APPLICATION NO:
F/2000/1092

LOCATION:
6 Mildenhall Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Z Danelian

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **24/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Z Danelian
6, Mildenhall Close
Lower Earley
Reading
RG6 3AT

Application Number: F/2000/1092

Parish: **EARLEY**

Location: **6, Mildenhall Close, Lower 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 levels and above in the east 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: 23/05/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1092 JM
BUILDING CONTROL NUMBER	FP 2000/0484 Martin
APPLICANT/~~AGENT~~	Mr & Mrs Donohoe
ADDRESS OF SITE	6. Middenhall Close. Lower Earley.
DESCRIPTION OF PROPOSED WORK	First floor side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 29/3/00	Rec'd 29/3/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/6/00.	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1092

Applicant : Mr & Mrs Z Danelian .

Location : 6, Mildenhall Close, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/4/00

Date of Neighbour Notifications : ~~26/4/00~~ 11/4

Date of Site Visit : 26/4/00

Date Registered : 29/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 24/05/2000

Consultation Responses :
Earley TC – Terracing – detrimental to the street scene.

Planning Issues :
Effect on neighbouring properties & the street scene WBC1.
Identified settlement.

Application Number F/2000/1092

Appraisal

This application is for a first floor side extension.
No 7 has no side windows and a single storey rear extension approx 4m deep. The proposal is 1m from the boundary and the neighbouring property. There is a 1.8m boundary fence. The proposal is sited west of No 7. Any impact regarding overbearing, overshadowing & privacy issues is not considered sufficient to warrant a refusal. All other neighbours are sufficient distance away for any impact to be minimised.

Street scene.
The extension has a ridge height of 8.3m and an eaves height of 5.3m. It is flush with the main roof and the depth of the extension (8.2m) is flush with the side elevation. The proposal is sited 1m from the neighbour at 9 but any terracing effect would be reduced as the houses are staggered.

Recommendation: Approval ☑ Refusal ☐
(Tick appropriate box)

Application Number F/2000/1092
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 & above' 'east elevation'

John Mitchell
23/5/00.

RECORD OF SITE VISIT

SITE ADDRESS: 6 Mildenhall Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1092

OFFICER: Joss Miller

DATE OF SITE VISIT: 26/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front of house.

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
7. No side windows. S/S r ext'n approx 4m deep.
5. No side windows. French doors to rear of garage.

5. SITE CONSTRAINTS

TREES ~ .

ACCESS/PARKING 2 spaces.

LEVELS ~

BOUNDARY TREATMENT 1.8m fence all round.

OTHERS ~ .

FROM: Joss Miller

DATE: 11 April 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SE	28649
POL	
DC	
APP	
CS	
20	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1092

Proposal: Proposed first floor side extension to dwelling..

Site Address: 6, Mildenhall Close, Lower Earley, Reading.

Applicant: Mr & Mrs Z Danelian .

Your observations are required in respect of this application **by 05/05/2000** .

Councillors felt that these proposals were unneighbourly, would have a terracing effect, and were, therefore of detriment to the street scene. The Planning Officer is referred to the comments made under Application No.'s F/2000/0940 and F/2000/1097 in which the Town Council expressed concern at the visual impact on the street scene which a number two storey extensions in the same area would have.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **11 April 2000**

My ref: F/2000/1092

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/2000/1092
6, Mildenhall Close, Lower 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/2000/1092**
6, Mildenhall Close, Lower 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: **11 April 2000**

My ref: F/2000/1092

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
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Head of Planning and Transportation

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Case officer: **Joss Miller** Application Number: **F/2000/1092**
6, Mildenhall Close, Lower 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: **11 April 2000**

My ref: F/2000/1092

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/2000/1092
6, Mildenhall Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling.

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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/2000/1092**
6, Mildenhall Close, Lower 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/2000/1092

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
6, Mildenhall Close, Lower 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 05/05/2000. 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:	8 MAY 2000
Officer: JM	Application No. F/2000/1092.

Map No. 58 Site 0:03
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: 6 MILDENHALL CLOSE.

Parish: EARLEY Ward: L. Hunsorford
11.4.2000

Applicant: MR/MRS DANELIAN

Fee Received 95-00 (7) 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			
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 : 11.4.2000 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:

100 pre-apps

.....

.....

NEIGHBOURS: S/N + 1, 2, 3, 5 + 7 Midenhall close

.....

.....

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.....

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.....

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Environmental Services

For office use only.
Application number: 20.MAR2006* 1092

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 Z. DANELIAN
	Address and postcode	6 MILDENHALL CLOSE LOWER EARLEY READING RG6 3AT
	Phone number	0118 9665949
	Agent's Name	N/A
	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	BEDROOM & BATHROOM EXTENSION OVER GARAGE
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.	BRICK TO MATCH EXISTING BRICK TILES TO MATCH EXISTING TILES
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: 3
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: H Dareliai

on behalf of

Date 27/3/00

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

ADDRESS 6 Mildenhall Close PARISH Woodham Ferrers 1.4.83

PLOT No. 43 E/R LOWER FARLEY ORD. SHEET No. SU 7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
13237	McLEAN HOMES	LINKED DET. HOUSE & GARAGE	2.5.80	N/A	C/A
BR13346	"	"	5.8.80	APP	N/A
14220	"	DETACHED HOUSE & GARAGE	23.10.80	N/A	C/A

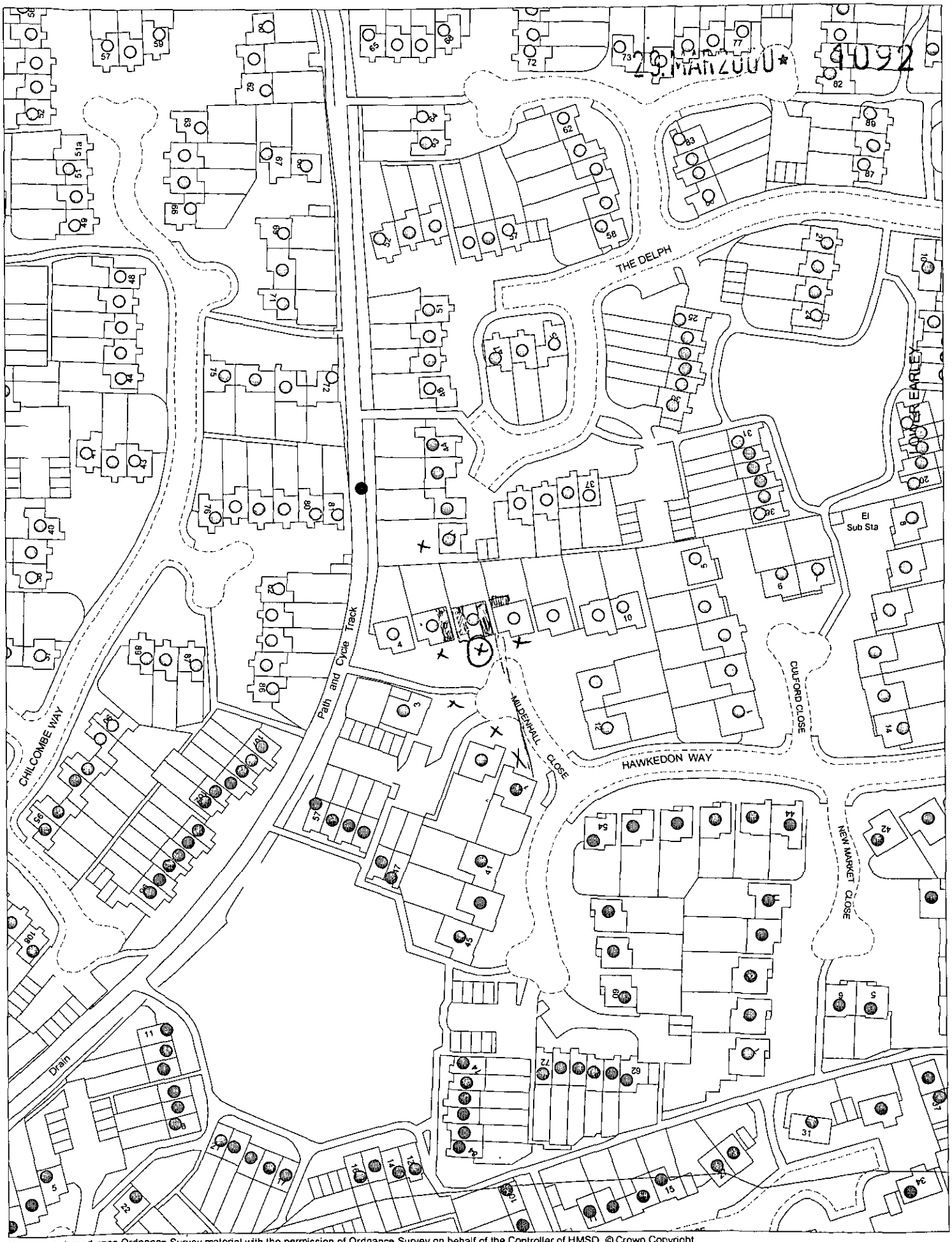
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

N
W E
S