APPLICATION NO:

F/2000/2801

LOCATION:

17 Palmerstone Road, Earley Reading.

APPLICANT:

Mr R Cox

PROPOSAL:

Proposed single rear and side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 10/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Cox
17, Palmerstone Road
Earley
Reading
Berkshire
RG6 1HL

Application Number: F/2000/2801

Parish: **EARLEY**

Location: **17, Palmerstone Road, Earley, Reading.**

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

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The w.c. and kitchen windows in the flank elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 08/01/2001

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.

Received by Wokingham District Council

Application No: F/2000/2801

PROPOSAL:
Proposed single rear and side extension to dwelling.

LOCATION:
17, Palmerstone 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2000. 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

20 November 2000

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2801

Applicant : Mr R Cox .

Location : 17, Palmerstone Road, Earley, Reading.
Proposal : Proposed single rear and side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/00

Date Registered : 15/11/2000

Earliest Date for Decision : 14/12/2000

Latest Consultation Date/Site Notice Expiry Date : 14/12/2000

This application will have expired on: 10/01/2001. 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 :

Earley Town Council - No objection

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.

Application Number: F/2000/2801

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. single storey rear and side extension to dwelling. The extension projects 1.23 metres from the side of the property, yet back 3.8 metres from the front elevation of the property. The extension to the rear projects 3.5 metres from the existing rear elevation of the property.

There is an existing s/storey rear extension to the neighbour of No 15 which also projects 3.5 metres from the rear. No 19 also has a rear extension projecting 2-3 metres. It is therefore not considered that the prop. extension will have an overbearing or overshadowing impact on the neighbouring properties.

There are two proposed side facing windows to the extension. However as the extension is set back from the existing windows of No 19 it is not considered that the prop. windows will have a harmful overlooking impact to the detriment of the residential amenity of No 19.

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

Application Number F/2000/2801
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	OCC05	R06 5	W.C. and kitchen windows in the flank elevation

RECORD OF SITE VISIT

SITE ADDRESS: 17 Palmerstone Road Earley Reading.

APPLICATION NUMBER: F/2000/2801

OFFICER: Farah Humayun

DATE OF SITE VISIT: 6/12/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. FRT WALL.

2. DESCRIPTION OF SURROUNDINGS

RES - MIX OF SEMIS + DET BUNGALOWS.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY SEMI - DETACHED.
ATT CAR PORT.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2 GRD FLOOR WINDOWS - 1 OBSCURED - OTHER CLEAR.
NO 15 HAS S/ST REAR EXTENSION - 2-3M's. - NO WINDOWS.
NO 19 HAS EXT ADD. OF 2/3M's. -
EXTENSIVE GARDEN.

5. SITE CONSTRAINTS

TREES IN GARDEN.

ACCESS/PARKING - 2 SPACES.

LEVELS - GARDEN RAISED.

BOUNDARY TREATMENT - SHARED WALL TO NO 17 - OB FENCE TO ELSEWHERE.

OTHERS

FROM: Farah Humayun

DATE: 20 November 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2801

Proposal: Proposed single rear and side extension to dwelling.

Site Address: 17, Palmerstone Road, Earley, Reading.

Applicant: Mr R Cox .

COPIES TO:

Your observations are required in respect of this application **by 14/12/2000** .

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

PLANNING SERVICES | APT 37268
POL | TLS
DC | ENF
APP |
CS |
01 DEC 2000
COPIES TO: | ACK:
FILE:

30 Tattersall Close
WOKINGHAM
Berkshire
RG40 2LP

28th November 2000

Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sir

RE : 17 PALMERSTONE ROAD EARLEY
APPLICATION No F/2000/2801

With reference to your enquirey the Block Plan on the drawing has been drawn to a scale of 1:500.

Yours faithfully

G. Scott

G.Scott

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

Tel: 0118 974 6482

Date: **20 November 2000**

My ref: F/2000/2801

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/2000/2801
17, Palmerstone Road, Earley, Reading.
Proposed single rear and 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2801**
17, Palmerstone Road, Earley, Reading.
Proposed single rear and 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 Lissaman

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

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

Tel: 0118 974 6482

Date: **20 November 2000**

My ref: F/2000/2801

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/2000/2801
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2000/2801**
17, Palmerstone Road, Earley, Reading.
Proposed single rear and 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 Storry

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2000
Officer: FH	Application No. F/2000/2801

Map No. 46. **Site** 0.04.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE REAR & SIDE EXTENSION TO DWELLING.

Location: 17 PALMERSTONE ROAD

Parish: EARLEY Ward: WHITEGATES
20.11.00

Applicant: MR COX

Fee Received 95-00 (S) 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	Scale?	20.11.00	
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 : 20.11.00 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:

100 pre-apps.

NEIGHBOURS:

S/N + 15, 18, 19 + 20 Palmerstone Rd ✓

7+8 Oldfield Close ✓

Environmental Services

For office use only.
Application number: 15.NOV.2000* 2801

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 R. COX
	Address and postcode	17 PALMERSTONE ROAD EARLEY RG6 1HL
	Phone number	01189 263343
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.	17 PALMERSTONE ROAD EARLEY RG6 1HL
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR & SIDE 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.	BRICKS & TILES 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
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: RJ Cox

on behalf of

Date 20/10/2000

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

ADDRESS 17 PALMERSTONE ROAD PARISH EARLEY

PLOT No.

ORD. SHEET No. SU.7472 (46)

BUILDER J. T Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
406/55	Mr. J. T. Bridges	Semi/Det. House	14/6/55	App. App.
219/57	J. T. Cook & Son Ltd	Semi/Det. House	9/4/57	App. App
BR 21769	MR. A. BURUNSKI	GARAGE	10.11.83	APP N/A

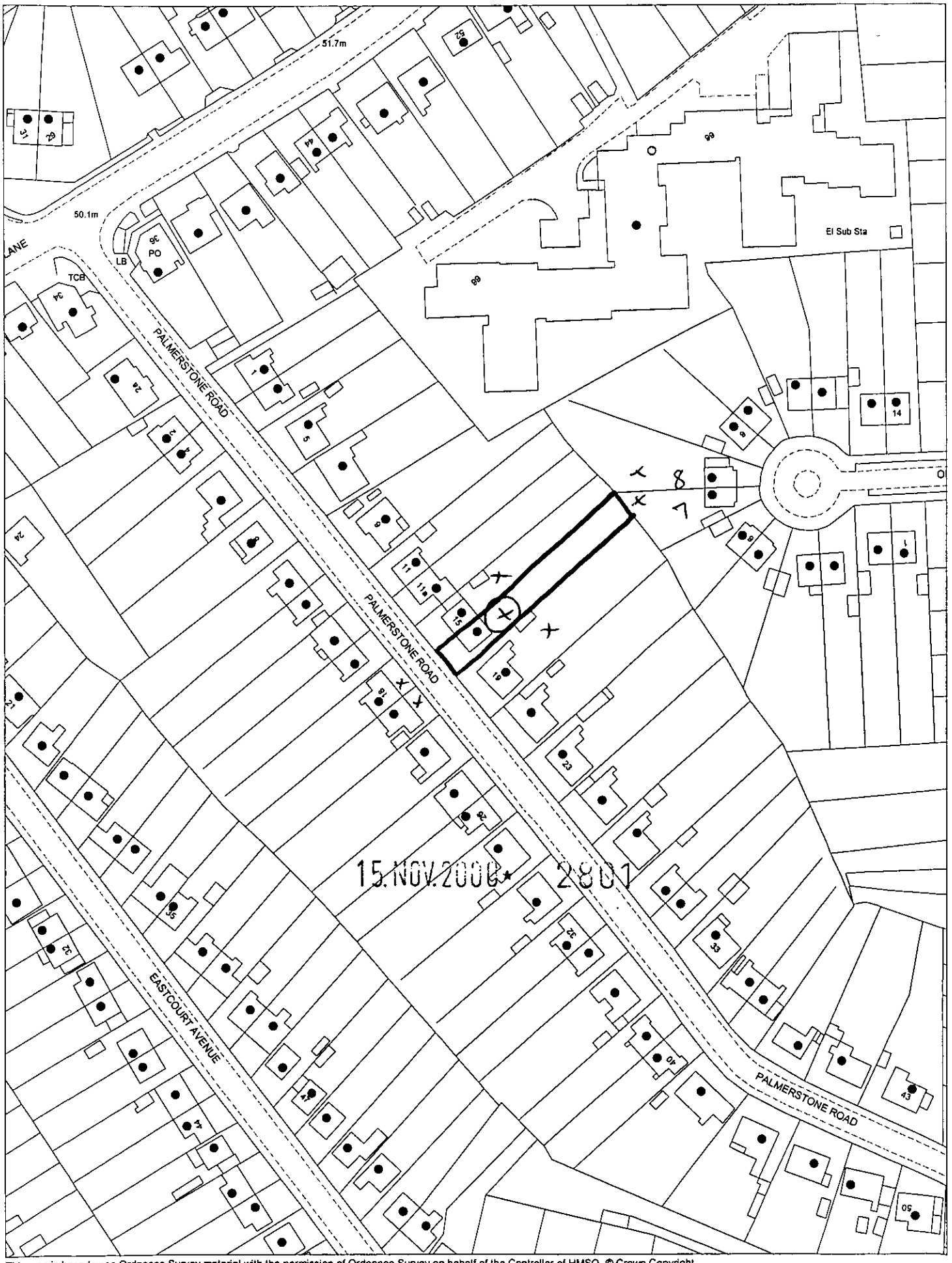
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

D



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Development Control Section, Environmental Services, Wokingham District Council.

17 November 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 18 October 2000

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