X SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-2581
LONDON OFFICE Tel.071-377-1777 Fax.071-247-61

4

APPLICATION NO:
F/2001/3476

LOCATION:
222 Silverdale Road, Earley Reading.

APPLICANT:
Mr J Allen C/O Peter Holmes

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Allen
C/O Peter Holmes
24 Peel Close
Windsor
Berskire
SL4 3NP

Application Number: F/2001/3476

Parish: **EARLEY**

Location: **222, Silverdale Road, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and 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) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. 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
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.

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

Reason
5. 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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

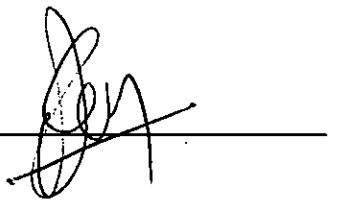
Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. You are advised that there appear to be inaccuracies in the dimensions of the existing building as drawn on the application plans. The application has nevertheless been determined on the basis of the extension as proposed. You are advised that any material alteration or variation from that approved may result in enforcement action. Also please note that the development hereby approved does not give any right of access or egress over the curtilage of the neighbouring property.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

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

Tel: 0118 974 6442

Date: **12 March 2001**

My ref: F/2001/3476

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/2001/3476
222, Silverdale Road, Earley, Reading.
Proposed first floor side extension to dwelling and single storey rear 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3476**
222, Silverdale Road, Earley, Reading.
Proposed first floor side extension to dwelling and single storey rear 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**********

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

Tel: 0118 974 6442

Date: **12 March 2001**

My ref: F/2001/3476

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3476**
222, Silverdale Road, Earley, Reading.
Proposed first floor side extension to dwelling and single storey rear 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**********

Received by Wokingham District Council

Application No: F/2001/3476

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

LOCATION:
222, 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. (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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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 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

12 March 2001

Tel: (0118) 974 6463 (Direct Line)
Email: Matthew.Porter@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 13th July 2004
My ref: F/2001/3476

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

Mr J Allen
222 Silverdale Road
Earley
Reading
RG6 7NB

Dear Mr J Allen,

RE: PROPOSED MINOR AMENDMENTS TO APPLICATION F/2001/3476 AT 222 SILVERDALE ROAD, EARLEY, READING

Further to your letter received 8th July 2004 regarding the above.

Unfortunately the insertion of a door replacing the proposed window in the side elevation outlined in drawing no 12 JUL 2004 cannot be dealt with as minor amendment as condition 3 on application F/2001/3476 restricts additional openings in the side elevation, and a new planning application would be required for this change.

The wording of condition 3 is as follows:

'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 side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).'

However the proposed insertion of velux windows to the roof of the ground floor extension, the insertion of a new rear door and window to replace the existing kitchen window, and the insertion of French doors to replace the rear window and patio doors can be dealt with as minor amendments.

I hope this is of assistance.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer
(Team Leader for Householder Team)

MP.

PLANNING SERVICES	HP 80583
POL	TLS
DC MP	ENF
APP	
CS	
12 JUL 2004	
COPIES TO:	ACK
	FILE:

222 Silverdale Road,
Earley,
Reading,
RG6 7NB
0118 926 5525
Mob. 07786690063

8th July 2004

Dear Mr Porter,

AMENDMENTS TO PLANS REF: F/2001/3476

Further to our telephone conversation yesterday, I am enclosing marked-up copies of the plans for our ground floor extension, as requested.

As you can see from the drawings, the changes are fairly minor, which may mean, as you mentioned, that an acknowledgement of the amendment is all that will be required.

We hope to proceed with the building work sometime in the next few months.

Many thanks in anticipation.

Yours sincerely,

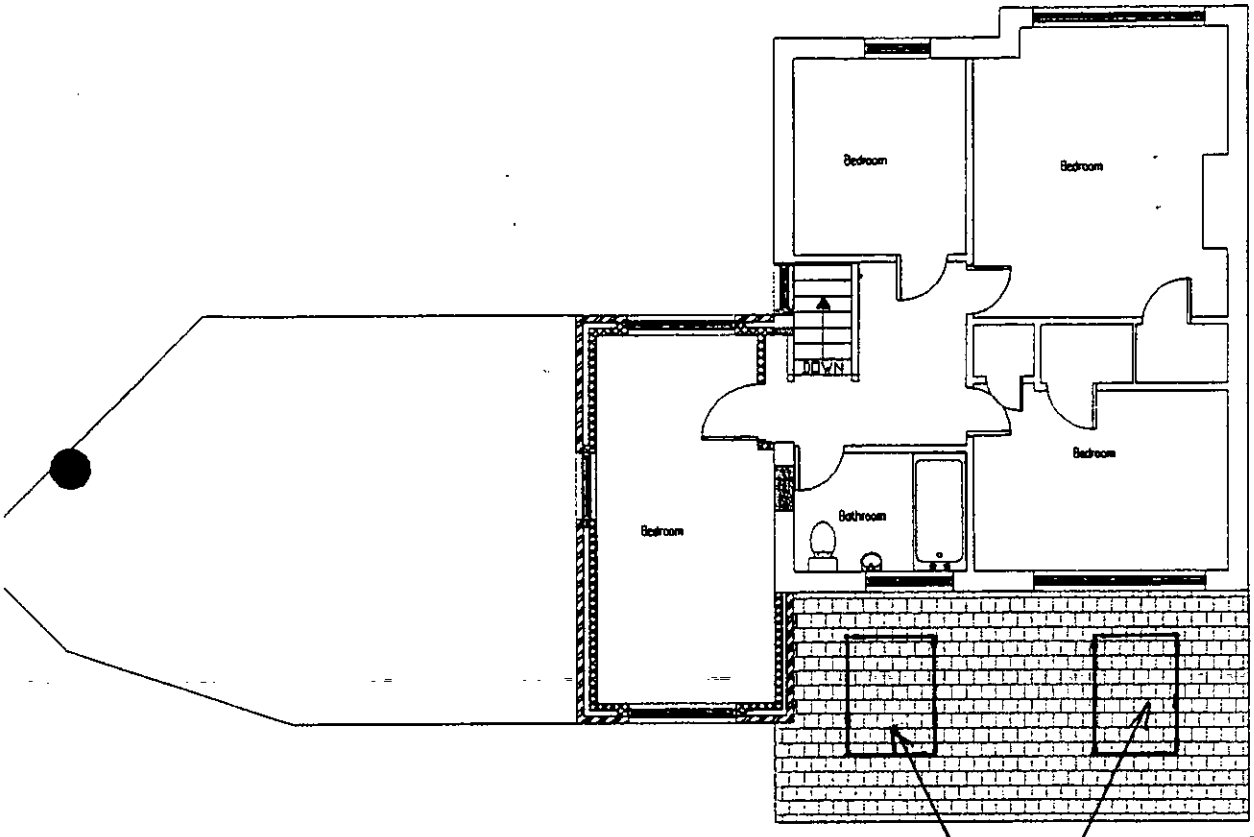
John Allen

John Allen

Enc.

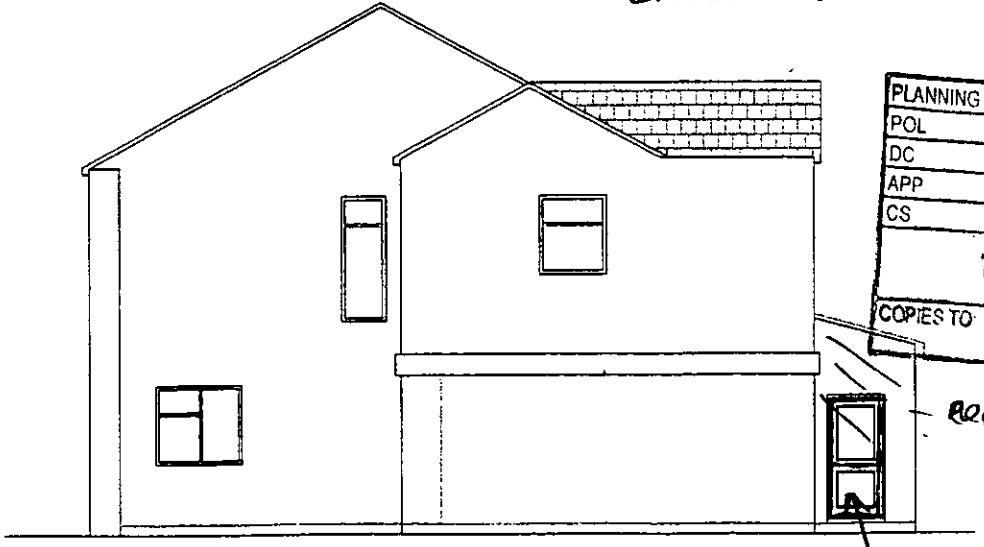
222 SILVERDALE ROAD
EARLEY
READING
RG6 7NB

REF F/2001/3476



PROPOSED FIRST FLOOR

VELUX WINDOWS IN ROOF OF GROUND FLOOR EXTENSION



PLANNING SERVICES HPT
POL TLS
DC ENT
APP
CS
12 JUL 2004
COPIES TO ACK
FILE

NEW DOOR

PROPOSED SIDE ELEVATION

FULL-LENGTH WINDOW REPLACES DOOR

222 SILVERDALE ROAD
EARLEY
READING
RG6 7NB

REF F/2001/3476



PROPOSED REAR ELEVATION

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
12 JUL 2004	
COPIES TO:	ACK
	FILE:

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	3476 GA
BUILDING CONTROL NUMBER	BN2001/1121 Alan
~~APPLICANT~~/AGENT	Peter Holmes
ADDRESS OF SITE	222 Silverdale Road EARLEY
DESCRIPTION OF PROPOSED WORK	first floor side ext o s/s rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01	01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/6/01	

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: George Allpress

Application Number: F/2001/3476

Applicant: Mr J Allen C/O Peter Holmes

Location: 222 Silverdale Road, Earley, Reading.

Proposal: Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		22/01/01

Date of Neighbour Notifications : 12/03/01

Date of Site Visit : 22/03/01

Date Registered : 22/02/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001
12/04/01 (GA)

This application will have expired on: 19/04/2001. 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 - recommend approval subject to appropriate conditions.

Earley Town Council - no objections.

The neighbour at no.224 Silverdale Road writes to point out that there are several inaccuracies in the submitted plans: his access is not indicated: drawing no. 01 dated November 2000 is not annotated as 'not to be scaled': he has doubts about the accuracy of certain section of the drawing: my main concern is the ground floor as existing and proposed ground floor elevation: the angled side of the garage is in fact 0.5 metres longer than shown: the front elevation of the garage is 0.75 metres shorter that shown: the side wall of the house which projects forward of the garage is 0.3 metres longer than shown. The apparent dimensional anomalies may give the impression that there is room to park a car in front of the garage, whereas there is not. Various comments are made about the site location plan, its failure to accurately depict the relationship between the two properties and the fact that the physical relationship between the two curtilages necessitates the owner of

each property having to manoeuvre over the others curtilage to gain access to their respective garages.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3476

Appraisal :

The application property is a semi-detached house with a single storey side extension and garage on the south facing side of the dwelling, that which faces no.224. The property is gable ended and its building plot is at right angles to no.224.

The application proposes a first floor side extension to be built of the existing garage. The extension would project rearward from the main elevation by just under 2.0 metres. A three metre deep mono-pitch roof extension is also proposed.

The existing garage is set back behind the front elevation by over 3.0 metres and the roof of the proposed extension would be about 0.6 metres below the existing ridge line. The application proposal would therefore appears as visually subordinate to the existing building and it is designed in keeping with the character the dwelling. Harm to the street scene would not therefore result.

In terms of amenity, the first floor extension would face no.224. No.224 has three first floor windows and two ground floor windows which face the direction of the proposed extension.

The building envelope of the two dwellings is however such that they are almost at right angles to each other and the proposed first floor extension would not project so far that it would materially obstruct light to these windows. They are nevertheless not principle habitable room windows.

The occupant of no.224 was visited during the course of the site visit and his comments regarding the application were verified.

The relationship between the two dwellings is such that access has to be negotiated over the neighbour's land. This relationship is not shown on the application drawings.

However, this is an existing situation and only affects this application in so far as the adequate provision of off-street parking can or cannot be achieved.

If the applicant parks a car in front of his garage then it would block the neighbour's access to their garage, and the parking space as shown on the application drawing may therefore be void, irrespective or whether or not the applicant has the right to do so. Regardless of the merits of this particular parking slot, the application property has a long front drive which is adequate in its length to accommodate at least two cars thus demonstrating the ability to meet Plan parking standards. Moreover, Highways raise no objection.

The neighbour's comments are reasonably accurate in terms of the application drawing's short comings in respect of the scaled dimensions of the existing single storey side extension and garage extension. These were checked alongside the neighbour during the course of the officer site visit and the dimensions stated by the neighbour are considered to be reasonably accurate. The application drawings therefore contain errors, however, the errors are not considered to materially detract from the ability to determine the application.

All of the inaccuracies relate to existing extensions and these are not proposed to be changed by this application. They are there, it is possible to judge how they relate to the neighbour and to judge the impact of that proposed.

Planning permission is sought for a modest two storey side extension with a marginal rear projection. The extension would be less than 3.0 metres wide, leaving sufficient distance to ensure neither overbearing impact or material loss of light to no.224.

In addition the orientation between the buildings is such that a material harm would not result. The single storey rear extension would be at a point which is an even greater distance from no.224.

There may be some ambiguity over the curtilages of these two dwellings. However, the physical relationship is an existing one which can be visually quantified. In so far as the application is concerned off street parking which is Plan compliant can be achieved without impinging on the neighbours property or access, and the neighbour verbally accepted (during the course of the site visit) that access right are established. It is therefore considered appropriate to determine the application as submitted.

An informative is recommended to draw the applicant's attention to the acknowledged plan errors, the need to comply with the approved drawings and that no additional access/egress rights are established by the grant of permission. This measure is considered sufficient to ensure the applicant is made aware that this application does not alter the relationship with the neighbouring property's curtilage.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3476
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
approved.....			INSERT: .....in the side elevations of the extensions hereby
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE
dimensions of the existing building as drawn on the application plans. The application has nevertheless been determined on the basis of the extension as proposed. You are advised that any material alteration or variation from that approved may result in enforcement action. Also please note that the development hereby approved does not give any right of access or egress over the curtilage of the neighbouring property.			You are advised that there appear to be inaccuracies in the

A Cronin
18/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 222 Silverdale Road, Earley, Reading.

APPLICATION NUMBER: F/2001/3476

OFFICER: George Allpress

DATE OF SITE VISIT: 22/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern semi-detached houses in an estate setting.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.224 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus front drive for at least two cars.
LEVELS	Fall to south west
BOUNDARY TREATMENT	Open plan to front fencing to rear.
OTHERS	None

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3476 relates.

Address of site 222 SILVERDALE ROAD, EARLEY, READING, BERKS RG6 7NB

Signed John Allen

Date 22/3/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

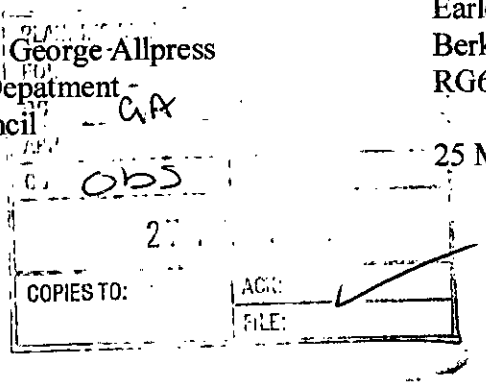
Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Mr R. A. Carter
224 Silverdale Road
Earley Reading
Berkshire
RG6 7NB

25 March 2001

The Planning Officer, Mr. George Allpress
Environmental Services Depatment
Wokingham District Council
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR



Dear Sir,

For the attention of The Planning Officer, Mr. George Allpress,

Your Reference: Application Number F/2001/3476

Site Address: 222 Silverdale Road, Earley, Reading.

I viewed the Householder planning application form and its associated documents, at the offices of Earley Town Council on Monday 19th March 2001 and have a few comments to make.

The associated documents consisted of:

(a) A photocopy of a 1:1250 scale map showing the positions of 222 Silverdale Road house, rear garden and front access to the road and my house at 224 Silverdale Road, my rear garden and garage therein (but my access to the road is not indicated).

(b) A drawing numbered 01 dated November 2000 various elevations of 224 Silverdale Road in its existing form and the proposed extensions. The scale of the drawing is indicated as being 1:100, (there does not appear to be a 'Do Not Scale' notice on the drawing).

My comments are as follows:

1.0 I have doubts about the accuracy of certain sections of the drawing My main area of interest is in the 'Existing Ground Floor elevation and the Proposed Ground Floor elevation.

1.1 The drawing shows the 'angled side' of the garage as being of the order of 4.3 metres long, in fact it is more like 4.8 metres long. The front of the garage plus the WC room to the front side of the house is indicated as being some 7.5 metres whereas it is more like 6.75 metres. The side wall length from the WC front wall to the front corner of the house is indicated as being about 3.6 metres long whereas it measures up at about 3.9 metres long.

2.0 The above apparent dimensional anomalies may give the impression that there is room to park a car in front of the garage. In point of fact there **is no room to park a car there** now, nor will there be after the proposed works are completed.

2.1 The drawing does not show the boundary between the the front of the property of 222 Silverdale Road and the front of my property at 224 Silverdale Road and neither does it show the front corner of my house nor the access driveway to my garage in my rear garden. No cognizence is paid to the angle of exit that Mr Allen has to negotiate when getting his cars out of his garage onto his driveway to access the main road - he has to drive over my property. Likewise, I have to drive over a small section of his property when leaving and accessing my garage driveway. A car parked in the area in front of and close to our houses would block access to and from our garages as would the attempted parking of a car as shown on the drawing.

2.2 By common sense and mutual consideration, we either park our cars in our garages or on our driveways at the front of our houses. Mr. Allen normally has two cars parked on his front driveway plus those he has parked in his garage and I have one or two parked in my front driveway.

3.0 Therefore the parking provision as noted in Item 8 on the Householder planning application form and the 'Plans/Drawings should be amended to show any additional car parking provision as not blocking access to my property. Presumably the extra car requirement would be parked on Mr. Allen's front driveway. (There were four parked there yesterday).

Yours faithfully,

Mr. R. A. Carter

Copy to The Town Clerk, Earley Town Council.

FROM: George Allpress

DATE: 12 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3476

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address: 222, Silverdale Road, Earley, Reading.

Applicant: Mr J Allen C/O Peter Holmes.

Your observations are required in respect of this application **by 05/04/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 12 March 2001

Application Number: F/2001/3476

Proposal: Proposed first floor side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

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

Applicant:
Mr J Allen C/O Peter Holmes.

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).

C04A, R04A.

C12Z, R12Z.

Signed: _____ **Print name:** Adam Coggins 5/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 FEB 2001	
Officer: GA	Application No. F/2001/3476

Map No. 52 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 222 SILVERDALE ROAD

Parish: EARLEY Ward: L. Hunserford

Applicant: Mr J ALLEN

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

Enforcement Section (S) 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? 1:1250 ~~[illegible]~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Q5 - Are any trees affected by development? Non affected	Phoned agent 5/3	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 .....

ADDRESS 222 SILVERDALE ROAD PARISH EARLEY

PLOT No. 190 ORD. SHEET No. SU. 7471 (52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C/A.
169/59	"	House ~~& Garage~~	8/12/59	App. C/A.
PD/739/64	Mr. H. Marchant	Garage	31/12/64	App. N/A.
O/124/59	Cooper Estates Ltd	Outline (Part)	8.7.59	N/A C/A.
PD/202/70	Mr. B. Hatcher	Sun Lounge	14.5.70	App. N/A.
BR 9114	"	Ext. to form kitchen, H.C.	25-7-78	App N/A
08973	"	"	26-9-78	N/A C/A
25649			16.7.86	C/A
BRA 691	MR. FALLEN	GARAGE	26.6.86	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1305A

Environmental Services

For office use only.
Application number:
22.FEB.2001* 3476

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 J. ALLEN
	Address and postcode	222 SILVERDALE ROAD EARLEY READING BERKSHIRE
	Phone number	01189 265525
	Agent's Name	PETER HOLMES
	Address and postcode	24 PEEL CLOSE WINDSOR BERKSHIRE SL4 3NP
	Phone number	01753 620951
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.	222 SILVERDALE ROAD EARLEY READING BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE FIRST FLOOR EXTENSION & REAR SINGLE STOREY 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 ☐ Non affected by building
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK (COMMON) AS EXG. TILES - CONCRETE AS EXG.
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
Clarity approved by Plain English Campaign

Please turn over

1305B

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.

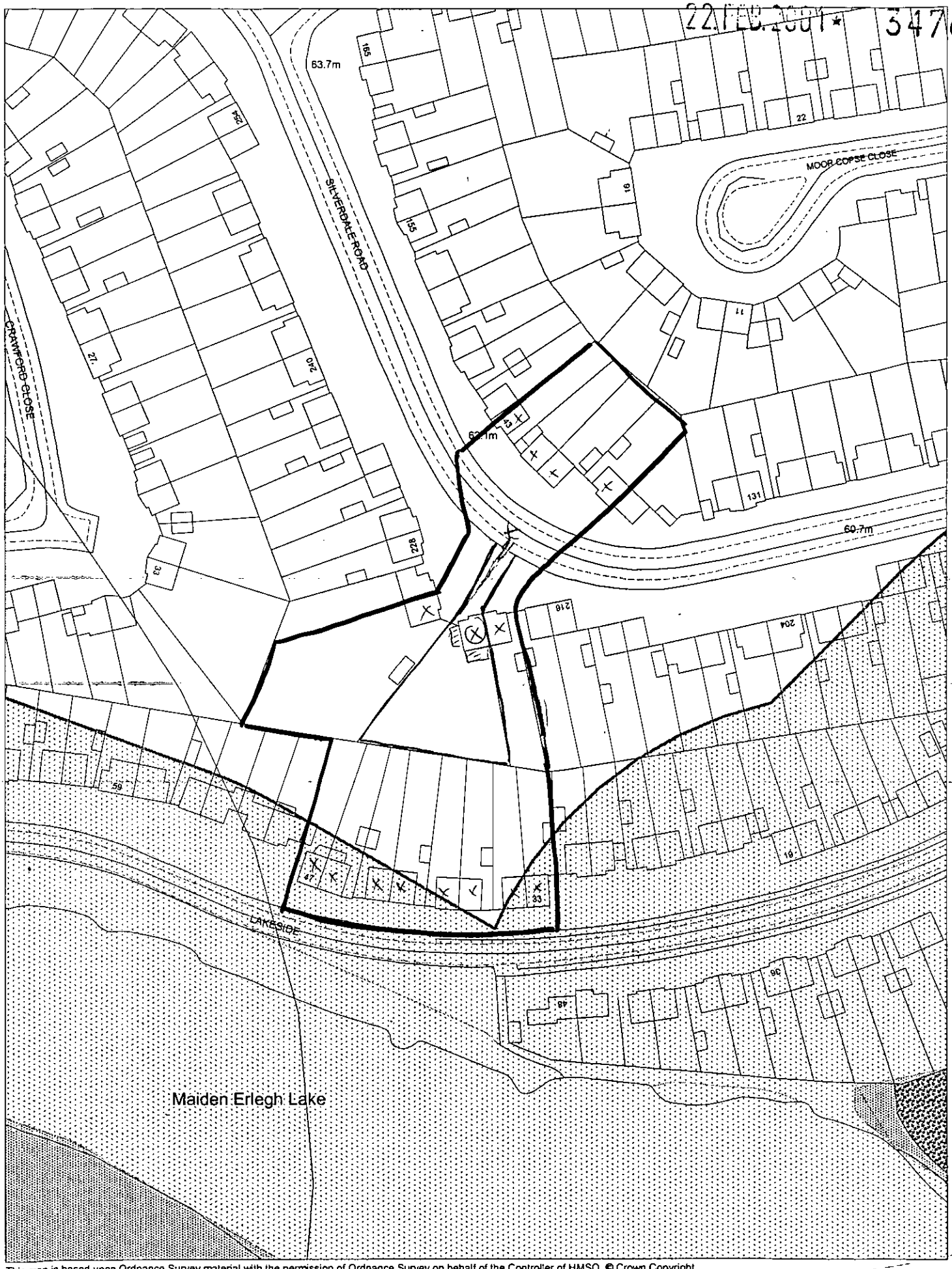
Your signature: P. Hall

on behalf of MR J. ALLEN

Date 14-2-01

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

22 FEB 2001 * 3476



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Development Control Section, Environmental Services, Wokingham District Council.

27 February 2001

Scale: 1 : 1250

N
W E
S

22.FEB.2001* 3476

LITTLE HUNSERFORD WARD

1:1250

