APPLICATION NO:
F/2002/5613

LOCATION:
48 Instow Road, Earley Reading.

APPLICANT:
Mr S Roberts C/O Mr D Browne

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **04/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

Listing exp 8/2/2

CASE OFFICER: **Louise Smith**

APPROVED

DI 726

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Roberts
C/O Mr D Browne
21 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AJ

Application Number: F/2002/5613

Parish: **EARLEY**

Location: **48, Instow Road, Earley, Reading.**

Proposal: **Proposed single storey 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. 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. 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 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

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.

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2002/5613 PLANNING OFFICER: Louise Smith

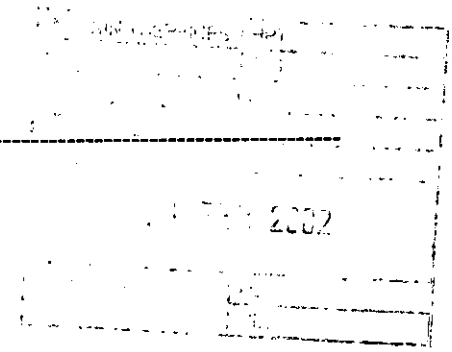
PARISH: Earley

PROPOSAL: Single storey side extension

ADDRESS: 48 Instow Road

APPLICANT:

No Objection



SIGNED: _____ DATE: 14 FEB 2002

CLERK TO EARLEY TOWN COUNCIL

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5613, Louise Smith
BUILDING CONTROL NUMBER.	FP 2002/2827 Central
~~APPLICANT~~/AGENT	W D. Browne
ADDRESS OF SITE	48 Instow Road EARLEY
DESCRIPTION OF PROPOSED WORK	S/S Side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Roberts - 002	Roberts - 001
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5613

Applicant : Mr S Roberts C/O Mr D Browne.

Location : 48, Instow Road, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		16/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/2.....

Date Registered : 07/01/2002

Earliest Date for Decision : 04/02/2002

Latest Consultation Date/Site Notice Expiry Date : 04/02/2002

This application will have expired on: 04/03/2002. 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 :

Councillor Rolls - asked to be contacted if the decision was a refusal.

Parish Council - no objection

Highways - conditional approval.

Planning Issues :

Identified Settlement
Impact on Neighbours
Impact on Streetscene
Parking and Highways.

Application Number: F/2001/5613 – 48 Instow Road

Appraisal:

Development
The site is a detached chalet bungalow, situated within the identified settlement of Earley.

The proposed development is for a single storey side extension to form kitchen and utility rooms, with velux roof windows. It would incorporate a pitched roof, 2.3m to the eaves and 3.5m at the join with the existing roof, with a hip roof in the front elevation.

1. Impact upon neighbouring properties
   The extension would lie 0.2m from the boundary, which is marked by a 2m close-boarded fence with tall conifers growing above eaves height on the neighbouring property. This neighbour, No 46, is set 2m to the other side of this boundary, and 3.5m back from the dwelling in question.

   The screening provided by these conifers reduces concerns of overlooking, overshadowing and overbearing. Additionally, overlooking from the two proposed velux windows is not be an issue, as the neighbour at No 46 has no side elevation windows. Overshadowing is therefore also not considered a problem. The single storey nature of the extension with its gently pitched roof is not felt to be overbearing.

2. Impact upon the character of the area
   A variety of housing styles can be found along Instow Road, and a side garage conversion is seen at No 27. The extension would be partly screened behind the neighbour's conifers and is considered to be in keeping with the design of this dwelling.

3. Impact upon highway safety (parking provision)
   Although the proposed extension would block access to the existing garage, the two car parking spaces required for this three bedroom property would be sufficiently met by the existing driveway.

Approval: ~~**Refusal:**~~

✓

Application Number F/2002/5613
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

Look for similar exts.
No 27 - converted adjoined flat roof/gge

Loddon LP
Id'd satt.

RECORD OF SITE VISIT

SITE ADDRESS: 48 Instow Road
Earley Reading.

APPLICATION NUMBER: F/2002/5613

OFFICER: Louise Smith

DATE OF SITE VISIT: 19/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential Rd, mixture semi detached + detached chalet bungalows + 2 storey dwellings
Red brick + painted white wooden panelling. open plan estate

3. DESCRIPTION OF SITE/BUILDING
Already had front porch extension pitched roof.

Neighbouring dwelling is of identical design

4. RELATIONSHIP TO ADJOINING PROPERTIES
0.2m from boundary line
No 46 coniferous trees to house eaves height and above. + 2m cb fence
front open - Rear Gge

5. SITE CONSTRAINTS

TREES No 46.

ACCESS/PARKING 2 ?

LEVELS Same

BOUNDARY TREATMENT

OTHERS

Existing High level window in side elevation → side dormer at first floor + below 2 velux's

mark windows no 46

Side elevation None | X

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5613**

48, Instow Road, Earley, Reading.

Proposed single storey side extension to dwelling

~~I wish this application to be listed~~ should the officers recommendation be for refusal

and ~~my reason(s) are~~ please contact me

Signed: _____

Councillor Rolls

Date: 14/1/02

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 11 January 2002

Application Number: F/2002/5613

Proposal: Proposed single storey side extension to dwelling

Parish: EARLEY TOWN

Site Address:
48, Instow Road, Earley, Reading.

Applicant:
Mr S Roberts C/O Mr D Browne.

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).

C122, R122.

Signed: _____ **Print name:** ADAM 17/01/02

FROM: Louise Smith

DATE: 11 January 2002

PLANNING SERVICES	HRT
POL	TLS
DC	ENF
APP	
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5613

Proposal: Proposed single storey side extension to dwelling.

Site Address: 48, Instow Road, Earley, Reading.

Applicant: Mr S Roberts C/O Mr D Browne.

Your observations are required in respect of this application **by 04/02/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5613

PROPOSAL:
Proposed single storey side extension to dwelling

LOCATION:
48, Instow 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/2002/5613 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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2002. 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

11 January 2002

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

Tel: (0118) 974 6463

Date: **11 January 2002**

My ref: F/2002/5613

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2002/5613
48, Instow Road, Earley, Reading.
Proposed single storey 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5613**
48, Instow Road, Earley, Reading.
Proposed single storey 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 Hare

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

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

Tel: (0118) 974 6463

Date: **11 January 2002**

My ref: F/2002/5613

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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/2002/5613
48, Instow Road, Earley, Reading.
Proposed single storey 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5613**
48, Instow Road, Earley, Reading.
Proposed single storey 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 Rolls

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

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

Tel: (0118) 974 6463

Date: **11 January 2002**

My ref: F/2002/5613

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2002/5613
48, Instow Road, Earley, Reading.
Proposed single storey 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5613**
48, Instow Road, Earley, Reading.
Proposed single storey 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 Spratling

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

Application Number : F/2002/5613	Map No : 58
Case Officer : LS	Site Area : 0.03
Valid Date : 7/01/02	Received Date: 07/01/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling

Location : 48, Instow Road, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr S Roberts C/O Mr D Browne.

Fee Required: £95 Fee Received: £95 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

5613

Environmental Services

For office use only.
Application number: 07 JAN 2002* 5613

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 S ROBERTS 48 INSTOW ROAD EARLEY, READING BERKS RG6 5QJ 0118 9864282
2	Agent's Name Address and postcode Phone number	MR D BROWNE 21 BROOMFIELD ROAD TILEHURST READING BERKS RG30 6AJ 0118 3778549
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.	48 INSTOW ROAD EARLEY, READING BERKS RG6 5QJ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION ROOFING TILES TO MATCH EXTN
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.	FACING BRICK TO MATCH EXISTING ROOFING TILES TO MATCH EXTG
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: NONE
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: D Bourne

on behalf of MR S ROBERTS

Date 2/1/02

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

ADDRESS 48 INSTOW ROAD PARISH EARLEY

PLOT No. 79 (Phase 2) ORD. SHEET No. SU 7470 (58

BUILDER Gough Cooper & Co Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd	Outline	9.5.68	N/A. Refn
83/69	"	Semi/Det. House	27.11.69	App. C/A
433/56	Mr. C. Bunce	Outline {Resid. Dwpt	23.7.56	N/A. Refn
66/65	Cooper Estates Ltd	Layout	7.4.65	App. Refn
83/70	Gough Cooper & Co Ltd.	Revised type Det. House	3-9-70	App - App
PD/62/72	Mr A.P. Walker-Reilly	GARAGE	17.2.72	APP N/A
25/69	MR. A. POTTS	S/ST. LTS. PR. & REAR	26.3.86	C/A
BRA6487	MR. P. COLLINS	LOBBY & CLOAKROOM	6.1.89	APP
F/2002/5613	Mr. S. Roberts	S/St/S Ext		

DATE OF COMPLETION

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) C/A / Appeal dismissed 66/65

SPECIAL ORDERS

DRAINAGE

07.JAN.2002 5613



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.

10 January 2002

Scale: 1 : 1250

N
W E
S