APPLICATION NO:
F/2000/0978

LOCATION:
19 Skelmerdale Way, Earley Reading.

APPLICANT:
Mr & Mrs Willoughby C/O C A Associates

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Willoughby
C/O C A Associates
18 Cinnamon Close
Earley
Berkshire
RG6 5GP

Application Number: F/2000/0978

Parish: **EARLEY**

Location: **19, Skelmerdale Way, Earley, Reading.**

Proposal: **Proposed first floor side 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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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) no windows or similar openings shall be constructed in the first floor level and above in the south elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 27/06/2000

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0978,	JM
BUILDING CONTROL NUMBER	FP2000/0968	Alan.
~~APPLICANT~~/AGENT	C. A. Associates	
ADDRESS OF SITE	19 Skelmerdale Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA00 374	CA 00 374
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	9/8/00	

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	

3021/

HR Wallingford

Fax

To:	WOKINGHAM DISTRICT PLANNING OFFICE		
For Attention of:	JOSS MILLER	COPIES TO:	**Date:** 2 June 2000
Fax No:	0118 9746484		**No of Pages:** 1
Copy To:	CONRAD GOODINGS (C.A. ASSOCIATES 0118 9869330)		
From:	IAN WILLOUGHBY		
Direct tel line:	++ (0)1491 822250	**Our Ref:**	
Email:	irw@hrwallingford.co.uk	**Your Ref:**	0978

You can reply to us by using FAX NUMBER +44 (0) 1491 825916 (Water Management)
If the message is unclear/incomplete telephone +44 (0) 1491 822499 (Carol King)

Subject:

PLANNING APPLICATION Ref : 0978
Mr & Mrs WILLOUGHBY, 19 SKELMERDALE WAY, EARLEY, READING

By way of information in support of the above-mentioned planning application (Ref : 0978), I enclose a list of examples of properties that have had (or are in the process of having) a first floor extension over an existing garage, where the front face of the extension finishes flush with the existing building line, as opposed to being "set-back" from the front building line. The properties listed below are all within approximately 300m-400m of (and on the same Bryant estate as) our property (which is the subject of the above-mentioned planning application).

The extension at No 3 Blackley Close was carried out during 1999 and was completed approximately 6-8 months ago. Building work associated with the extension at No 41 Melling Close is currently "in progress". It is understood that the appropriate Planning Permission associated with this property was granted some 12-18 months ago.

ROAD NAME	PROPERTY
Skelmerdale Way	No's 1, 3, 6 ① 93 ③ 86 ⑥ 97
Melling Close	No's 1, 2, 3, 5, 41, 43 ① 88 ② 87 ③ 87 ⑤ 98/68750F
Freshfield Close	No's 2, 4 98/67610F
Wheelton Close	No's 1, 2, 3, 5, 10, 11, 14
Blackley Close	No's 1, 3, 10, 14, 15, 17
Ribbleton Close	No's 1, 2

I trust that the information above will be of use to you in your review/assessment of the planning application associated with our property (Application Ref : 0978).

Best Regards

IAN WILLOUGHBY

Faxes and emails are used by HR Wallingford as a convenience for confidential and often legally privileged, business communications both within the firm and with Clients. Disclosure to parties other than addressees through for example forwarding, copying, printing, distribution etc requires HR Wallingford's specific consent. HR Wallingford is not liable for unauthorised disclosures nor for subsequent actions or omissions in reliance upon them. **If you have received this message in error please notify us immediately and destroy all copies of it.**

Address and Registered Office: **HR Wallingford Ltd,** Howbery Park, Wallingford, Oxon OX10 8BA, UK
Tel: +44 (0) 1491 835381 Fax: +44 (0) 1491 832233 http://www.hrwallingford.co.uk

Registered in England No. 2562099. HR Wallingford Ltd is a wholly owned subsidiary of HR Wallingford Group Ltd

+441491832617
02/06/2000 12:39 +441491832617 HR WALLINGFORD PAGE 01

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0978

Applicant : Mr & Mrs Willoughby C/O C A Associates.

Location : 19, Skelmerdale Way, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4/00

Date of Neighbour Notifications : 29/3

Date of Site Visit : 17/4

Date Registered : 17/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :
Highways - conditions.
Earley TC - Could the extension be stepped back.

Planning Issues :
Effect on street scene & neighbouring properties WR&E1.
Identified settlement.

Application Number: F/2000/0978

Appraisal :

This application is for a two storey side extension and single storey front extension

Neighbours.

No 17 has 1 obscure glazed window to the side elevation and the garage is on the side of the proposal. The extension is approx 2m from No 17 and there is a 1.8m fence on the boundary. Therefore any effect the proposal may have with regard to overbearing overshadowing and privacy would not be sufficient to warrant a refusal.

No 17 is a sufficient distance from the front extension for any impact to be minimised.

The majority of the side extension is obscured from No 21 so any impact would be minimised. The front extension projects 1m forward of the front building line and is single storey so any impact would be minimised. The side extension is approx 12m from the rear boundary fence and this is considered a sufficient distance for any impact regarding over-looking to be minimised.

Street scene.

The side extension is flush with the existing house in height and depth. It is 2m from no 17 (which hasn't been extended) and is of a similar design to the original house. Similar extensions have been approved in the vicinity recently.

There is sufficient parking to satisfy Council policies. Therefore any impact on the street would not be considered sufficient to warrant a refusal.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0978
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	Works
4	SC08	SR05	'first floor level and above' 'south elevation'

J Mitchell
27/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 19 Skelmerdale Way
Earley Reading.

APPLICATION NUMBER: F/2000/0978

OFFICER: Joss Miller

DATE OF SITE VISIT: 17/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Detached houses on modern estate.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
17 ~~[illegible]~~ 1 o/s window and flat s/s ext
21. Other side of house.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 2 spaces.

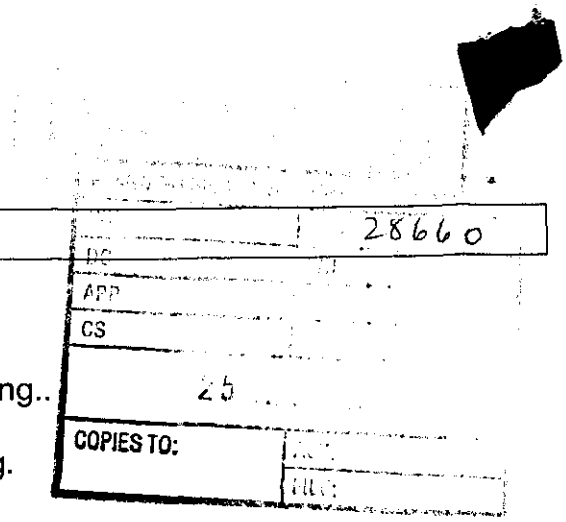
LEVELS ~

BOUNDARY TREATMENT 1.8m fence.

OTHERS

FROM: Joss Miller

DATE: 29 March 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0978

Proposal: Proposed first floor side extension to dwelling..

Site Address: 19, Skelmerdale Way, Earley, Reading.

Applicant: Mr & Mrs Willoughby C/O C A Associates.

Your observations are required in respect of this application **by 22/04/2000** .

Councillors considered that this proposal, if allowed would have some terracing effect and requested that consideration be given to 'stepping back' the first floor.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 29 March 2000

Application Number: F/2000/0978

Proposal: Proposed first floor side extension to dwelling.

Site Address:
19, Skelmerdale Way, Earley, Reading.

Applicant:
Mr & Mrs Willoughby C/O C A Associates.

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).

Sc. 23 - PARKING & GARAGING (SR06)

IN08

Signed: N.S. Trotter **Print name:** N TROTTER

7-4-00

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

Tel: (0118) 974 6463

Date: **29 March 2000**

My ref: F/2000/0978

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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

Dear Councillor

Application Number: F/2000/0978
19, Skelmerdale Way, Earley, Reading.
Proposed first floor side extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0978**
19, Skelmerdale Way, Earley, Reading.
Proposed first floor side extension to dwelling.
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 6463

Date: **29 March 2000**

My ref: F/2000/0978

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Dear Councillor

Application Number: F/2000/0978
19, Skelmerdale Way, Earley, Reading.
Proposed first floor side extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** *Application Number:* **F/2000/0978**
19, Skelmerdale Way, Earley, Reading.
Proposed first floor side extension to dwelling.
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 6463

Date: **29 March 2000**

My ref: F/2000/0978

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

Application Number: F/2000/0978
19, Skelmerdale Way, Earley, Reading.
Proposed first floor side extension to dwelling.

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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0978**
19, Skelmerdale Way, Earley, Reading.
Proposed first floor side extension to dwelling.
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/2000/0978

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
19, Skelmerdale Way, 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 MAR 2000
Officer: JM	Application No. F/2000/0978

Map No. 53. Site ..03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 19 SKELMERDALE WAY

Parish: EARLEY Ward: L. Hungerford. 29.3.2000

Applicant: MR/MRS WILLOUGHBY

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

Enforcement Section (11) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.3.2000 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:

S/N + 17 + 21 + 12 + 27 SKELMERDALE WAY

1 FRESHFIELD CLOSE ✓

19 WHERETON CLOSE

Rec'd 3.15PM 16.3.00

Environmental Services

For office use only.
Application number: F/MAR/2000/0978

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 WILLOUGHBY.
	Address and postcode	19 SKELMERDALE WAY. EARLEY.
	Phone number	
	Agent's Name	C A ASSOCIATES.
	Address and postcode	18 CINNAMON CLOSE EARLEY. READING RG6 5GP.
	Phone number	0118. 9869330.
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.	19 SKELMERDALE WAY, EARLEY,
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE 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.	ROOF TILES, BRICKWORK AND WINDOW STYLE 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: [signature]

on behalf of MR & MRS WILLOUGHBY.

Date 14.03.00.

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

24 March 2000

Scale: 1 : 1250

N
W E
S