APPLICATION NO:
F/2002/8071

LOCATION:
6 Lidstone Close, Lower Earley Reading.

APPLICANT:
Mr/Mrs K Miller C/O Andesign

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **26/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/01/2003

CASE OFFICER: **Daniel Gigg**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Miller
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8071

Parish: **EARLEY**

Location: **6, Lidstone 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. 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 north west facing elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

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 ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The applicant is reminded that this 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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

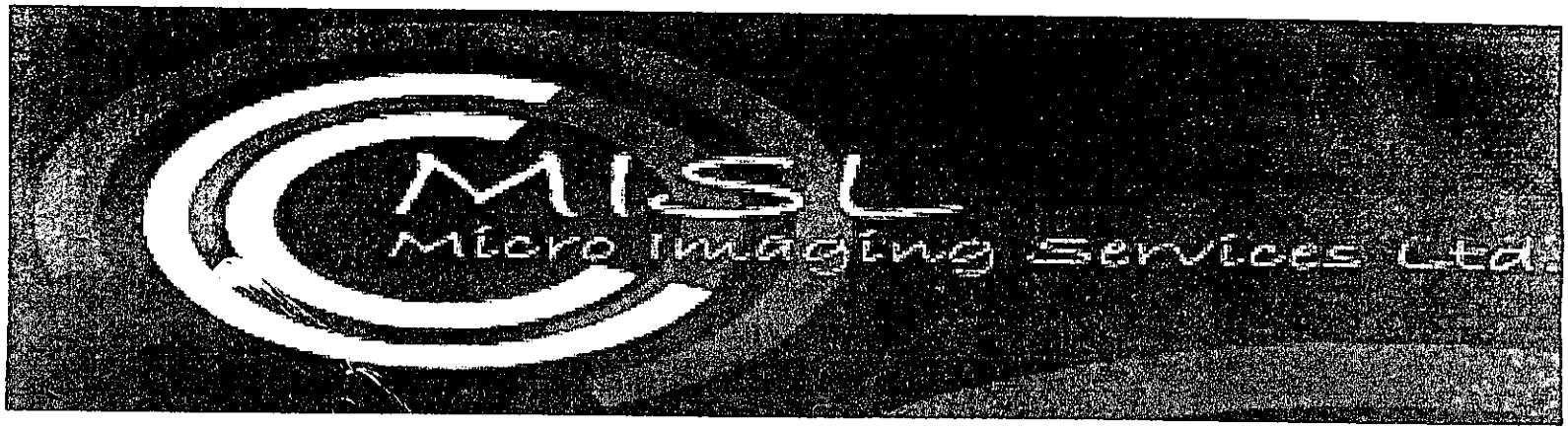
T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8071	DG.
BUILDING CONTROL NUMBER.	FX 2002/3712	
~~APPLICANT~~/AGENT	Andesigli	
ADDRESS OF SITE	6 Lidstone Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3447A	AH/E/3447A
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/1/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	7/5/03	

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	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8071

Applicant : Mr/Mrs K Miller C/O Andesign.

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

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/11/2002

Earliest Date for Decision : 26/12/2002

Latest Consultation Date/Site Notice Expiry Date : 26/12/2002

This application will have expired on: 20/01/2003. 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 :

Earley Town Council - No objection

Neighbour - 1 letter of Support.

Planning Issues :

Impact on the character of the area.

" " " neighbouring properties'

Application Number: F/2002/8071 – 6 Lidstone Close, Earley.

Appraisal:

Proposed Development

The proposed development is a first floor side extension. The extension will be 7.5m in length, it will be 2.8m in width and measured from natural ground level the height of the extension to the ridge of the roof will be 8m.

The application site lies in the identified settlement. The proposed falls to be assessed against policies in the Loddon Area Local Plan (adotped) and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The neighbouring properties are a sufficient distance (approximately 15m) from the proposed first floor extension. In addition, the trees, which are approximately 8 to 12m in height, will reduce any limited overbearing impact.

Overshadowing
Given the relationship of the proposed to the neighbouring properties, there will not be any overshadowing

Overlooking
There are no windows proposed in the north west facing elevation. Given the relationship to the neighbouring properties there will not be any significant overlooking from the windows proposed in the north east and south west facing elevations.

A condition will be attached removing any rights to insert any openings at first floor level. This is to safeguard residential amenities.

2. Impact upon the character of the area

There will not be a significant detrimental impact on the character of the area given that the proposed is of an appropriate scale and design in relation to the host dwelling. In addition, the extension will be subservient to the main dwelling as it will be 0.6m below the ridge of the main roof of the property. Lastly, materials are proposed to match the existing. Accordingly, there will not be any detrimental impacts on the character of the area.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	"first floor level or above in the north west facing elevation"
4.	C122	R122	delete 'and turning space'

Informatives for approvals

~~[illegible]~~ NDC	
N16	

Loddon Area Local Plan	LBE1, LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions/reasons agreed: P.P. J.S. Andrews

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 6 Lidstone Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/8071

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 17/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Post in front garden

2. DESCRIPTION OF SURROUNDINGS

Detached properties.

3. DESCRIPTION OF SITE/BUILDING

Brick built
concrete tiled roof (pitched)

4. RELATIONSHIP TO ADJOINING PROPERTIES

NW boundary - 1.8m close boarded fence projects to rear of property. Then on strip of land adjoining are 3 & 4 trees (mature) with a wide spread (one is directly in front of existing garage)

5. SITE CONSTRAINTS

TREES Check no impact on TPO trees.

ACCESS/PARKING ~~N/A~~ Enlarged driveway - remove some soft landscaping →

LEVELS N/A

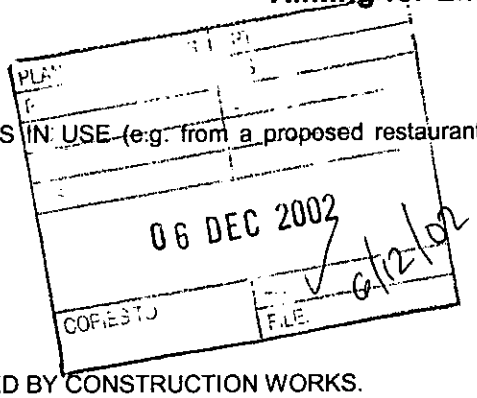
BOUNDARY TREATMENT N/A

OTHERS N/A

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8071. (Case Officer:Daniel Gigg)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence



THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8071

YOUR NAME: MR W OLIVER

YOUR ADDRESS: (if these details are incorrect please amend)
21 LIDSTONE CLOSE
LOWER EARLEY
READING
RG6 4JZ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING SERVICES HPT

FROM: Daniel Gigg

DATE: 02 December 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8071

Proposal: Proposed first floor side extension to dwelling..

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

Applicant: Mr/Mrs K Miller C/O Andesign.

Your observations are required in respect of this application **by 26/12/2002** .

NO OBJECTION

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

R

Application Number : F/2002/8071	Map No : 58
Case Officer : DPG	Site Area : 0.04
Valid Date : 25/11/02	Received Date: 25/11/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 6, Lidstone Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs K Miller C/O Andesign.

Fee Required: £110 Fee Received: £110 (4)

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			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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

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

.....

(Note : TPO in adjacent garden)

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

No pre-apps.

OTHERS

.....

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

Tel: (0118) 974 6296

Date: 02 December 2002

My ref: F/2002/8071

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2002/8071
6, Lidstone Close, Lower Earley, Reading.
Proposed first floor 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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8071**
6, Lidstone Close, Lower Earley, Reading.
Proposed first floor 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 D Hare

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

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

Tel: (0118) 974 6296

Date: 02 December 2002

My ref: F/2002/8071

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Daniel Gigg** Application Number: **F/2002/8071**
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Proposed first floor 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 F Rolls

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

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

Tel: (0118) 974 6296

Date: 02 December 2002

My ref: F/2002/8071

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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8071
6, Lidstone Close, Lower Earley, Reading.
Proposed first floor 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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8071**
6, Lidstone Close, Lower Earley, Reading.
Proposed first floor 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 A Spratling

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

Received by Wokingham District Council

Application No: F/2002/8071

PROPOSAL:
Proposed first floor side extension to dwelling.

LOCATION:
6, Lidstone 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 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/2002/8071 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 Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/12/2002. 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
02 December 2002

Organisation_Name	Building_Name	address1	Postcode
		17LIDSTONE CLOSEREADING	RG6 4JZ
		18LIDSTONE CLOSEREADING	RG6 4JZ
		19LIDSTONE CLOSEREADING	RG6 4JZ
		6LIDSTONE CLOSEREADING	RG6 4JZ
		7LIDSTONE CLOSEREADING	RG6 4JZ
		21LIDSTONE CLOSEREADING	RG6 4JZ
		22LIDSTONE CLOSEREADING	RG6 4JZ
		3LIDSTONE CLOSEREADING	RG6 4JZ
		4LIDSTONE CLOSEREADING	RG6 4JZ
		5LIDSTONE CLOSEREADING	RG6 4JZ

Neighbour list F/2002/2041

Environmental Services

For office use only.
Application number: 25 NOV 2002 8071

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.

8071

25 NOV 2002

WOKINGHAM DISTRICT COUNCIL

1	Your name	MR & MRS. K. R. MILLER
	Address and postcode	6 KIDSTONE CHASE LOWER EARLEY BERKS RG6 4JZ
	Phone number	9752735
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	FIRST FLOOR 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 ☑ (adjacent site)
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS K. R. MILLER

Date 22/11/2002

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

1764

ADDRESS 6 LIDSTONE CLOSE

PARISH EARLEY

PLOT No. 97 PART AREA MM - ADJ. No 0

ORD. SHEET No. SU. 7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	McLEAN HOMES	DET. HOUSE & GARAGE	22-5-85	OA
BR24340	"	"	28-5-85	APP
F/2002/8071	Mr + Mrs Miller	1st Floor Side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE