APPLICATION NO:
F/2002/6422

LOCATION:
167 Church Road, Earley Reading.

APPLICANT:
Mr & Mrs A Jones C/O Architectural Services

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **25/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/06/2002

CASE OFFICER: **Richard Kelly**

APPROVED

368

DO

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Jones
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Berkshire
RG30 4QA

Application Number: F/2002/6422

Parish: **EARLEY**

Location: **167, Church Road, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 20/06/2002

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6422	RK
BUILDING CONTROL NUMBER	BI 2002/3532 North	
APPLICANT/AGENT	Architectural Services	
ADDRESS OF SITE	167 Church Road GARLI.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	01885/04	01885/04
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/10/02.	

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 : Richard Kelly

Application Number : F/2002/6422

Applicant : Mr & Mrs A Jones C/O Architectural Services.

Location : 167, Church Road, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/04/2002

Earliest Date for Decision : 25/05/2002

Latest Consultation Date/Site Notice Expiry Date : 25/05/2002

This application will have expired on: 17/06/2002. 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 :

Highways: conditional approval
Parish Council: no objection

Planning Issues :

Application Number: F/2002/6422

Appraisal :

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

Application Number F/2002/6422
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 167 Church Road Earley Reading.

APPLICATION NUMBER: F/2002/6422

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/6/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Very mixed area.

3. DESCRIPTION OF SITE/BUILDING Early C20th house. Shares driveway with 169. Garage to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES 165 has 2 side windows - one facing existing rear brick wall of 167 + 1 above with existing rear wall (covered in ivy) + obscured glazed. (165 is higher)

169 is extended to roughly in line with original rear of 167

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING adequate

LEVELS Flat

BOUNDARY TREATMENT 1.8m fence from rear of 167 (original) extends to 165, dropping to 1.5m fence to side of 167.

OTHERS 1.5m fence to shared driveway. (Gate marked shown as fence).

Application Number: F/2002/6422 – 167 Church Road, Earley

Appraisal:

This application is for two storey and single storey rear extensions. The property is an early 20th Century detached house. This application raises three issues:

Impact on adjoining properties: LBE1, WBE1

The proposal extends 3.3m beyond the original rear wall of the property at first floor and 5.1m beyond the original wall at ground floor level. Pre-application advice was given suggesting that this could be overbearing, but the advice was given in ignorance of extensions at both neighbouring properties. The two storey element would in fact project 2.5m beyond the existing rear wall of 169 Church Road and no further than the existing rear wall of 165 Church Road. It is not therefore considered that this proposal would be overbearing on either adjoining property.

The adjoining property of 165 (a bungalow) does have two ground floor side windows facing the proposal. One of these appears to be a secondary light source and is completely covered in dense ivy, such that the proposal is unlikely to cause significant harm. The other side window is to a kitchen, and the proposal would breach a 45° line drawn from this window. However the kitchen is very small, of the order of 6.5m², such that this is not a habitable room for the purposes of daylighting.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

A small part of the proposal may be visible from the street. However, this is subordinate to the original house ~~and set away from the boundary to prevent terracing~~. It is therefore not considered that this will cause undue harm.

Impact on highway safety (parking provision): LT5, WT6

The property has adequate off street parking.

Approve ~~**Refuse**~~

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	
06 JUN 2002	
COPIES TO	

31 May 2002

Planning Department
Wokingham Disrtict Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

y/ref:F/2002/6422

For the attention of Mr R Kelly

Dear Sirs

RE: PROPOSED EXTENSION TO 167 CHURCH ROAD, EARLEY, READING

I write with reference to our planning application at the above address.

Please find attached the postcard confirmation of the date that the site notice was placed on the property. The notice was displayed on the 7th May and taken down on 31st May, but unfortunately we did not return the card to you on the date it was put up, which was an oversight on our part.

I would also confirm that we have given copies of the application drawings to our immediate neighbours prior to submission.

I trust this will not affect the timing of any decision and should you wish to visit the property to undertake a closer inspection do not hesitate to contact us.

Yours faithfully

Mr & Mrs A Jones
167 Church Road, Earley

te.01189 266 442

FROM: Richard Kelly

DATE: 01 May 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6422

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 167, Church Road, Earley, Reading.

Applicant: Mr & Mrs A Jones C/O Architectural Services.

Your observations are required in respect of this application **by 25/05/2002** .

No Objection

PLANNING SERVICES	MST
POL	TL
DO	BNF
APP	
CC	
17 MAY 2002	
COPIES TO	ADM
	FILE

SIGNED: _____ DATE: 16 MAY 2002

Clerk To Earley Parish/Town Council.

Date: 14 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6422

Location: 167, Church Road, Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs A Jones C/O Architectural Services.

Case Officer: Richard Kelly

The new plans show the following: Block plan showing neighbours' extensions.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps)/ 6422 (Ludhouse) Date Rec. 7/5/02

Location: 167 Church Road Earley

Parish Earley

Applicant: Mr & Mrs Jones

Description of attached plans Block plan showing neighbours' extensions

Drawing No's: –

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

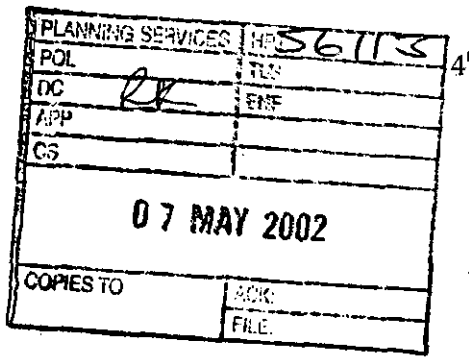
CASE OFFICER RK

Consultations Sent by Admin. on 14.05.02

Yellow - Part One Copy
Green - Officer's Copy

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys



4th May 2002

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

our reference: **01885/P**
your reference: **F/2002/6422**

ADDITIONAL PLAN

For the attention of Mr R Kelly

6422

Dear Sirs,

Proposed rear extension to 167 Church Road, Earley, Reading

Further to submission of the above planning application, my client has contacted me regarding the ordnance survey plan submitted for location and block plan purposes which, although recently obtained, do not indicate the extensions and alterations carried out some years ago to each neighbouring property.

I enclose 6 no. revised plans incorporating these amendments, which now show a more accurate relationship of the application property to its neighbours'.

Yours Faithfully,

P Shell

encs.

cc. Mr & Mrs A Jones

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 01 May 2002

Application Number: F/2002/6422

Proposal: Proposed two storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
167, Church Road, Earley, Reading.

Applicant:
Mr & Mrs A Jones C/O Architectural Services.

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).

C12, R12

Signed: _____ **Print name:** 3/5/02

* PRE-APP ATTACHED *

Application Number : F/2002/6422	Map No : 41
Case Officer : RK	Site Area : 0 04
Valid Date : 22.4.02	Received Date: 22/04/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 167, Church Road, Earley, Reading.

Parish : EA Ward : WHI 1.5.02 TB.

Applicant : Mr & Mrs A Jones C/O Architectural Services.

Fee Required: £110 Fee Received: £110 (1)

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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 1.5.02 B.

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

Pre-app attached

NEIGHBOURS

O/N + see map

Organisation_Name	Building_Name	address1	Postcode
		43PALMERSTONE ROADREADING	RG6 1HL
		165CHURCH ROADREADING	RG6 1HN
		167CHURCH ROADREADING	RG6 1HN
		169CHURCH ROADREADING	RG6 1HN
		60CHURCH ROADREADING	RG6 1HU
		62CHURCH ROADREADING	RG6 1HU
		64CHURCH ROADREADING	RG6 1HU

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

Tel: (0118) 974 6296

Date: 01 May 2002

My ref: F/2002/6422

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/6422
167, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6422**
167, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Storry

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

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

Tel: (0118) 974 6296

Date: 01 May 2002

My ref: F/2002/6422

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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

Dear Councillor

Application Number: F/2002/6422
167, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6422**
167, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Lissaman

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

Received by Wokingham District Council

Application No: F/2002/6422

PROPOSAL:
Proposed two storey rear extension to dwelling.

LOCATION:
167, Church 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/2002/6422 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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/05/2002. 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.

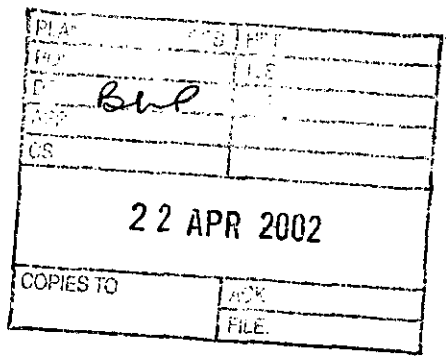
Trevor Watson
Development Control Manager
01 May 2002

Architectural Services

22.APR.2002* 6422

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 942 1655
Email: archserve@fsbdial.co.uk
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR



19th April 2002

our reference: **01885/P**
your reference:

For the attention of Mrs B Polnik

Dear Sirs,

Proposed rear extension to 167 Church Road, Earley, Reading

Please find enclosed a full planning application for the above proposals with the necessary documentation completed and signed and the appropriate fee of £110-00.

With regard to the matters raised in your letter dated 6th February 2002, I would confirm that the adjacent property you make reference to, no. 169 Church Road, is some 3 metres to the side of the application property and has its own garage enclosing its rear garden.

This will already form a significant break between the two properties and in view of the angle of the boundary between the properties means that the neighbour's garden will be approximately 5 metres from the side of the proposed extension, increasing to approximately 7 metres at the rear of the garage. In view of this, I believe the proposed extension is unlikely to have an overbearing impact on the neighbour's property.

The existing car parking provision on the site is for 3 vehicles, 2 no. being parked to the front of the property and the third being the existing garage space to the rear, all of which are to be retained.

I trust the above and enclosed are sufficient to alleviate your initial concerns following my enquiry last year and trust you will look favourably on the proposals submitted. Should you need any clarification or additional information, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

cc. Mr & Mrs A Jones

Environmental Services

For office use only.
Application number: 22 APR 2002* 6422

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 A. JONES
	Address and postcode	167 CHURCH ROAD EARLEY READING RG6 1HN
	Phone number	
2	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
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	167 CHURCH ROAD EARLEY READING RG6 1HN
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 2 STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SLATE ROOF RENDER FINISH TO WALLS FACING BRICK TO WALLS	ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

PC 03 210 167

ADDRESS 167 CHURCH ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7472(4

BUILDER

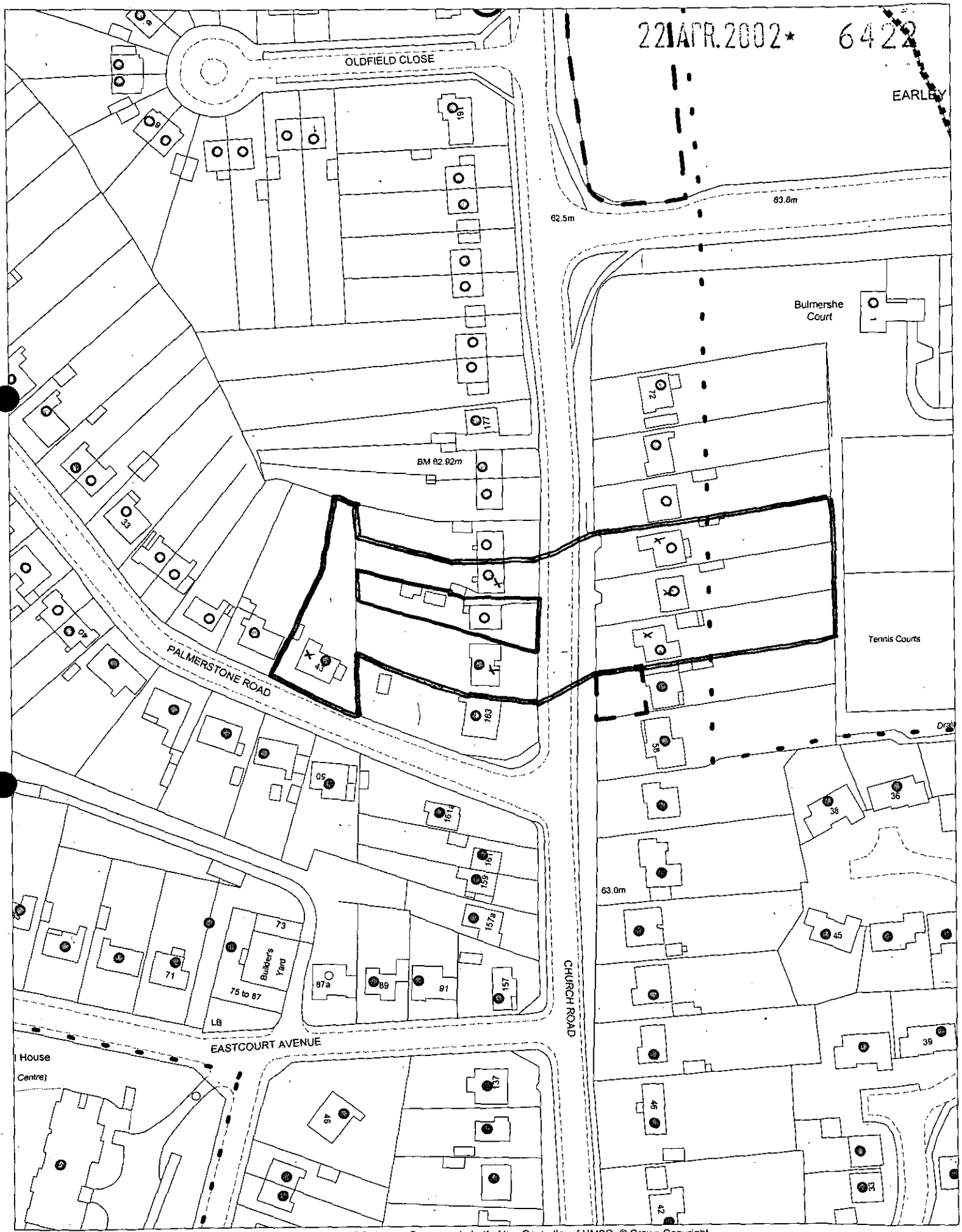
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/181/61	Mr. T. Carlyle	Garage.	18/5/61	App. N/I
BR 21283	MR. BRISTOW.	Utility Room	15·8·83	App N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

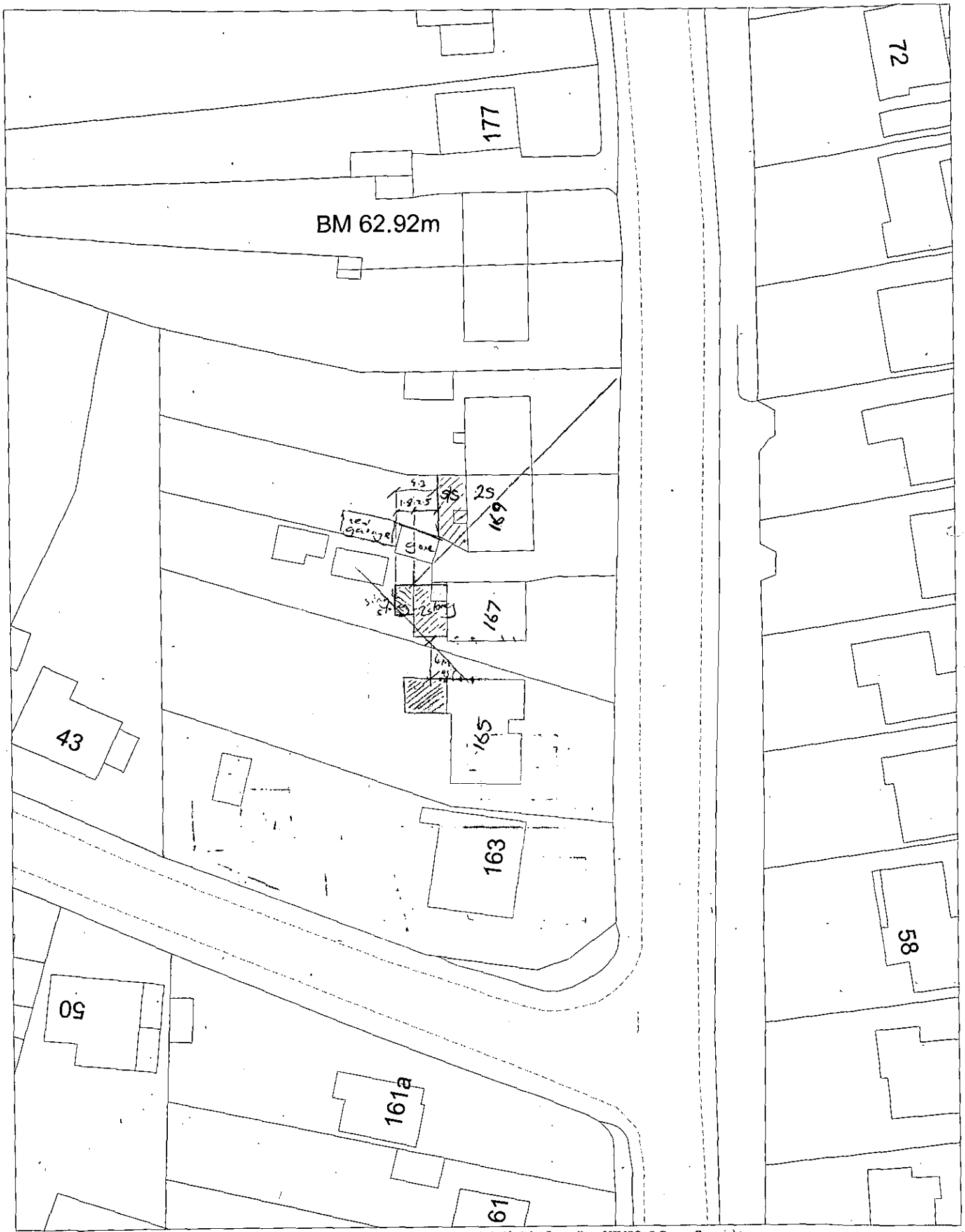


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Development Control Section, Environmental Services, Wokingham District Council.
26 April 2002

Scale: 1 : 1250

N
W E
S



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Central Support Section, Environmental Services, Wokingham District Council.
12 June 2002

Scale: 1 : 500

N
W E
S

Ordnance Survey®

22.APR.2002* 6422

Siteplan®

1:1250 Scale



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20 0 20 40 60 80

Metres

163 - 183 CHURCH ROAD, EARLEY, READING
RG6 1HN

Centre coordinates : 474633mE 172858mN

National Grid sheet reference at centre of this Siteplan: SU7472NE.

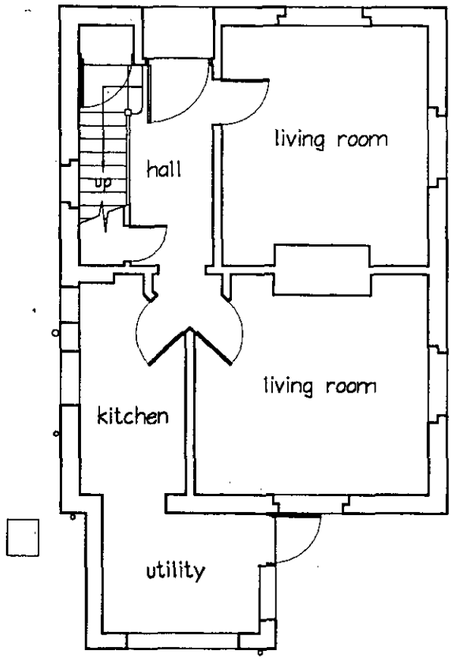
Supplied by : Blackwell's Reading
Serial Number : 624

Ordnance Survey

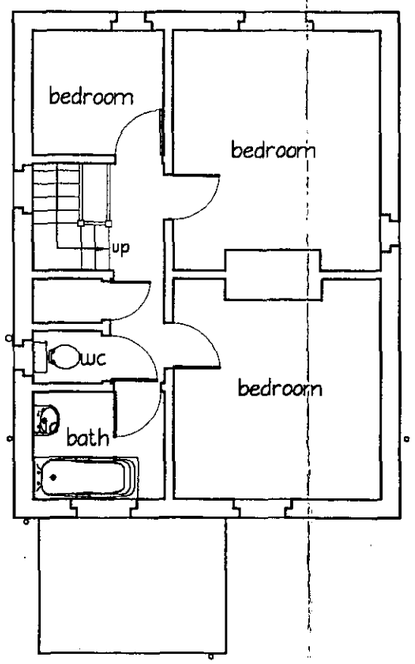
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KALAMAZOO

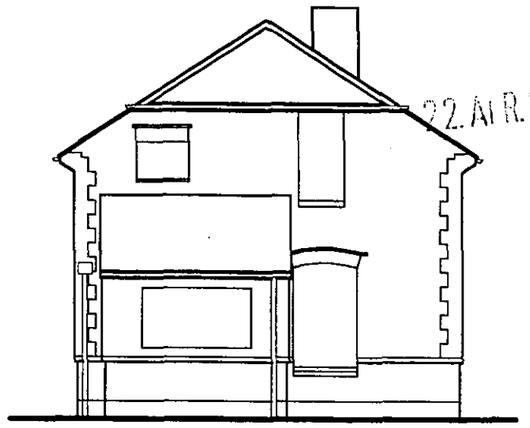
22. APR 2002* 6422



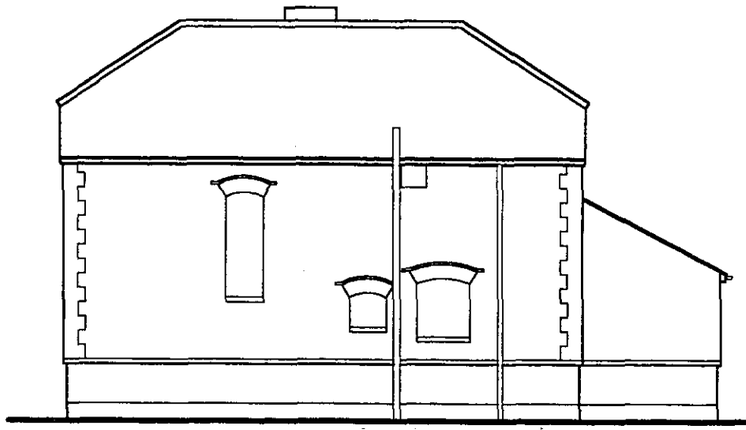
GROUND FLOOR PLAN



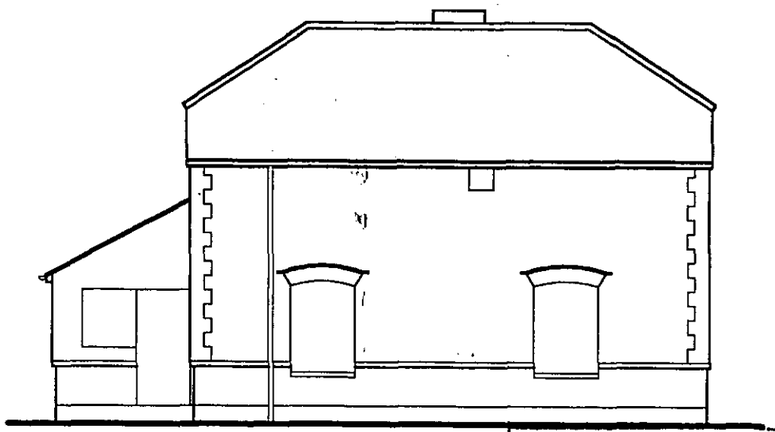
FIRST FLOOR PLAN



REAR ELEVATION

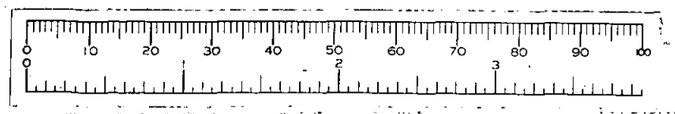


SIDE ELEVATION



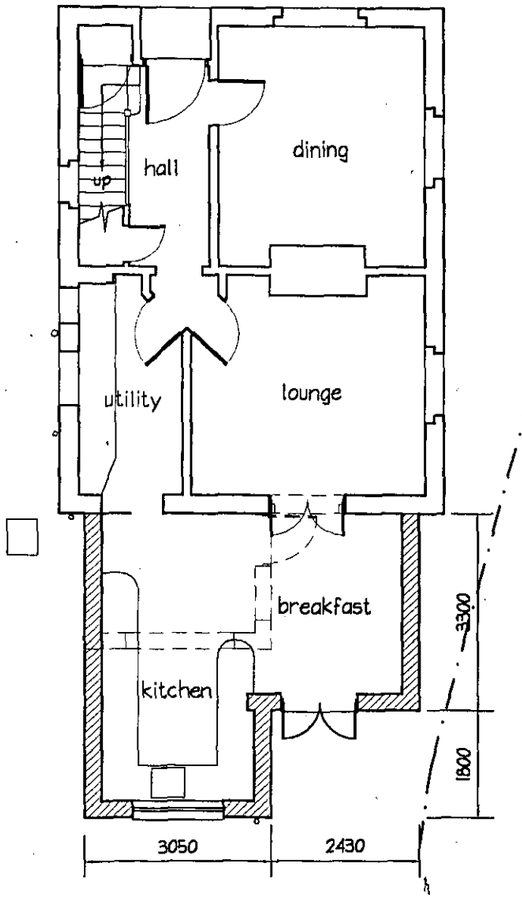
SIDE ELEVATION

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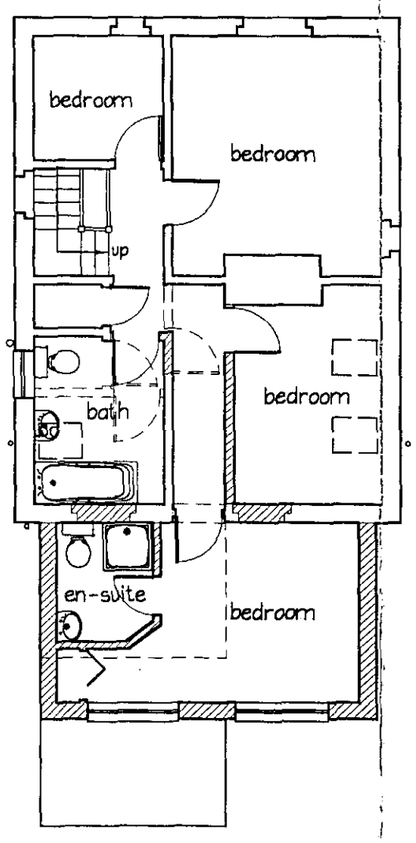


Job 167, Church Road Earley, Reading	Date Nov 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed 2–storey rear extension Existing plans and elevations	Scale 1:100		
	Drawn by PS	Drawing No 01885/03	Revision

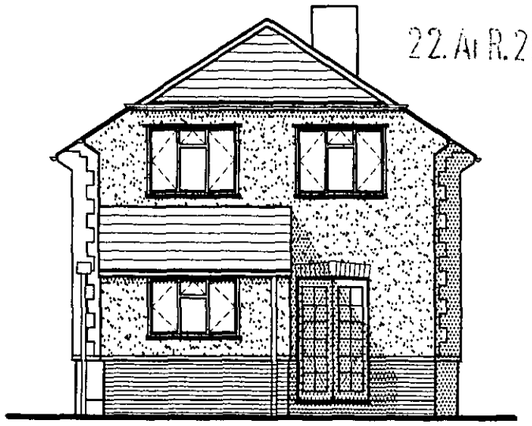
22 APR 2002 6422



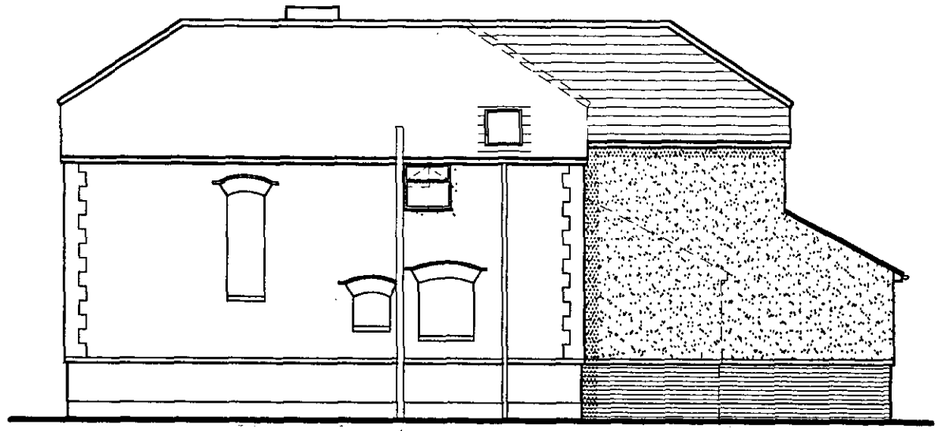
GROUND FLOOR PLAN



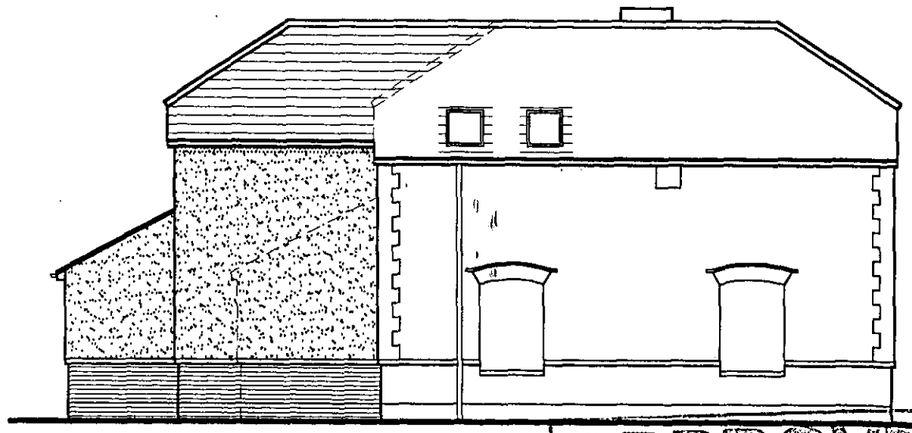
FIRST FLOOR PLAN



REAR ELEVATION

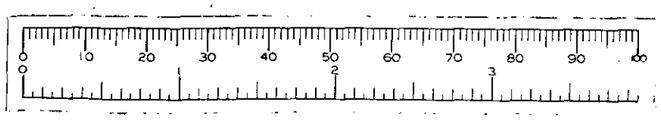


SIDE ELEVATION



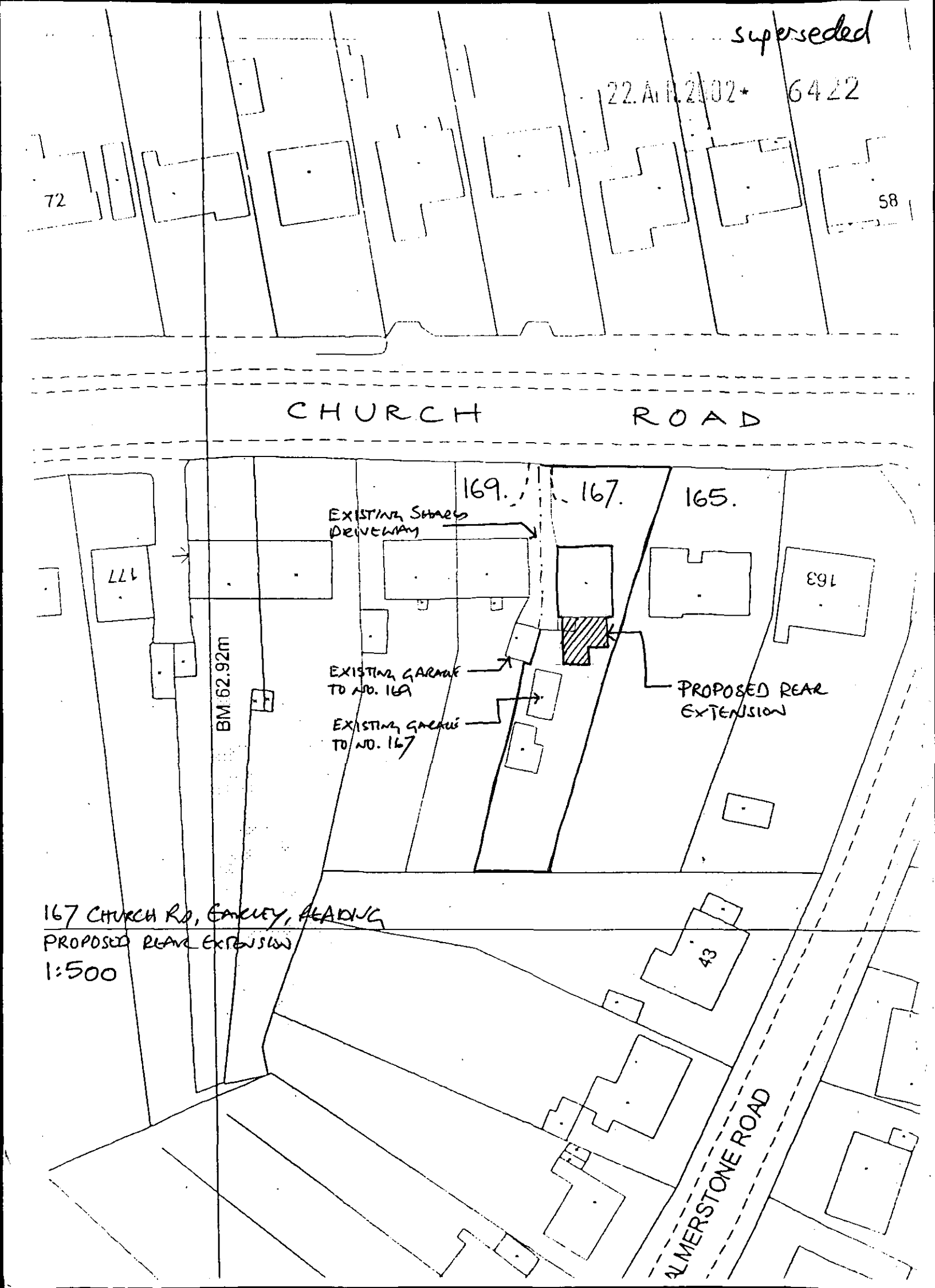
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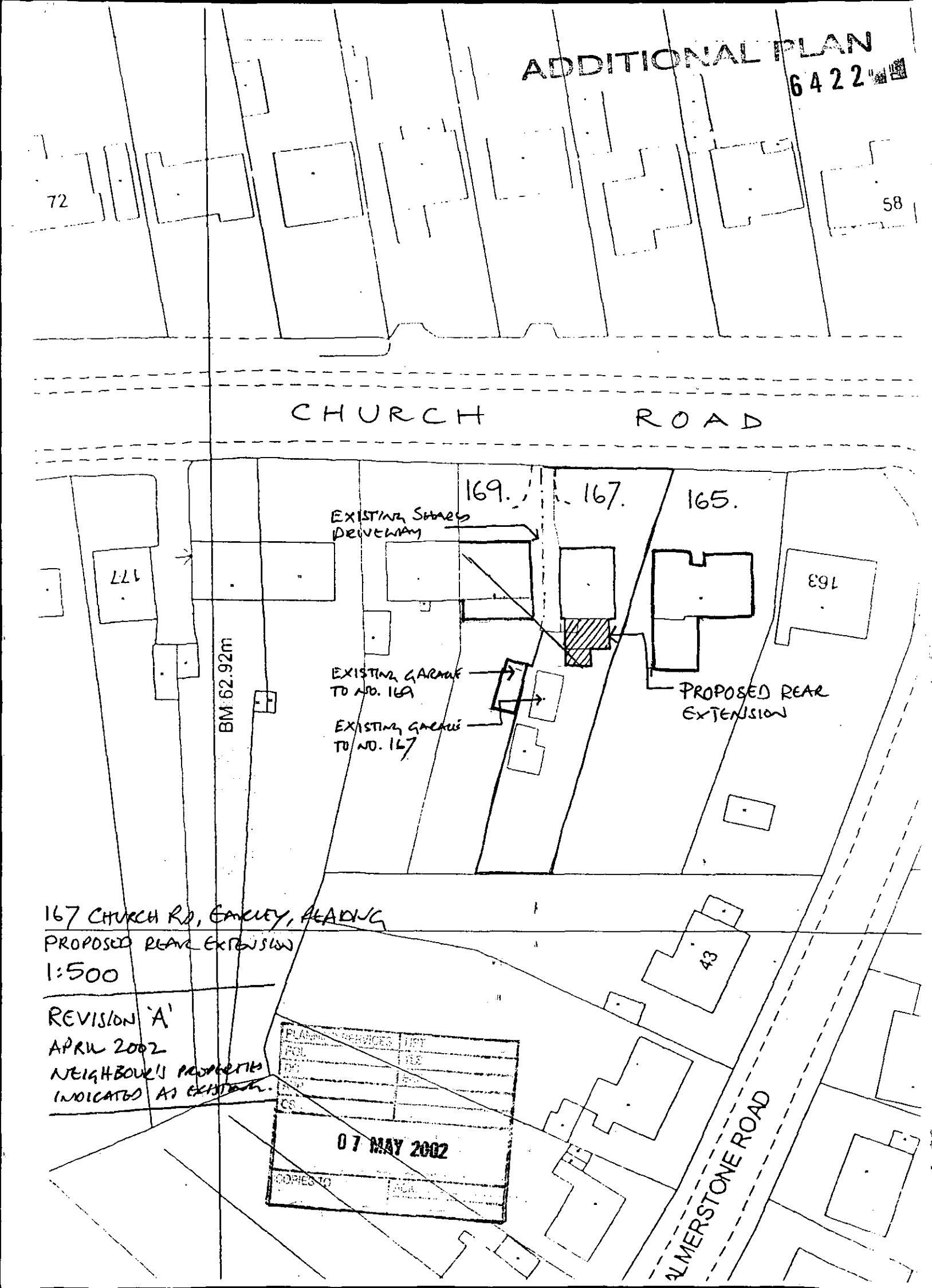
APPROVED



Job: 167, Church Road, Earley, Reading	Date: Mar 02	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed 2-storey rear extension Proposed plans and elevations	Scale: 1:100		
	Drawn by: PS	Drawing No: 01885/04 Revision	

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superseded
22.APR.2002 6422
72
58
CHURCH ROAD
169.
167.
165.
177
163
EXISTING SHARED DRIVEWAY
BM 62.92m
EXISTING GARAGE TO NO. 169
EXISTING GARAGE TO NO. 167
PROPOSED REAR EXTENSION
43
ALMERSTONE ROAD
167 CHURCH RD, EARLEY, READING
PROPOSED REAR EXTENSION
1:500


ADDITIONAL PLAN
6422
72
58
CHURCH ROAD
169.
167.
165.
177
163
EXISTING SHARED DRIVEWAY
EXISTING GARAGE TO NO. 169
EXISTING GARAGE TO NO. 167
PROPOSED REAR EXTENSION
BM 62.92m
43
ELMERSTONE ROAD
167 CHURCH RD, EARLEY, READING
PROPOSED REAR EXTENSION
1:500
REVISION 'A'
APRIL 2002
NEIGHBOUR'S PROPERTIES INDICATED AS EXISTING.
07 MAY 2002