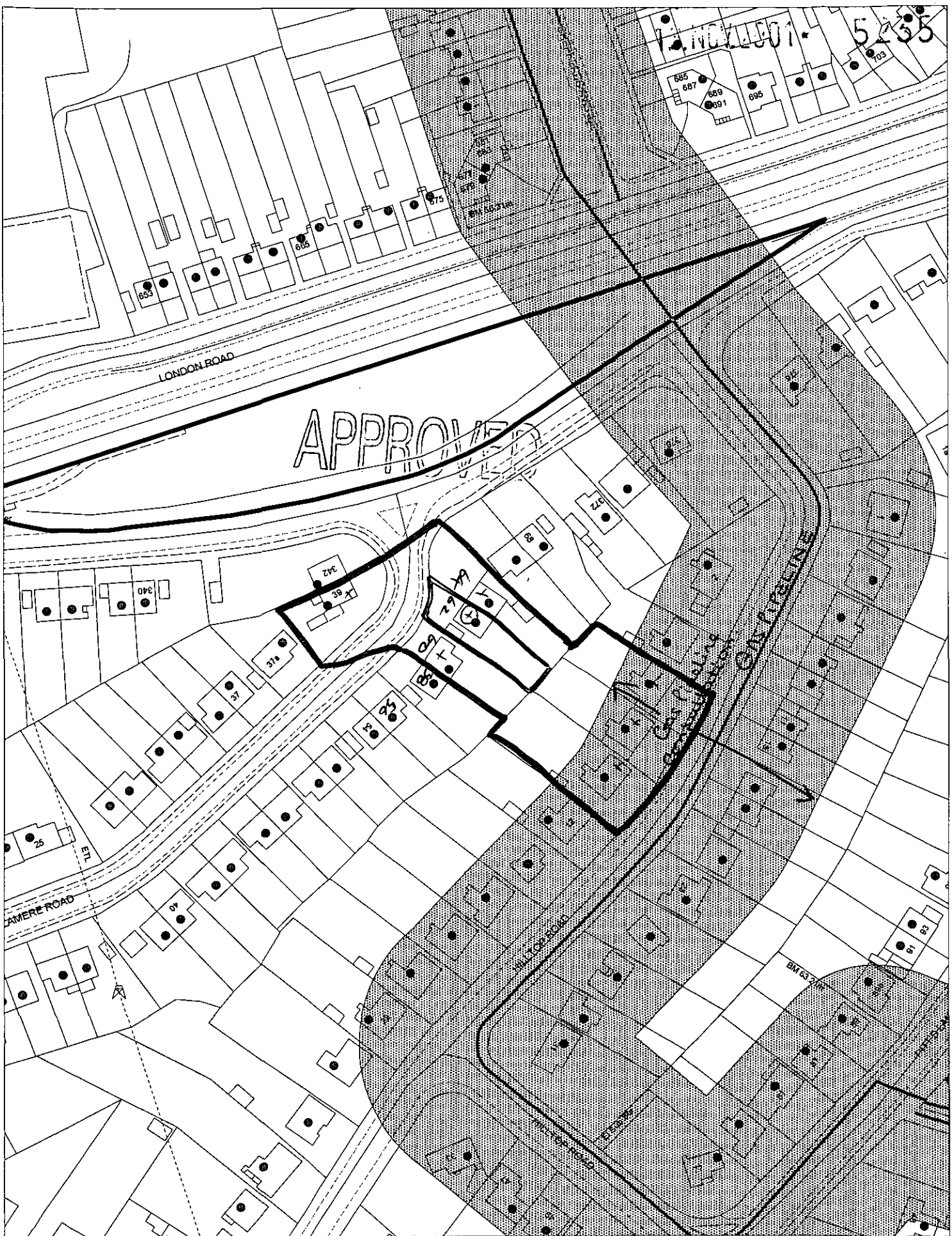
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs D. JONES

Date 03. 10. 2001

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



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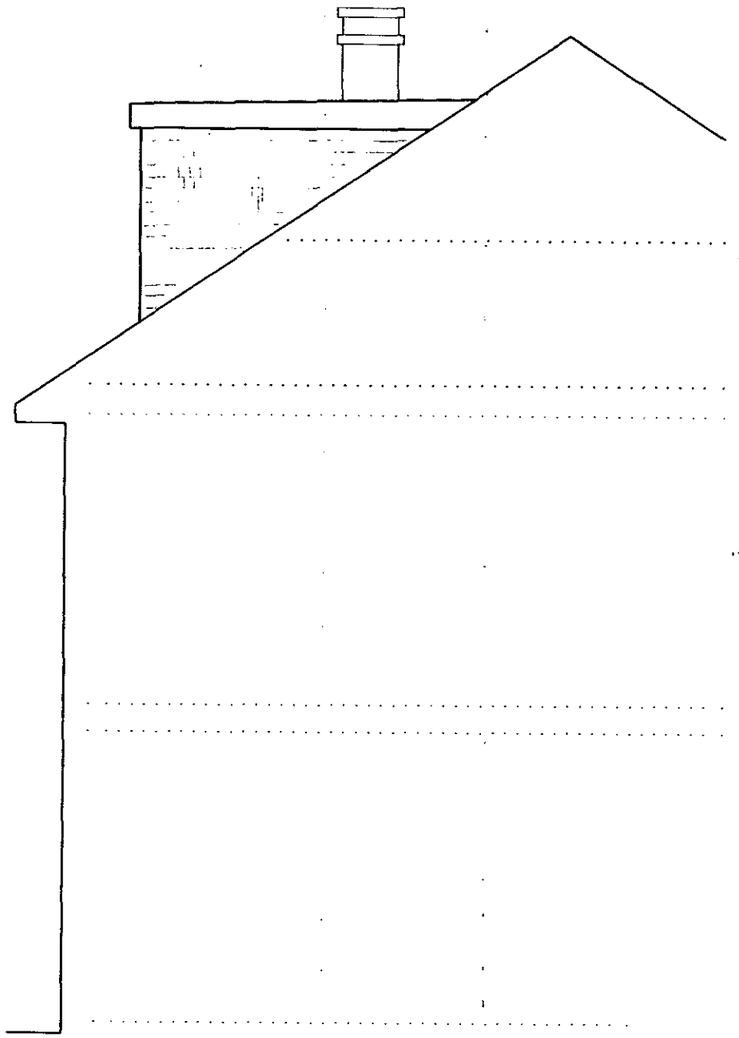
Development Control Section, Environmental Services, Wokingham District Council.
25 October 2001

Scale: 1 : 1250

13.NOV.2001* 5235



FLANK ELEVATION 1:50

APPROVED

PROPOSED LOFT ROOMS

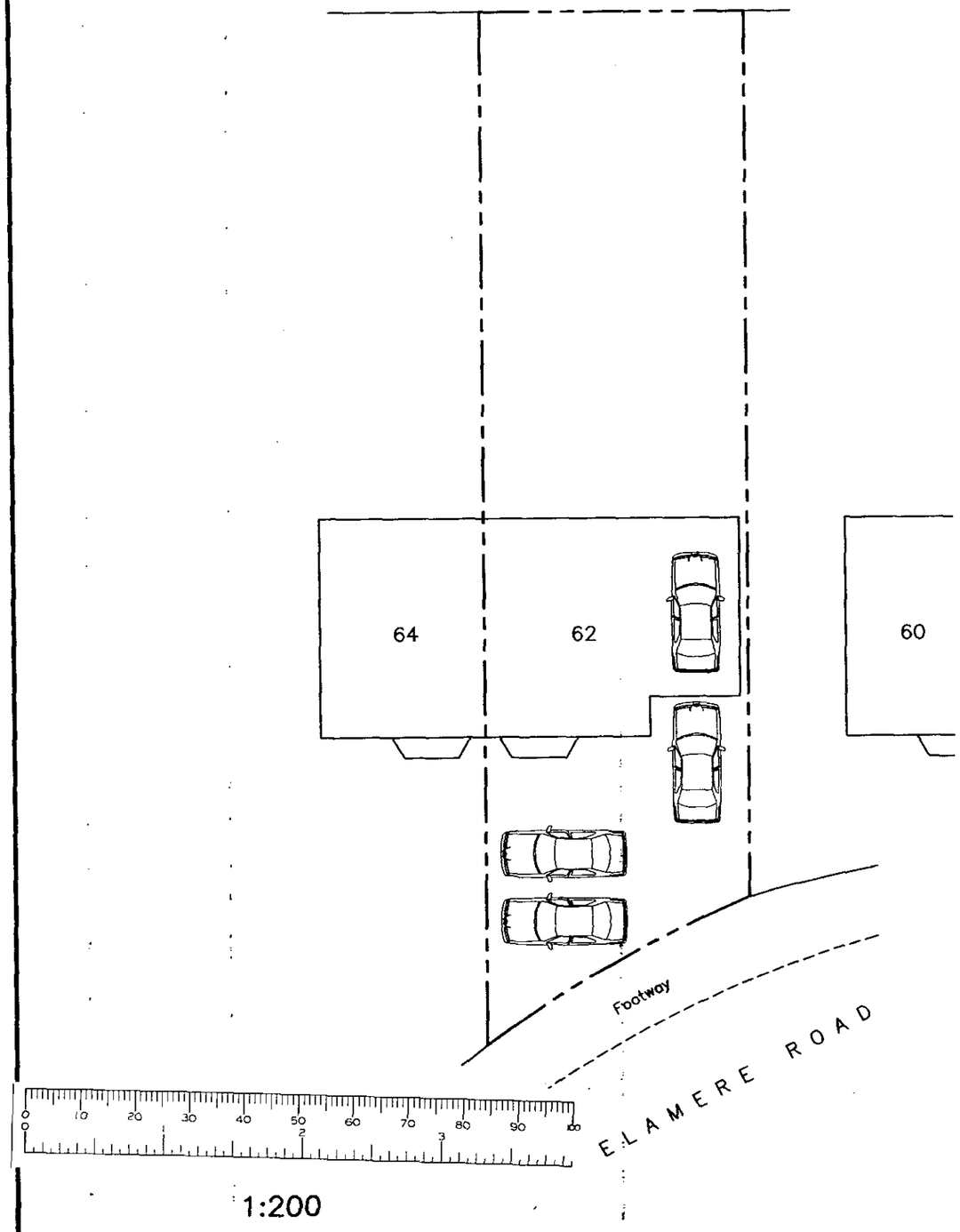
Supplementary plan: Typical side elevation of dormer

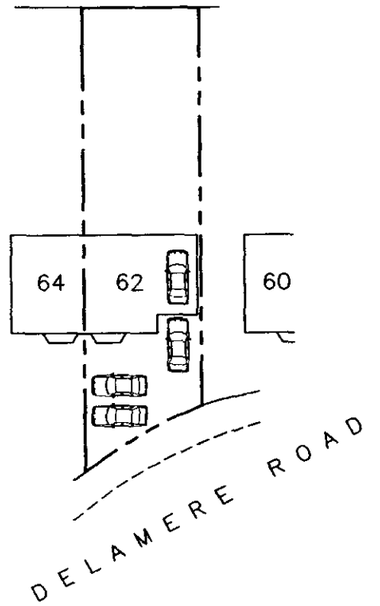
Mr.& Mrs. D.Jones
62, Delamere Road,
Earley, Reading.
Berkshire. RG6 1AP.

0118.926.1909

NOV. 2001 Scale: 1:50 @A3 Drawn: D.J.

Drawing number
62DR-DJ-03





1:500

APPROVED

PROPOSED LOFT ROOMS

Supplementary plan: Block plan inc. parking

Mr.& Mrs. D.Jones
62, Delamere Road,
Earley, Reading.
Berkshire. RG6 1AP.

0118.926.1909

NOV. 2001 *Scale: 1:200 & 1:500 @A3* *Drawn: D.J.*

Drawing number
62DR–DJ–02

13 NOV 2001 * 5255