APPLICATION NO:
F/2000/0367

LOCATION:
15 Silverdale Road Reading. Earley

APPLICANT:
Mr & Mrs R K Radford

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **09/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R K Radford
155, Silverdale Road
Earley
READING
RG6 7ND

Application Number: F/2000/0367

Parish: **EARLEY**

Location: **154, Silverdale Road, Earley, Reading.**

Proposal: **Proposed single 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The WC window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The area shown on the permitted drawings for vehicle parking 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.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

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

Head of Planning and Transportation
Date: 29 February 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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0367

Applicant : Mr & Mrs R K Radford .

Location : 15A Silverdale Road Earley.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	31/01/2000

✓ yes 10/2

Date of Neighbour Notifications : .....

Date of Site Visit : 10/2/2000

Date Registered : 13/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 09/03/2000

Consultation Responses :

Earley PC: received 21/2/2000: No objections

Highways: 9/2: conditions - see letter in file

Neighbours: None received.

Planning Issues :

1) Impact upon ~~the~~ neighbouring properties.
2) Impact upon the streetscene.
3) Impact upon highway safety.

Application Number: F/2000/0367

Appraisal :

① Impact upon neighbouring properties
The proposed development is a single storey extn to the dwelling forming a hobby area/WC and additional room.
From the front elevation it will protrude from the lounge/dining room by 2.4m. At the rear, it will be of width 4.2m. Its total length will be 5.6m. (This will protrude into the rear garden from the b'line of the lounge/dining by 3.2m). At the front, there will be a pitched roof 2.4m to eaves & 3.8m to ridge. Beyond the main b'line of the dwelling - the protrusion of the extn into the garden will have a flat roof (3.2m high). There will be no side windows in the elevation facing N° 156.
- Boundaries: There is a 1.8m fence and shrubs with N°s 152 + 156. The rear is well screened by shrubs N° 156 has a garage which would be beyond the proposed extn at N° 154. N° 156 is set back from the shared boundary with N° 154.
- There will be no detrimental impact to neighbouring properties by overshadowing overlooking or by overbearing

② Impact upon the street scene.
The proposed development will use tiles + brick to match existing and the WC window should be obscurely glazed ∴ no detrimental impact upon the street scene.

③ Impact upon highway safety:
There are 4 bedrooms & sufficient space for parking for 3 vehicles off road ∴ no detrimental impact upon highway safety.

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

Application Number F/2000/0367
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SRC2	
	SC53	SR12	INS: WORK
	SC20	SR22	INC
			FRONT
	SC23	SR06	PARKING

RECORD OF SITE VISIT

SITE ADDRESS: 155 Silverdale Road Reading.

APPLICATION NUMBER: F/2000/0367

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Residential - semi-D (mixed designs)
integral garages
driveway up to garage
open plan front garden.

3. DESCRIPTION OF SITE/BUILDING

FRONT: space in front of dwellings for parking - some shrubs etc.

Rear: existing garage to be removed.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi-D with 152 - extn will be set back from boundary with 152
extn will be along boundary with 156. (But 156 set from this boundary)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Space for 2 cars at front & 1 at side behind fence.

LEVELS

BOUNDARY TREATMENT 152: fence (1.8m) & ~~hedge~~ shrubs
156: fence (1.8m) & shrubs
Rear: well screened shrubs etc

OTHERS

Nº 156: Garage set back from building line of Nºs 154/156.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0367

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: 33606 - Wokingham

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0367
15~~4~~ Silverdale Road Earley.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0367**
15~~4~~ Silverdale Road ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0367

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax (0118) 9746484
Minicom No: (0118) 9746991
DX: 33606 - Wokingham

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/0367
15 Silverdale Road Reading. (Earley)
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Lund

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0367

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0367
15~~A~~ Silverdale Road ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Wood

Head of Planning ~~and~~ Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 JAN 2000	Map No. 52 Site 0.00
Officer: NAB / Application No. F/2000/0367	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 154 SILVERDALE ROAD

Parish: EARLEY Ward: L. Hungerford 25.1.2000 MS

Applicant: MR/MRS RADFORD

Fee Received 95-00 (12) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	08 - Parking provision changing because garage being demolished. 25.1.		3/2/2000
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 : 25.1.2000 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 Sufficient .....

Tel (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0367

CONFIDENTIAL

Councillor D 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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0367
15 Silverdale Road Earley.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer. **Natalie Brown** Application Number: **F/2000/0367**
15 Silverdale Road ~~Reading~~. (Earley)
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: J Carpenter Date: 28-2-00

Print Name:

NB It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES
POL
DC
APP
CS

FROM: Natalie Brown

DATE: 25 January 2000

DELEGATED

Earley Town Council Consultation Sheet

Application Number: F/2000/0367

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 154 Silverdale Road Earley.

Applicant: Mr & Mrs R K Radford .

Your observations are required in respect of this application **by 18/02/2000** .

NO OBJECTION

SIGNED: _____

DATE: 17 FEB 2000

CLERK TO Earley Town Council

To:
Highways

From: Natalie Brown

Date: 25 January 2000

Application Number: F/2000/0367

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
154 Silverdale Road, Earley.

Applicant:
Mr & Mrs R K Radford .

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONAL APPROVAL

SC 23 - PARKING (SR 06)

N.S. Tretton

7-2-00

Tel 0118. 9 26567

ACCESS SERVICES	HPT 25494 154 SILVERDALE ROAD
	TLS
DC ✓NB	FNF EARLEY
	READING. RG67LX
CS	

03 FEB 2000

Docs Sv / Madam COPIES TO: ACK: FILE:

PLANNING APPLICATION No. F/2000/0367 NATALIE BROWN

154 SILVERDALE ROAD, EARLEY READING.

Herewith, 'Block Plan' showing parking provisions at the above premises.

I trust that this is what you require.

Yours Faithfully

R K RADFORD

ADDRESS 154 SILVERDALE ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU-7571 (52)

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A. C/A
918/56	Cooper Estates Ltd	House-Semi/Det.	4/12/56	App. C/A
PD/415/61	Mr. R.C. Newman	Garage	7/9/61	App. N/A
BR 4169	Mr & Mrs R K Radford	Formation of Room in Roof space	2 2 76	App N/A
BR 4169	"	" "	23 3 76	RELAXED & APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4 Applies PD Eng - Mr. R. Radford - S/St/R/S Ext 12/10/9

DRAINAGE

Environmental Services

For office use only.
Application number:

15. JAN. 2000* 0367

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. R.K. RADFORD
	Address and postcode	15A SILVERDALE ROAD EARLEY BERKS RG6 7LX
	Phone number	0118 9265617
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	15A SILVERDALE ROAD EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO DWELLING

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCHING BRICK & TILES BLACK FELT	
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

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of [redacted]

Date 14/12/1999

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

Received by Wokingham District Council

Application No: F/2000/0367

PROPOSAL:

Proposed single storey rear extension to dwelling.

LOCATION:

15~~5~~ Silverdale Road Earley.

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)
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)

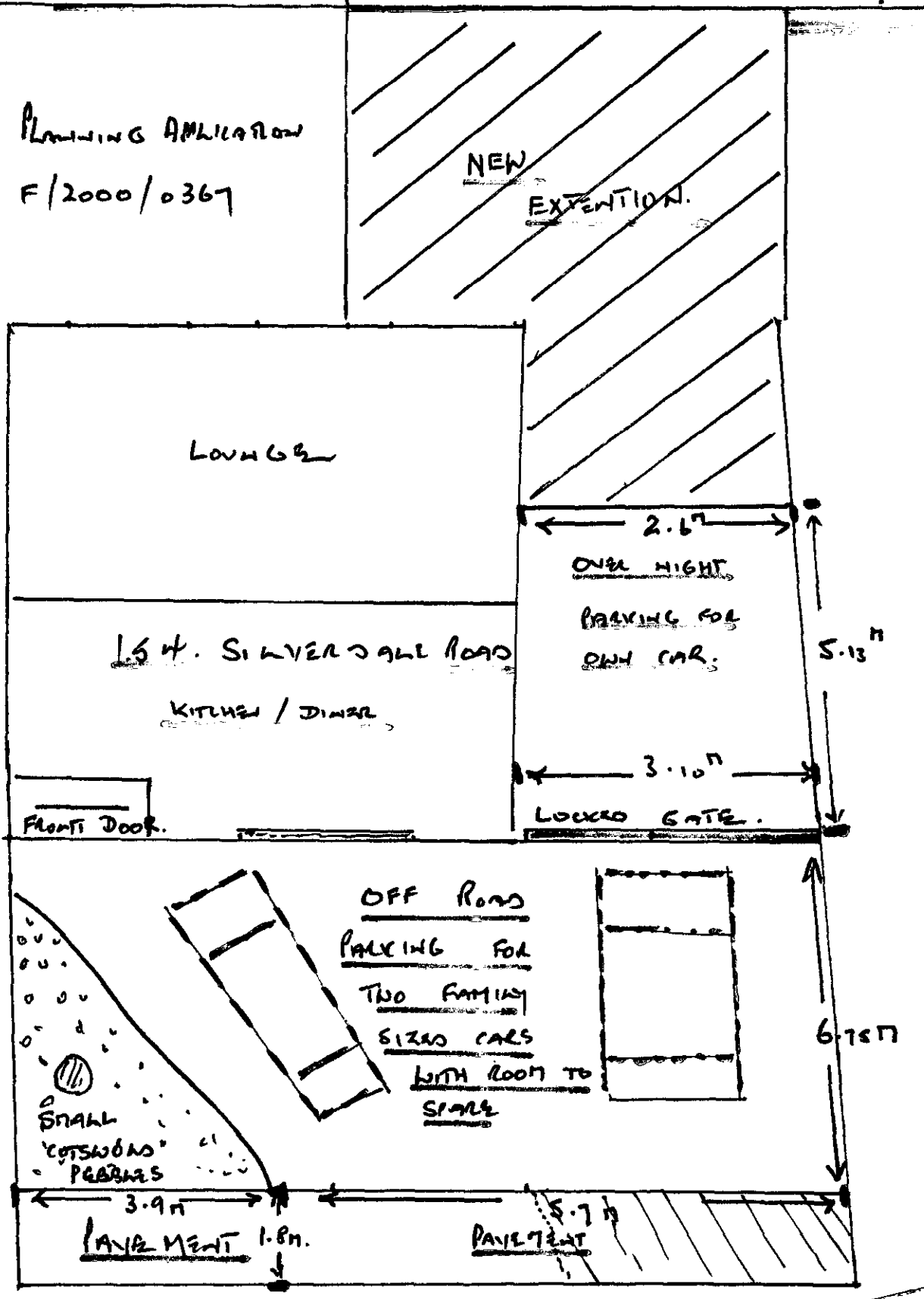
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. Written comments submitted will become available for public inspection.

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

BLOCK PLAN. PARKING AT 15H SILVERDALE ROAD HALLAM

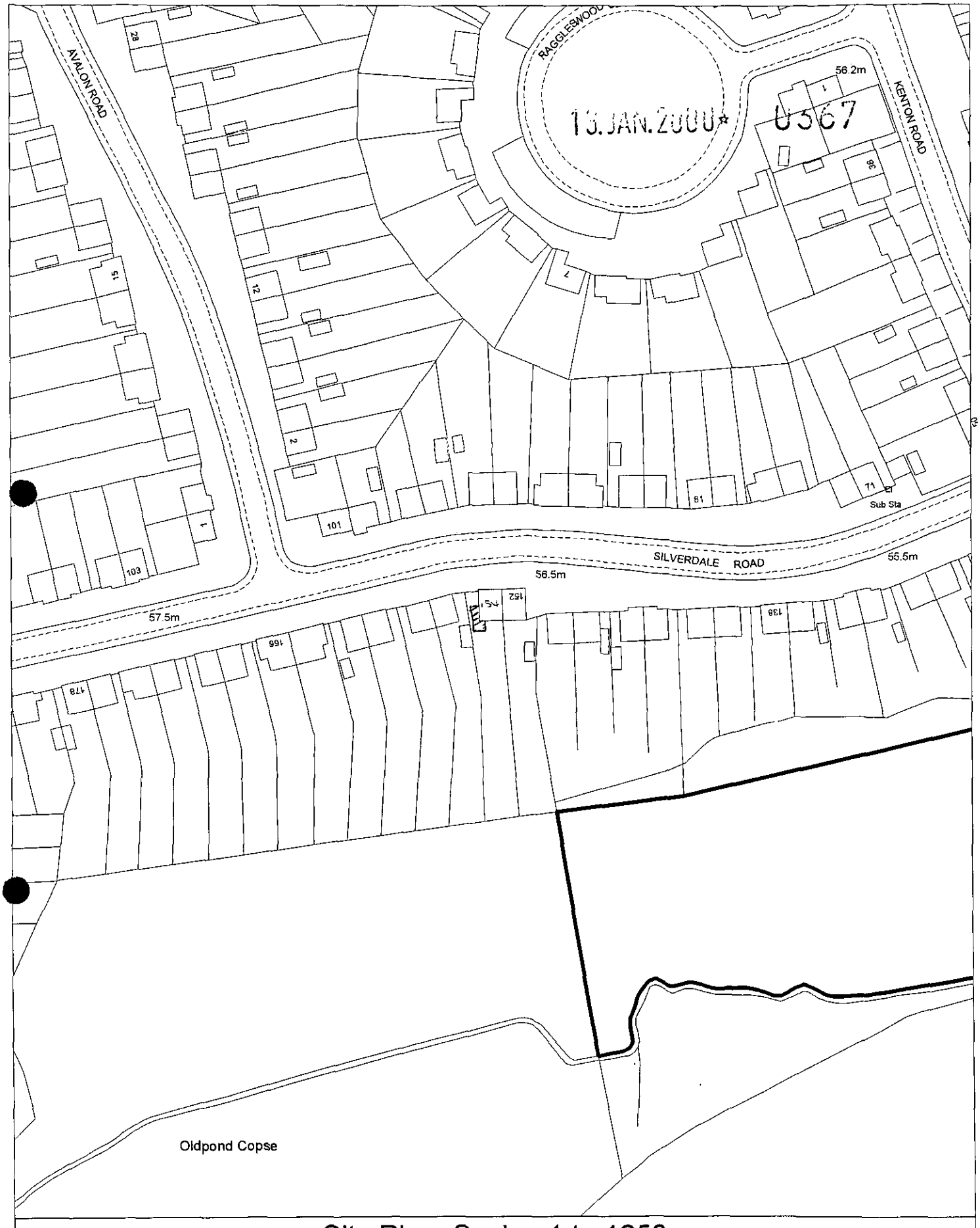
ROUGH MEASUREMENTS. NOT TO SCALE RE APPLICATION NO F/2000/0367



APPROVED

R K RADFORD

1ST FEBRUARY 2000



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 17 January 2000

N
W E
S

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0367 NB
BUILDING CONTROL NUMBER.	BR 2000/0273 Alan
APPLICANT/~~AGENT~~	Mr + Mrs R K. Radford.
ADDRESS OF SITE	154 Silverdale Road EARLEY.
DESCRIPTION OF PROPOSED WORK	S/S ~~side~~ rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 3/2/00	Recd 13/1/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/3/00	

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	