APPLICATION NO:
F/2000/2795

LOCATION:
240 London Road, Earley Reading.

APPLICANT:
Mr Surdhar C/O Excel Design

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Surdhar
C/O Excel Design
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2795

Parish: **EARLEY**

Location: **240, London Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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.

Condition
4. The dropped kerbs and verge area in front of the driveway must be widened to 4.8 metres (minimum). When widening the verge, it must be constructed to footway crossing standards.

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.

Reason
4. In the interests of highway safety and convenience.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 Policy EN1.

Loddon Area Local Plan Policies LTV1/LTV6 and LBE1/LBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 05/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2795	AT
BUILDING CONTROL NUMBER.	FP 2000/096	Paul
APPLICANT/AGENT	Excel.	
ADDRESS OF SITE	240 London Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side & S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00669/4	00669/4
ELEVATIONS	8, 9, 10, 11	8, 9, 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/1/01	

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 : Andrew Thorley

Application Number : F/2000/2795

Applicant : Mr Surdhar C/O Excel Design.

Location : 240, London Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓	~~not~~	22/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 14/12/2000

Date Registered : 13/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 08/01/2001. 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 :

Tenants: 1 Letter of concern re proposed works
Neighbours: No comments received.
Earley Town Council: See comments on file.

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) Highways.

Application Number: F/2000/2795
Appraisal:

1) Impact on neighbouring properties.

The proposal is for a 2 storey, extension to a 2 storey, semi-detached house, to form a family room, a kitchen extension, a dining room extension, a shower room, two additional bedrooms and an additional bathroom.

This application is similar to a previous planning application, which was approved for a 2 storey, extension to the semi-detached neighbour at No. 1, The Grove. reference: 26978/F.

The proposal is to extend to the side of the existing house with a 2 storey, extension.

The proposal is to extend above and to the side of the existing garage and to the side of the existing first floor bathroom. It will project 3.3 metres in a north easterly direction giving the existing house an overall width of 12.2 metres. To be flush with the front and rear elevation. There will also be a single storey rear extension projecting 3 metres deep by 8 metres, via the existing dining room and kitchen area.

The pitched roof above the first floor level will be extended by approximately 6 metres and will match the eaves and ridge height of the existing main roof. The single storey extension will have a pitch roof with an eaves height of 2.4 metres and a ridge height of 3.4 metres.

No.242, to the north east, a 2 storey semi-detached house. Extended to the rear and side, secondary windows on flank elevation only, therefore it is considered that due to the orientation and distance away from the proposal the occupants of this property would not be affected.

No.1, to the south, a 2 storey semi-detached neighbour. This property has been extended to the side with a similar sized extension as the one proposed. Main windows at ground floor and at first floor face front and rear elevations. Therefore it is considered that due to the orientation the occupants of this property would not be affected.

2) Impact on street scene /visual amenity of the area.

The increase in size of the house inevitably would lead to greater demands for off street parking, to the detriment of visual amenity. However as the neighbouring property has already similar sized extension as the proposed it is seen that it will balance the pair of semidetached houses. The materials proposed will match the existing house. Therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Earley Town Council had no objection to the proposal, they did ask if the first floor should be stepped back to minimise the terracing effect. However in this case it was considered that if the development should be stepped back the pair of semidetached houses would lose their uniformity as a pair.

3) Highways.

Approval with conditions.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2000/2795
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External finishes to match
3.	C122	R122	
4.	The dropped kerbs and verge area in front of the driveway must be widened to 4.8 metres (min). When widening the verge it must be constructed to footway crossing Standards. Reason: Interests of highway safety + convenience.		
	N04		Planning Permission only (Not BR Approval)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1 / LTV6 LBE1 / LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS2 / 3
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
~~MINERALS LOCAL PLAN POLICIES:~~	

5/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 240 London Road Earley Reading.

APPLICATION NUMBER: F/2000/2795

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/12/2006

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential / Business Park also along London Road dual carriageway frontage. No 1. The Drive, 2 storey semidetached house greatly extended to similar prop, or trous as proposal. No. 242, 2 st semidetached, extended at side, only sec windows in flank elev.

3. DESCRIPTION OF SITE/BUILDING Extended 2 storey, semidetached house (converted to bedsits) Red brick, white painted metal windows, + wooden casement windows + doors. white fascia boards + guttering. Red clay tiled roof. integral garage, (1930's type dev. originally)

4. RELATIONSHIP TO ADJOINING PROPERTIES Shares a large corner plot with No 1, The Grove. open back garden, 1.8m high fencing on boundaries. at the rear. open plan boundary between the two properties.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, room for 4 No cars on driveway, 1 in garage

LEVELS — N/C

BOUNDARY TREATMENT — No. 3, The Grove, 1.8m high fence single storey garage at side, existing secondary windows on flank elev.

OTHERS — No 242, 1.8m high boundary fence kitchen door + small window nearest to proposal. first floor windows on flank elev, not affected.

— front/side boundary facing London Rd, 1.8m high fencing.

Nb Proposal despite being over dev. would be an improvement!

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

Tel: 0118 974 6441

Date: **21 November 2000**

My ref: F/2000/2795

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/2795
240, London Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2795**
240, London Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **21 November 2000**

My ref: F/2000/2795

CONFIDENTIAL

Councillor 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/2000/2795
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Proposed two storey side extension to dwelling and single storey rear extension.

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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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2795**
240, London Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2000/2795

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
240, London 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2795
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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Development Control Section, Environmental Services, Wokingham District Council.

15 November 2000

Scale: 1 : 1250

N
W E
S

Applicationo	Name & Address
F/2000/2795	C E Emmerson & Petition 240 London Road Earley RG6 1AJ

App. approved
Letter sent 15/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: AT	Application No. F/2000/2795

Map No. 44 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 240 LONDON ROAD

Parish: EARLEY Ward: Winnersh 21.11.2000

Applicant: MR SURDHAR

Fee Received 95-00 (3) 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	Parking		
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 : 21.11.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 1 → 4 The Drive
238 → 242 London Rd.
Unit 69 } Sutton Park Ave
DeSC Hse } Sutton Business Park

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 21 November 2000

Application Number: F/2000/2795

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

Site Address:
240, London Road, Earley, Reading.

Applicant:
Mr Surdhar C/O Excel Design.

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).

① The dropped kerbs and verge area in front of the driveway must be widened to 4.8 metres (min). When widening the verge it must be constructed to footway crossing standards.

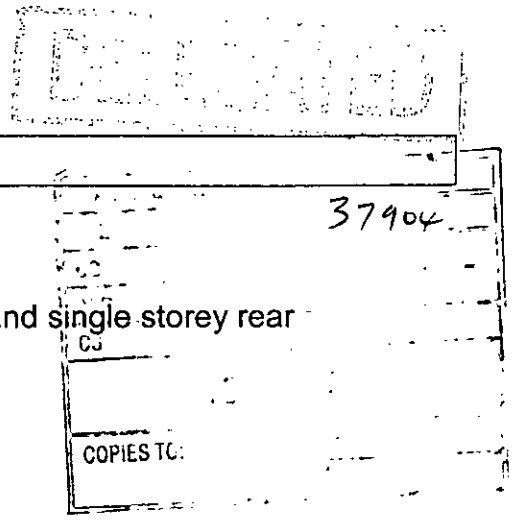
Reason: Interests of highway safety and convenience.

② C122, R122.

Signed: _____ **Print name:** Adam Coggins 4/12/00.

FROM: Andrew Thorley

DATE: 21 November 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2795

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 240, London Road, Earley, Reading.

Applicant: Mr Surdhar C/O Excel Design.

Your observations are required in respect of this application **by 15/12/2000** .

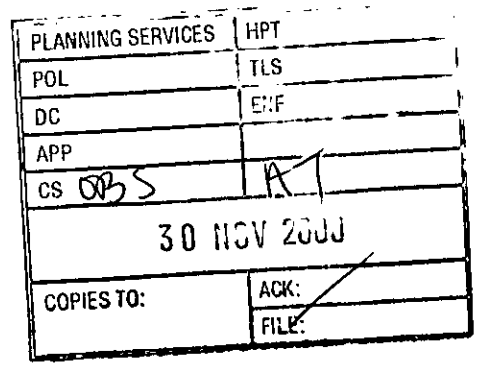
Whilst Councillors had no real objection to this application, they did ask that the first floor should be stepped back to minimise the terracing effect.

Furthermore, it was noted that, as with similar applications in the area, almost the entire front garden would be taken up by hard standing for the parking of vehicles, which it was felt would be of detriment to the street scene. Councillors asked, therefore, if some provision could be made such that the applicant is required to selectively plant some areas to minimise the visual impact of the proposed parking layout.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR



240 London Road
Earley
Reading
Berkshire
RG6 1AJ

26.11.00

REF: **F/2000/2795**

Dear Mr Thorley,

We the undersigned write in regard of the above planning proposal for 240 London Road. We are six students who rent the property from Mr Surdhar who lives next door at number 1 The Drive.

We are very concerned about the planning proposal should it take place before our tenancy agreement ends on July 10th 2001. We are currently in the final year of our degree courses and will be taking our final exams between May and early July 2001. For this reason the noise and disruption caused by any building work would be unacceptable to us during the most vital period of our degree courses.

As such, we oppose the commencement of any work before the end of our tenancy agreement on July 10th 2001. We have no objections should the proposed development take place after the period of July 10th 2001.

We would appreciate it if you could acknowledge our concerns and take them into consideration when deciding if and when the development should go ahead.

Thank You.

Yours sincerely,

Caroline Emmerson.

Paul Barnet.

Andrea Goff.

Helen Major.

Kathryn Rice.

Nadine Sibson

ADDRESS 240 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 41

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35140	MR-SURDHAR	CONV. TO REST HOME	14-3-90	CLA
		IN CONS. WITH / THE PRIVE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

By hand 6

10/11/06

1959/a

HOUSEHOLDER PLANNING APPLICATION

13.NOV.2006 2795

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR SURDHAR
	ADDRESS	2 THE DRIVE
		EARLEY
	Spoke to POST CODE	Mr. Ranautha (brother in law) Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	220 LONDON RD
		EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE +
		SINGLE STOREY REAR EXT

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr S URDHAR

DATE 8-11-02

D
GAF

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR SURDHAR
C/O MR M CLAYTON
221 THIRLMERE AVENUE
TILEHURST
READING RG3 6XG

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.26978 (F)

Proposal:
TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR
EXTENSION TO PROVIDE THREE EXTRA BEDROOMS UTILITY ROOM
STUDY KITCHEN AND DINING ROOM
1 THE DRIVE EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order,1977 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority. (172)

03 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

continued/-

Application 26978 continued

Date 28 JAN 1987

District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

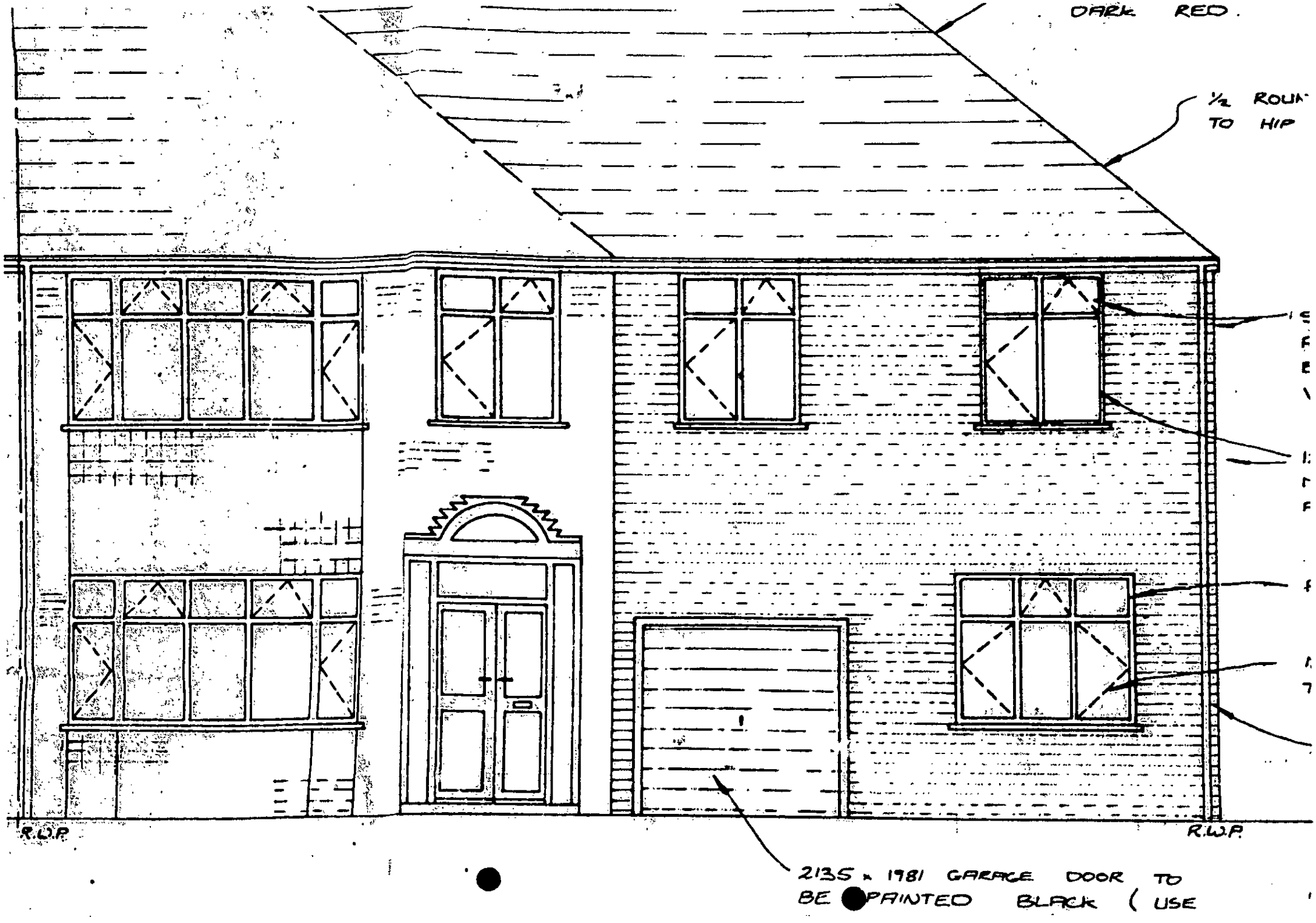
(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

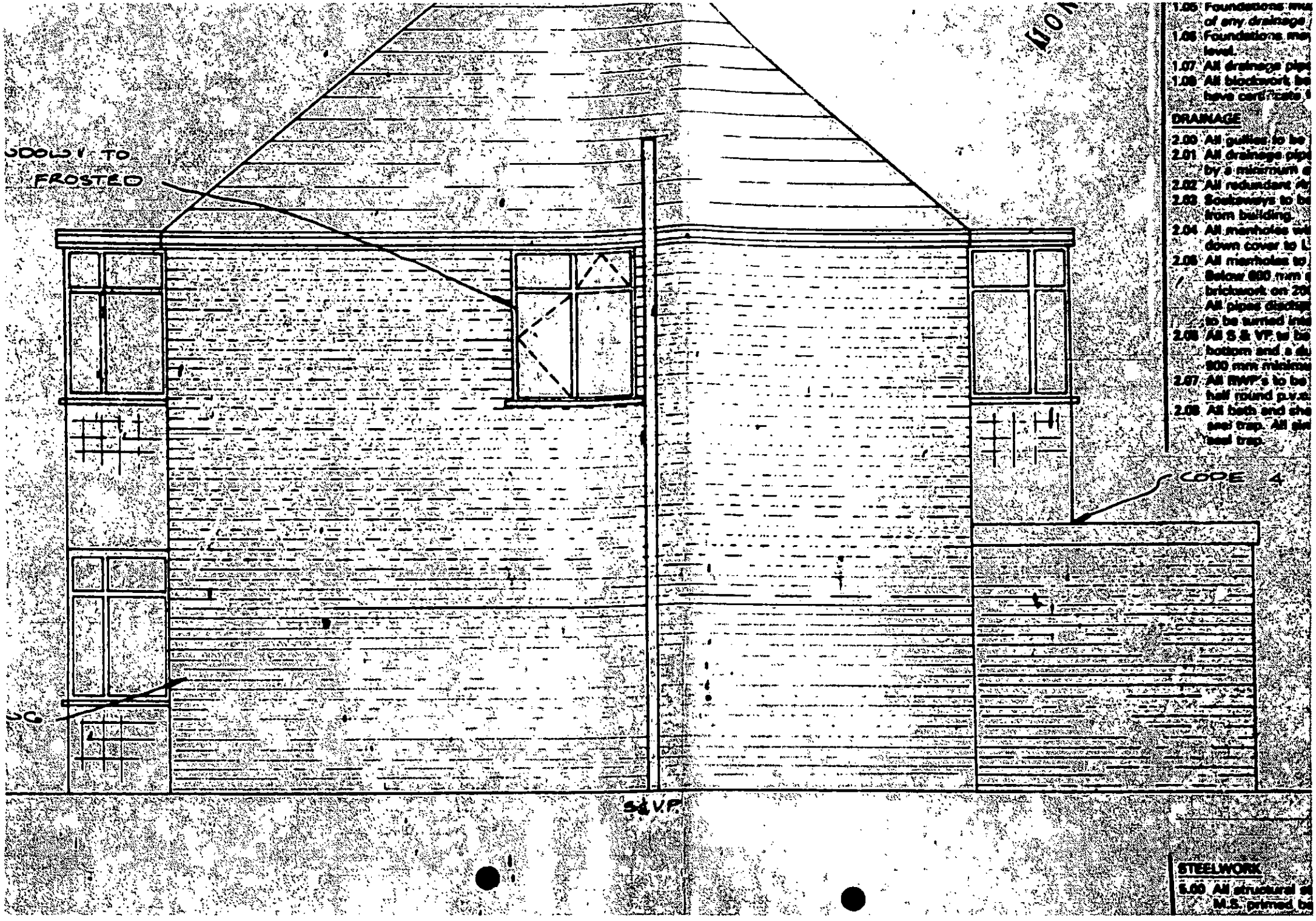
(3) Section 16(7) and (8) and section 36(5) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

AS 2-4


DARK RED.
½ ROUN
TO HIP
R.W.P.
R.W.P.
2135 x 1981 GARAGE DOOR TO
BE PAINTED BLACK (USE



1.05 Foundations shall
of any drainage
1.06 Foundations shall
level.
1.07 All drainage pipes
1.08 All blockwork be
have certificate

DRAINAGE

2.00 All gullies to be
2.01 All drainage pipe
by a minimum
2.02 All redundant
2.03 Soakaways to be
from building.
2.04 All manholes wi
down cover to
2.05 All manholes to
Below 600 mm
brickwork on 20
All pipes discha
to be turned int
2.06 All S & VP. to be
bottom and a
900 mm minimu
2.07 All RWP's to be
half round p.v.c.
2.08 All bath and sha
seal trap. All
bowl trap.

STEELWORK

5.00 All structural
M.S. primed be


RWP
DOOR & WINDOW TO KITCHEN
VENT AREA = 0.877m²
RWP
2100 x 1981
TO GIVE A
AREA = 0

13.NOV.2000* 2795

Client:

Mr Surdhar
240 London Road
Earley
Reading
Berkshire

Project:

Two Storey Side Extension
And
Single Storey Rear Extension

Location:

240 London Road
Earley
Reading
Berkshire

APPROVED

Excel Design
XLØØ669

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓

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CLIENT:	Mr Surdha, 240 London Road, Earley, Reading	DESCRIPTION: Drawing List	
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	DRAWING No: 00669/ 2
DATE:	October 2000	REVISION:	

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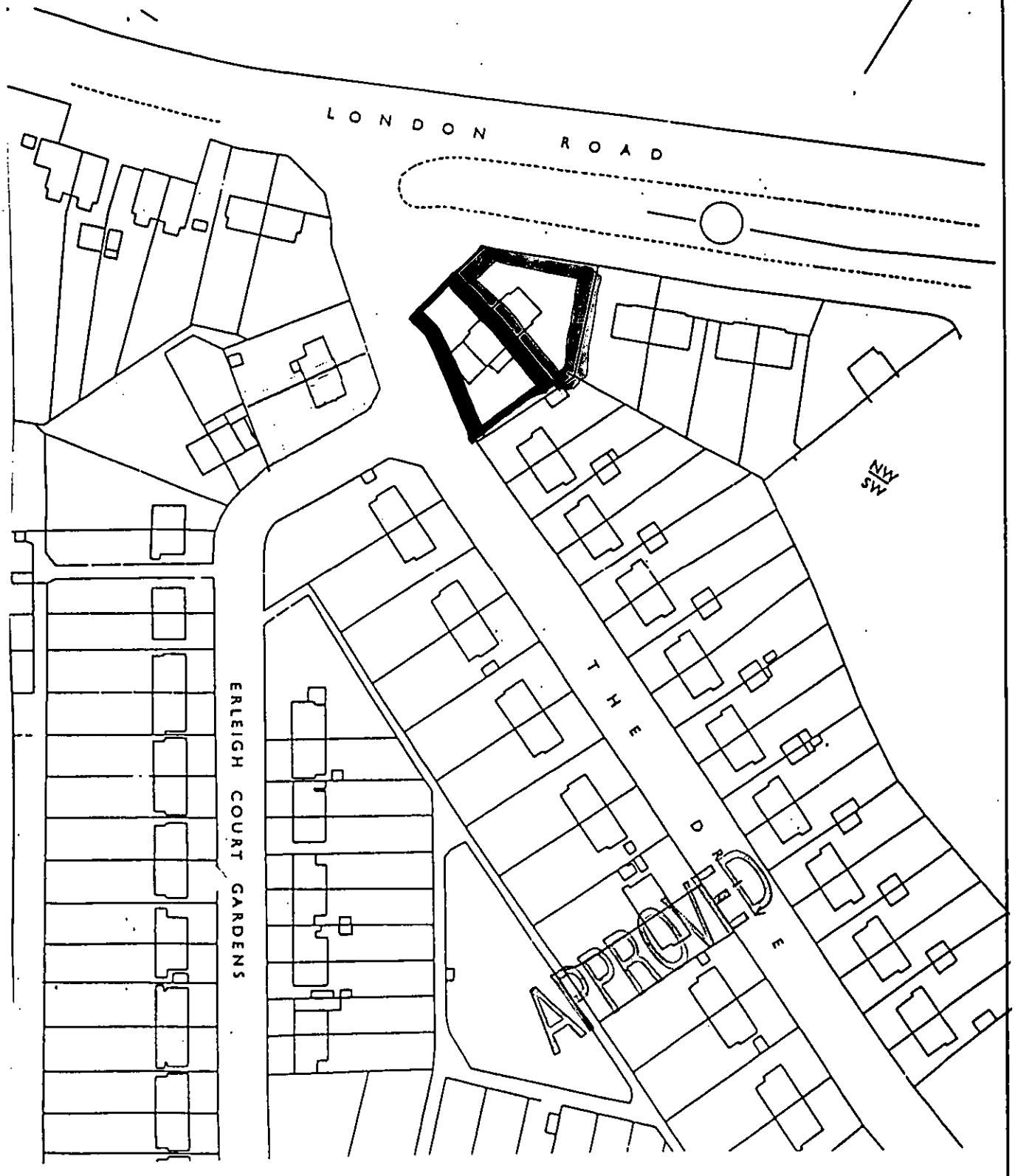
ADMINISTRATIVE AREA WOKINGHAM

EARLEY PARISH



CLIENT:	Mr Surdha, 240 London Road, Earley, Reading	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:2500	DRAWING No:	00669/ 3
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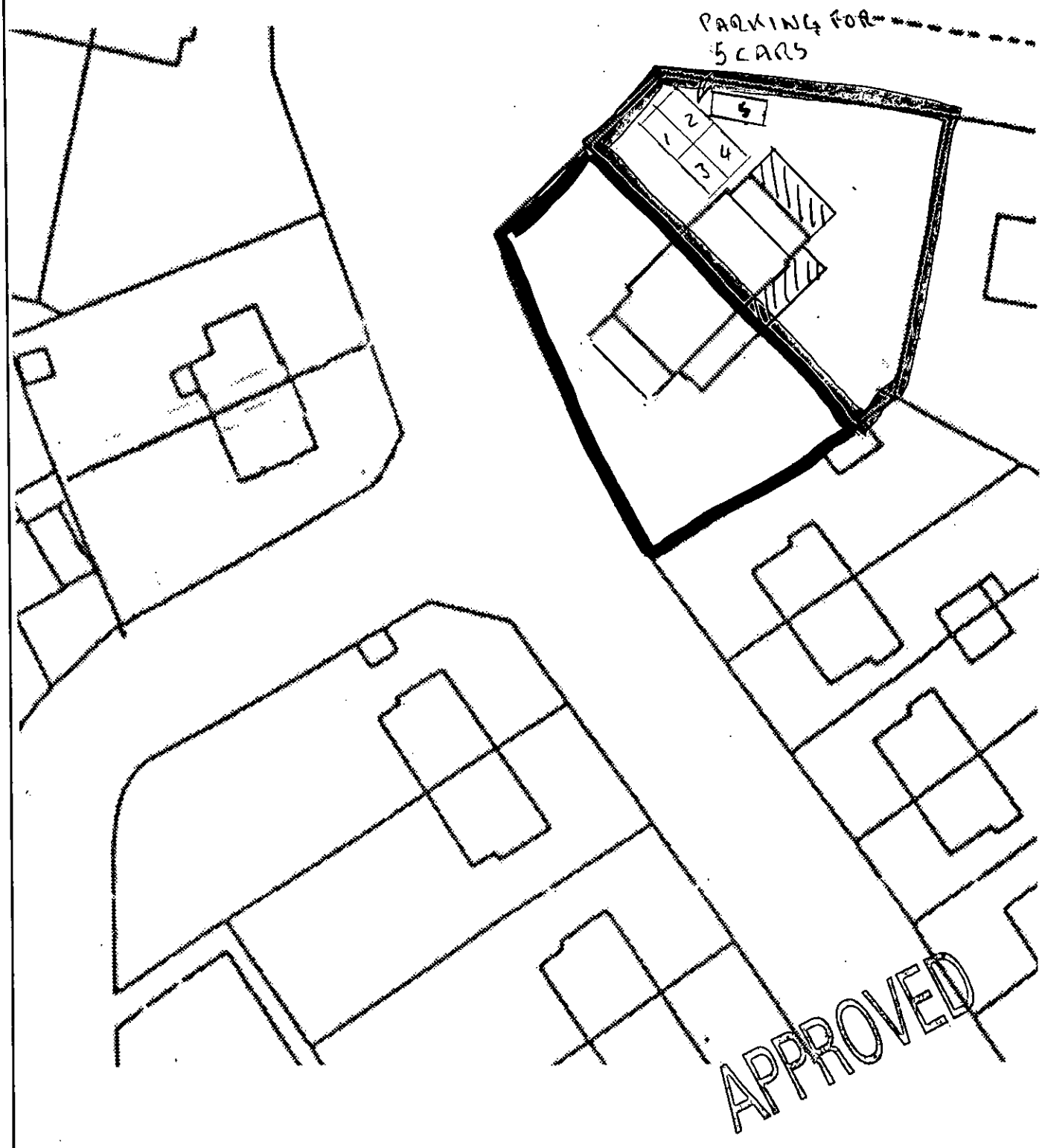

CLIENT:	Mr Surdha, 240 London Road, Earley, Reading	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:500	DRAWING No:	00669/ 4
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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 mm facing brickwork to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 mm timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim. Unless otherwise shown on drawings.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

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CLIENT:	Mr Surdha, 240 London Road, Earley, Reading	DESCRIPTION: Notes	
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	DRAWING No: 00669/ 5
DATE:	October 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 10.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom and WC: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

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CLIENT:	Mr Surdha, 240 London Road, Earley, Reading	DESCRIPTION: Notes	
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	DRAWING No: 00669/ 6
DATE:	October 2000	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 8
DATE:	October 2000	REVISION:			

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EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 9
DATE:	October 2000	REVISION:			

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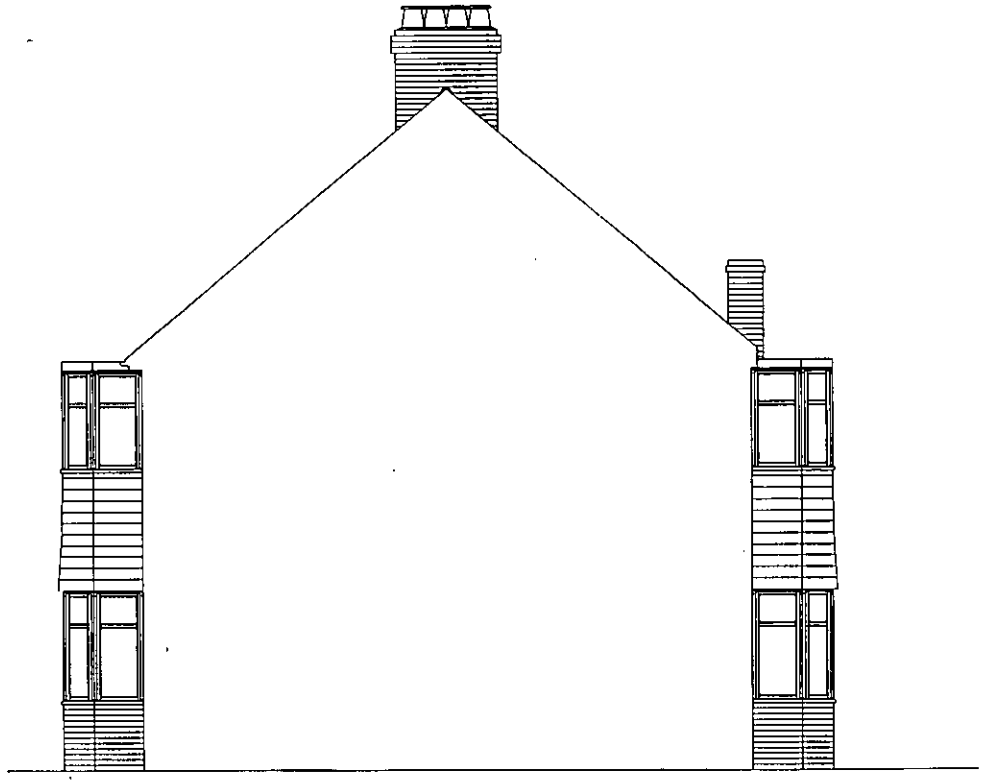

EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 10
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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 11
DATE:	October 2000	REVISION:			

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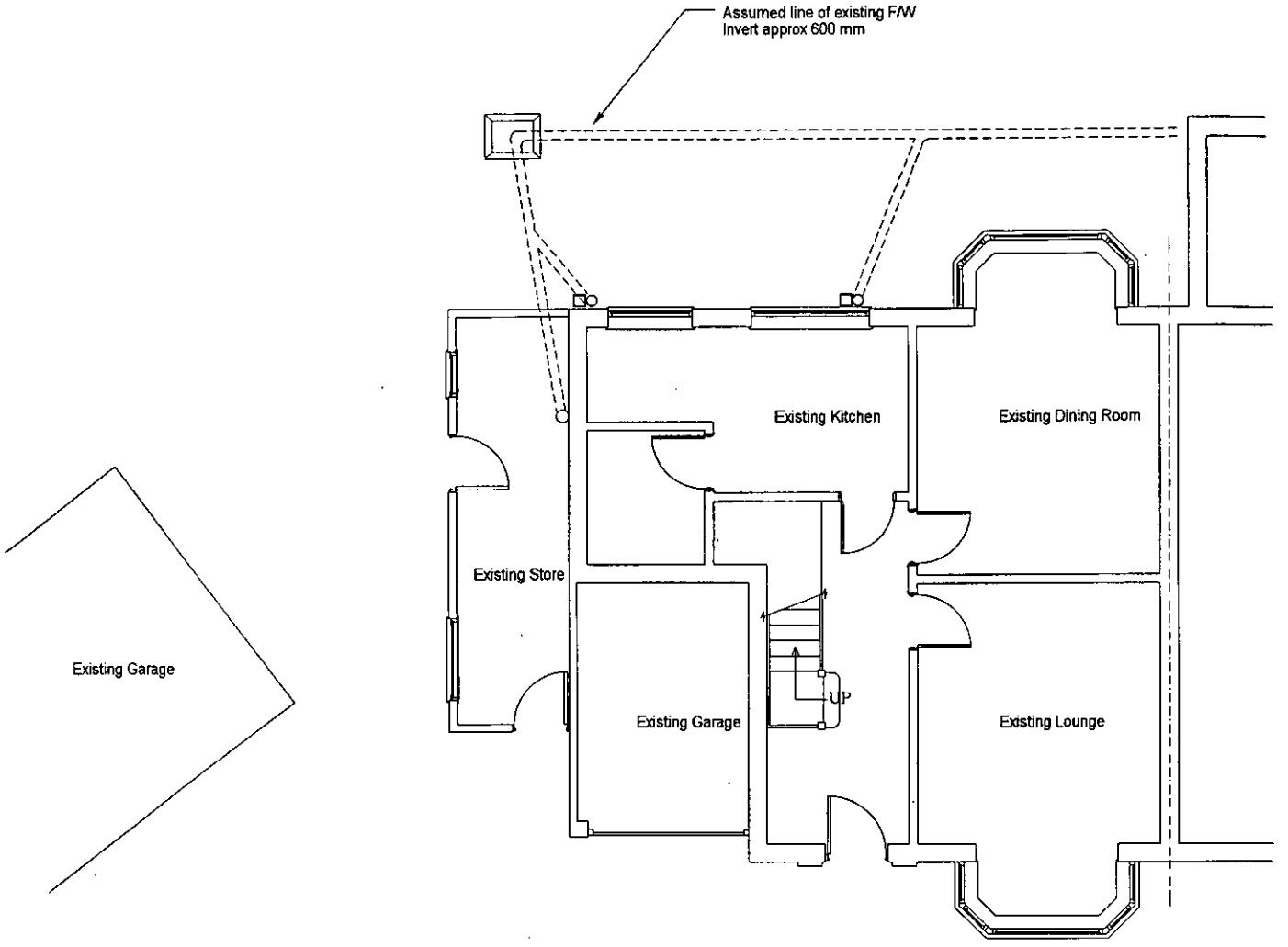

EXISTING GROUND FLOOR PLAN

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CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 12
DATE:	October 2000	REVISION:			

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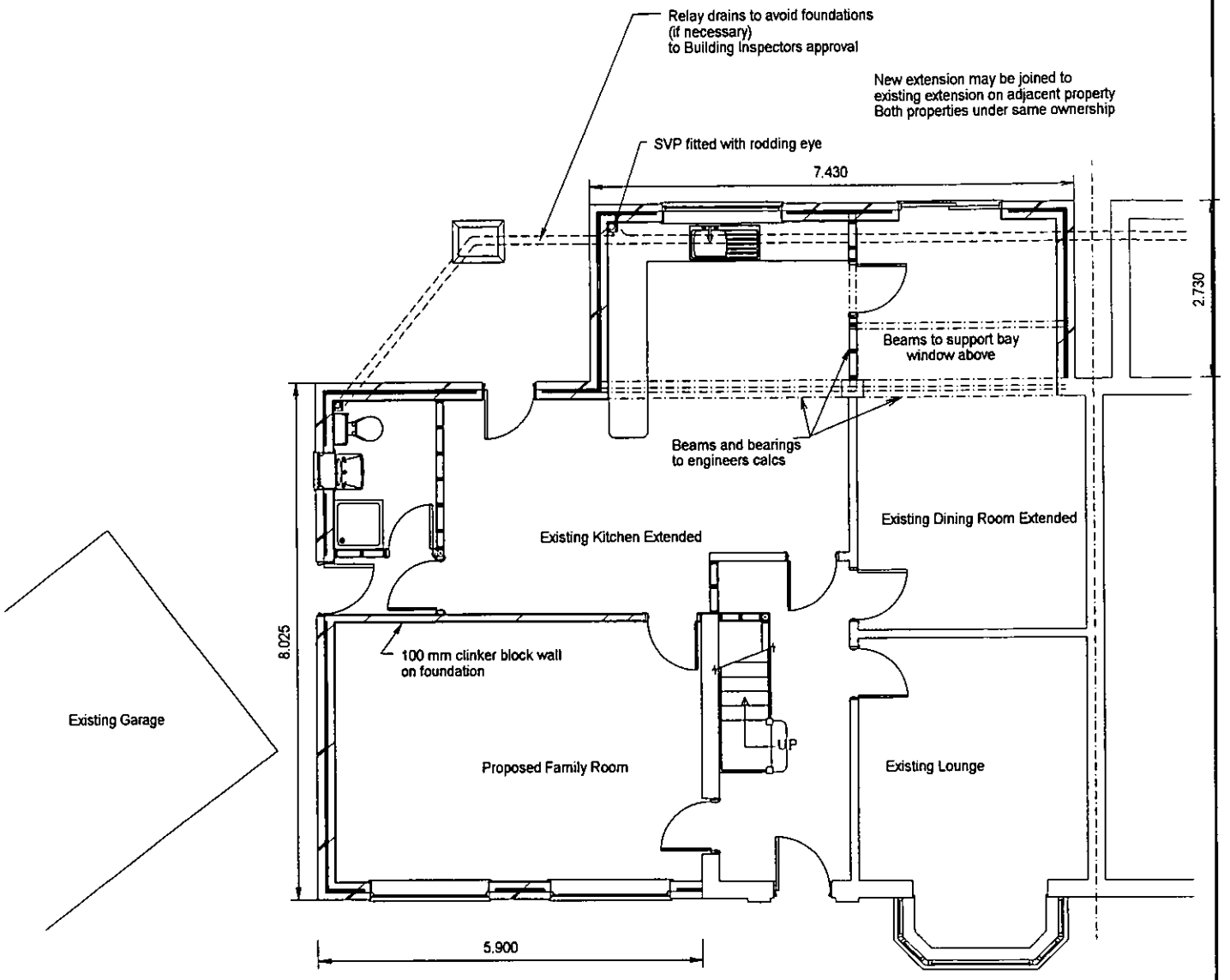

PROPOSED GROUND FLOOR PLAN

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CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 13
DATE:	October 2000	REVISION:			

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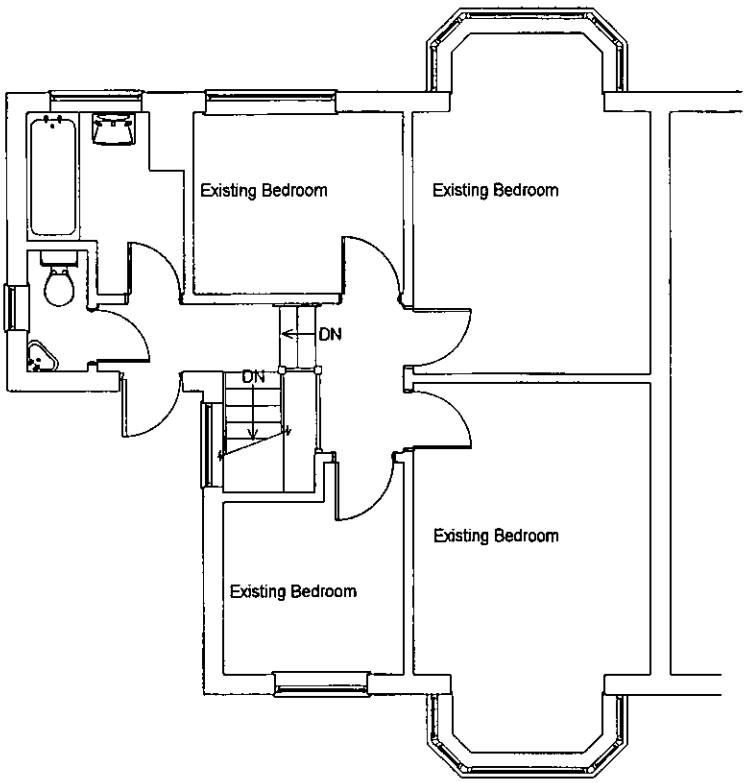

EXISTING FIRST FLOOR PLAN

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CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 14
DATE:	October 2000	REVISION:			

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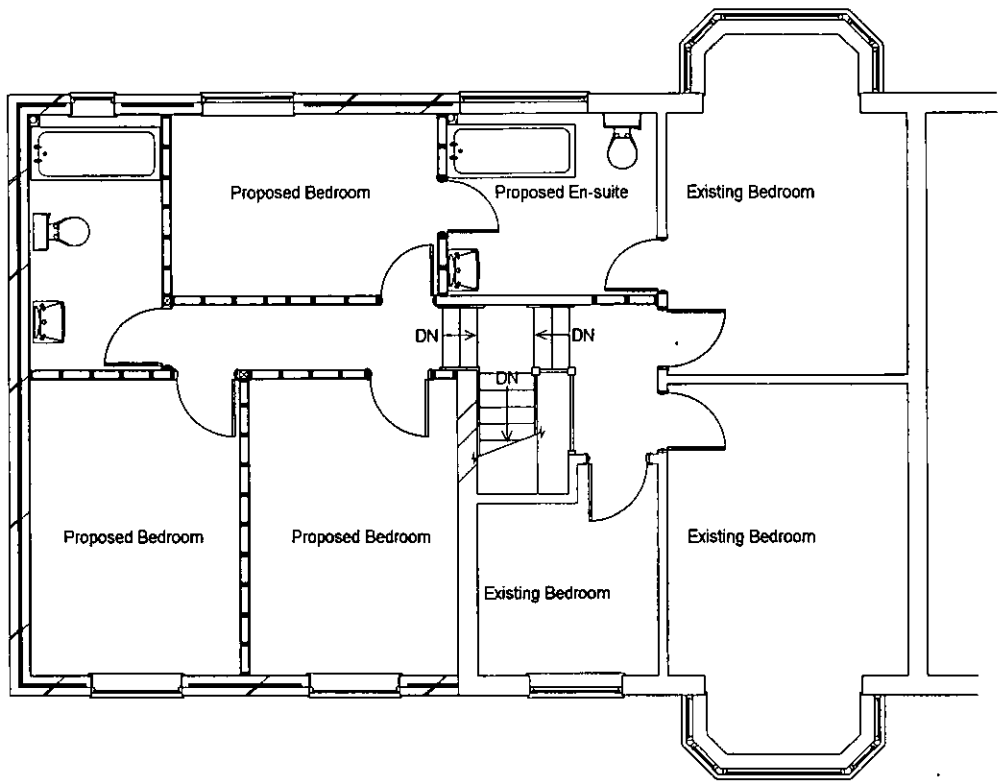

PROPOSED FIRST FLOOR PLAN

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CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:100	DRAWING No:	00669/ 15
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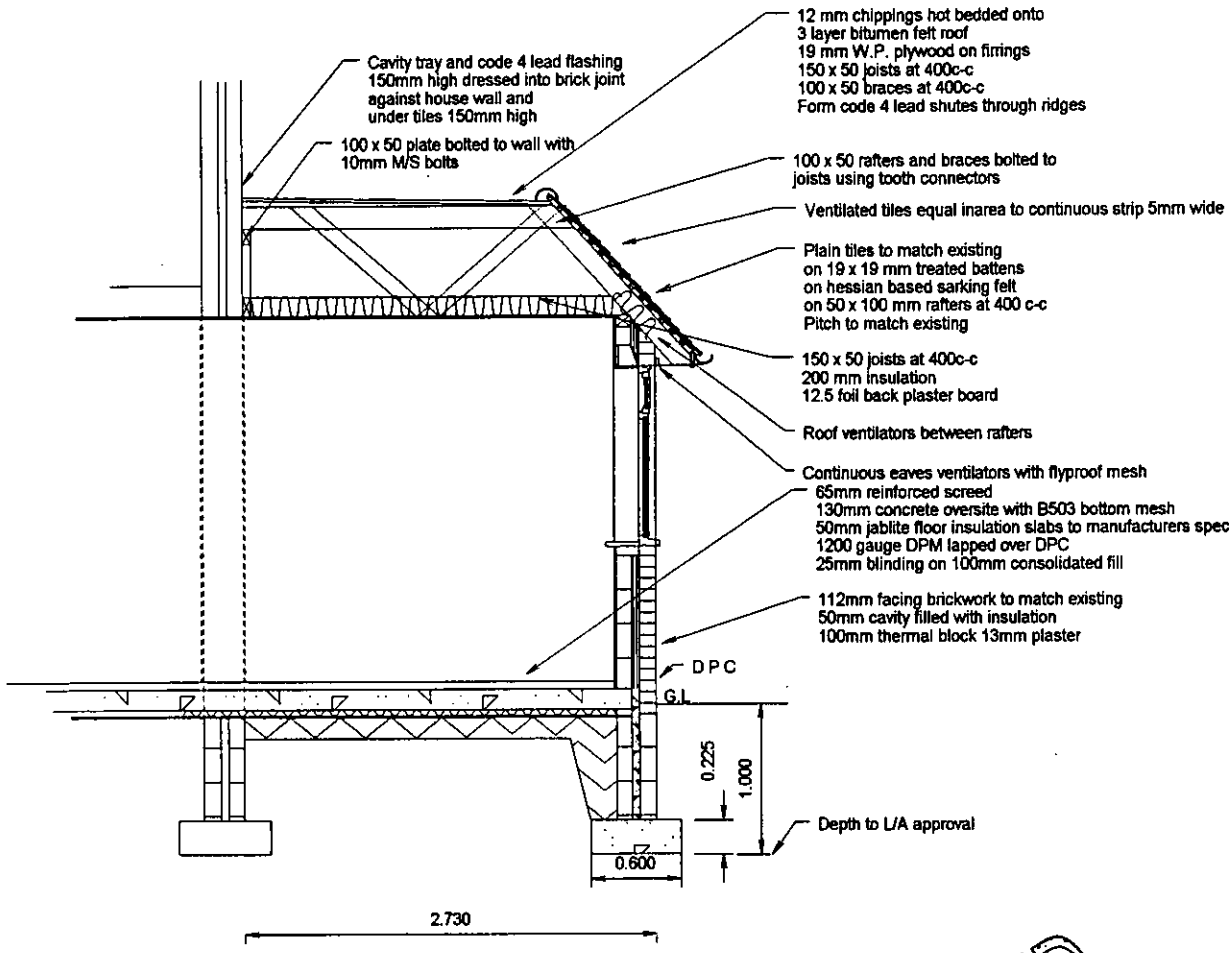

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CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Section		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:50	DRAWING No:	00669/ 18
DATE:	October 2000	REVISION:			

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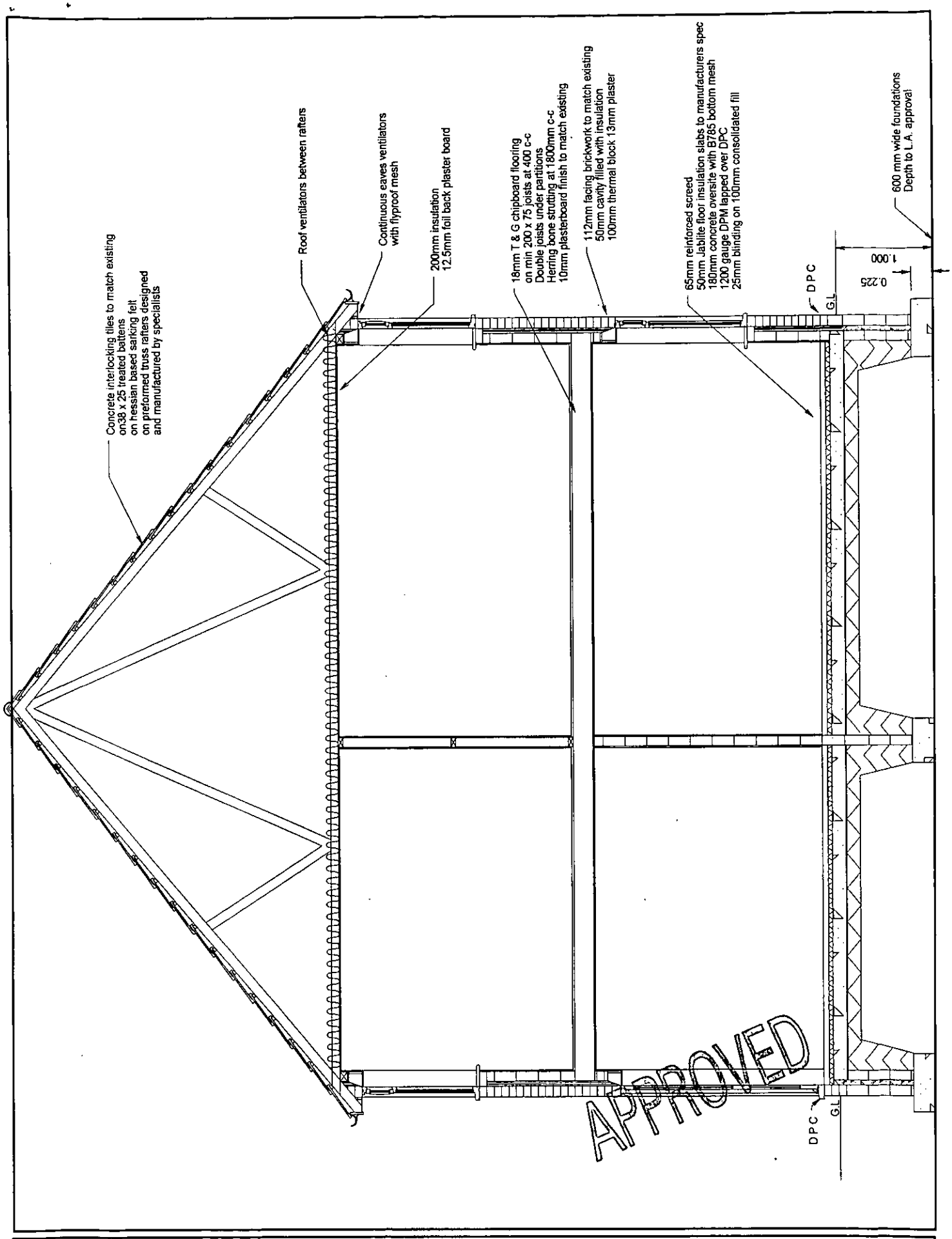

CLIENT:	Mr Surdhar, 240 London Road, Earley, Reading	DESCRIPTION:	Section		
PROJECT:	Two storey side extension and single storey rear extension.	SCALE:	1:50	DRAWING No:	00669/ 17
DATE:	October 2000	REVISION:			

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Additional Notes:

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GeorgeAvis@ExcelDesign.Ltd.UK

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