APPLICATION NO:

F/2002/8189

LOCATION:
576 Wokingham Road, Earley Reading.

APPLICANT:
Mr M Bruce C/O Mr K Williams

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2003

CASE OFFICER: KXK

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Bruce
C/O Mr K Williams
10 Soham Close
Earley
Reading
Berks
RG6 4JD

Application Number: F/2002/8189

Parish: **EARLEY**

Location: **576, Wokingham Road, Earley, Reading.**

Proposal: **Proposed two storey 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor bedroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2003

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.

WORK SHEET FOR : RICHARD KNIGHT

Application Number : F/2002/8189

Applicant : Mr M Bruce C/O Mr K Williams.

Location : 576, Wokingham Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/12/02 .

Date of Neighbour Notifications : 17/12/02

Date of Site Visit : 31/12/02

Date Registered : 13/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application will have expired on: 07/02/2003. 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 :

Planning Issues :

Application Number: F/2002/8189

Appraisal :

There will be no adverse effect on neighbouring property because of the angle between the two properties and the blank side elevation of no 578.

There will be no adverse impact on the street scene because of the remaining gap at first floor level.

Provided matching rendering is used at f/fl level the 'join' will not be apparent.

The proposed side elevation window will be obscure glazed and therefore acceptable.

The property will retain a drive through garage with one parking space in driveway.

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

Application Number F/2002/8189
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
3	C044	R044	First floor and above in the side elevation
4.	C045	R045	first floor bedroom window in the side elevation

RECORD OF SITE VISIT

SITE ADDRESS: 576 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2002/8189

OFFICER:

DATE OF SITE VISIT: 31/12/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Detached properties on main route. Two commercial properties to the west.

3. DESCRIPTION OF SITE/BUILDING

Detached dwelling. 2st. with rendered finish on level site. Large garden area

4. RELATIONSHIP TO ADJOINING PROPERTIES

578. is behind and set at an angle. 3.5 – 4 metres from boundary at 2st height. It has s/s extension to joint boundary not shown on plan. no windows on side elevation.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING ~~NA~~ 'Drive through' garage with parking space in driveway.

LEVELS Level.

BOUNDARY TREATMENT EXISTING CB FENCE.

OTHERS

FROM: RICHARD KNIGHT

DATE: 17 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HDT
POL	TLS
DC	
APP	
CS	
20 JAN 2003	
COPIES TO	FILE

Application Number: F/2002/8189

Proposal: Proposed two storey side extension to dwelling..

Site Address: 576, Wokingham Road, Earley, Reading.

Applicant: Mr M Bruce C/O Mr K Williams.

Your observations are required in respect of this application **by 09/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

L.H.

Rehoed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8189	Richard Knight
BUILDING CONTROL NUMBER	BN 2003/1610	Andy Brett
APPLICANT/AGENT	Mr Bruce	
ADDRESS OF SITE	576 Wokingham Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd 1/7/03	recd. 13/12/02
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/2/03	

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	

Application Number: F/2002/8189

Case Officer : KXK

Valid Date : 13-12-02

Map No : 52

Site Area : 0.06

Received Date: 13/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 576, Wokingham Road, Earley, Reading.

Parish : EA Ward : Little Hungerford ~ 17.12.02 JB

Applicant : Mr M Bruce C/O Mr K Williams.

Fee Required: £110 Fee Received: £110 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	check encroachment.	17.12.	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 17.12.02.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures Newts

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SIN & see map.....

.....

.....

No pre-app

Organisation_Name	Building_Name	address1	Postcode
		574WOKINGHAM ROADREADING	RG6 7JD
		576WOKINGHAM ROADREADING	RG6 7JD
		578WOKINGHAM ROADREADING	RG6 7JD
	403A	403AWOKINGHAM ROADREADING	RG6 7EJ
		2POND HEAD LANEREADING	RG6 7ET
	1A	1AMEADOW ROADREADING	RG6 7EU

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

Tel:

Date: 17 December 2002

My ref: F/2002/8189

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-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: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8189
576, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM RICHARD KNIGHT
Case officer: Application Number: **F/2002/8189**
576, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Buckley-Carpenter
**********FILE COPY**********

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

Tel:

Date: 17 December 2002

My ref: F/2002/8189

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/8189
576, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: Application Number: **F/2002/8189**
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Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Swindells

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel:

Date: 17 December 2002

My ref: F/2002/8189

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor Edmunds
13 Moor Copse Close
Earley
Berks
RG6 7NA

Dear Councillor

Application Number: F/2002/8189
576, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM RICHARD KNIGHT
Case officer: Application Number: **F/2002/8189**
576, Wokingham Road, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Edmunds

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

Received by Wokingham District Council

Application No: F/2002/8189

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
576, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8189 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
17 December 2002

Environmental Services

For office use only.
Application number: 13.DEC.2002 8189

Householder planning application form

13 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8189

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 M. BRUCE
	Address and postcode	576 WOKINGHAM RD
		EARLEY
		READING
		RG6 7SD
	Phone number	
2	Agent's Name	MR K WILLIAMS
	Address and postcode	10 SOHAM CLOSE
		LOWER EARLEY
		READING
		RG6 4JD
	Phone number	0118 9547698
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.	576 WOKINGHAM RD EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY 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.	SAND RENDER AND RED BRICKS	
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: 4
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 MR H BRUCE-

Date 12/12/02

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

ADDRESS 576 WOKINGHAM ROAD

PARISH ~~WOODLEY~~ GARLEY 1-6-86

PLOT No. Old Property

ORD. SHEET No. SU. 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/267/70	Mr. L. Harris	Extn. of Kitchen Living Room & Addition of Car Port	9.7.70	App. cl A
F/2002/8189	Mr. H. Bruce	2 SC/S Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE