EX SYSTEMS LTD

4

APPLICATION NO:
F/2000/1884

LOCATION:
318 London Road, Earley Reading.

APPLICANT:
Mr & Mrs Ali C/O C H Maddox

PROPOSAL:
Proposed two storey side extension to dwelling (Amendment to consent 70389)

EARLIEST DATE FOR DECISION: **03/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ali
C/O C H Maddox
15 Keswick Close
Tilehurst
Berkshire
RG30 9SD

Application Number: F/2000/1884

Parish: **EARLEY**

Location: **318, London Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling (Amendment to consent 70389)**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the rear (south) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the west elevation.

Condition
5. Notwithstanding the details shown on the block plan received on 15/8/00, two parking spaces with minimum dimensions of 2.4 x 4.8 metres shall be provided perpendicular to the highway and shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
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 Policies LD5, EN1
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LTV2
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2

John Mitchell

John Mitchell
Development Control Manager
Date: 21/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1884 EXC.
BUILDING CONTROL NUMBER.	FP2000/1000 Paul.
~~APPLICANT~~/AGENT	& C.H. Maddox.
ADDRESS OF SITE	318 London Road EARLEY.
DESCRIPTION OF PROPOSED WORK	2 Storey side + S/S rear ext

(amendment to consent 70389)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SL190/99	SL190/99
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - internal garage/family room	
DATE	29/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1884
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work
03	SC20	SR24	Bathroom | Rear (South)
04	SC08	SR05	First-floor level or above | West elevation
05		SR06	Not withstanding the details shown on the block plan received on 15/8/00, two parking spaces, with minimum dimensions of 2·4×4·8 metres shall be provided perpendicular to the highway and (SC23 from "shall be kept available ..."
	IN08		
	IN10		BSP: LD5, EN1 LALP: LBE1, LBE2, LBE5, LTV2 WDLPDD: WBE1, NOS3, WOS2

A Crowin
21/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 318 London Road
Earley Reading.

APPLICATION NUMBER: F/2000/1884

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - gatepost.

2. DESCRIPTION OF SURROUNDINGS residential on access road set back from the London Road.

3. DESCRIPTION OF SITE/BUILDING

two-storey semi on irregular plot

4. RELATIONSHIP TO ADJOINING PROPERTIES

316 has two-storey side extension - c 3m from boundary.

5. SITE CONSTRAINTS

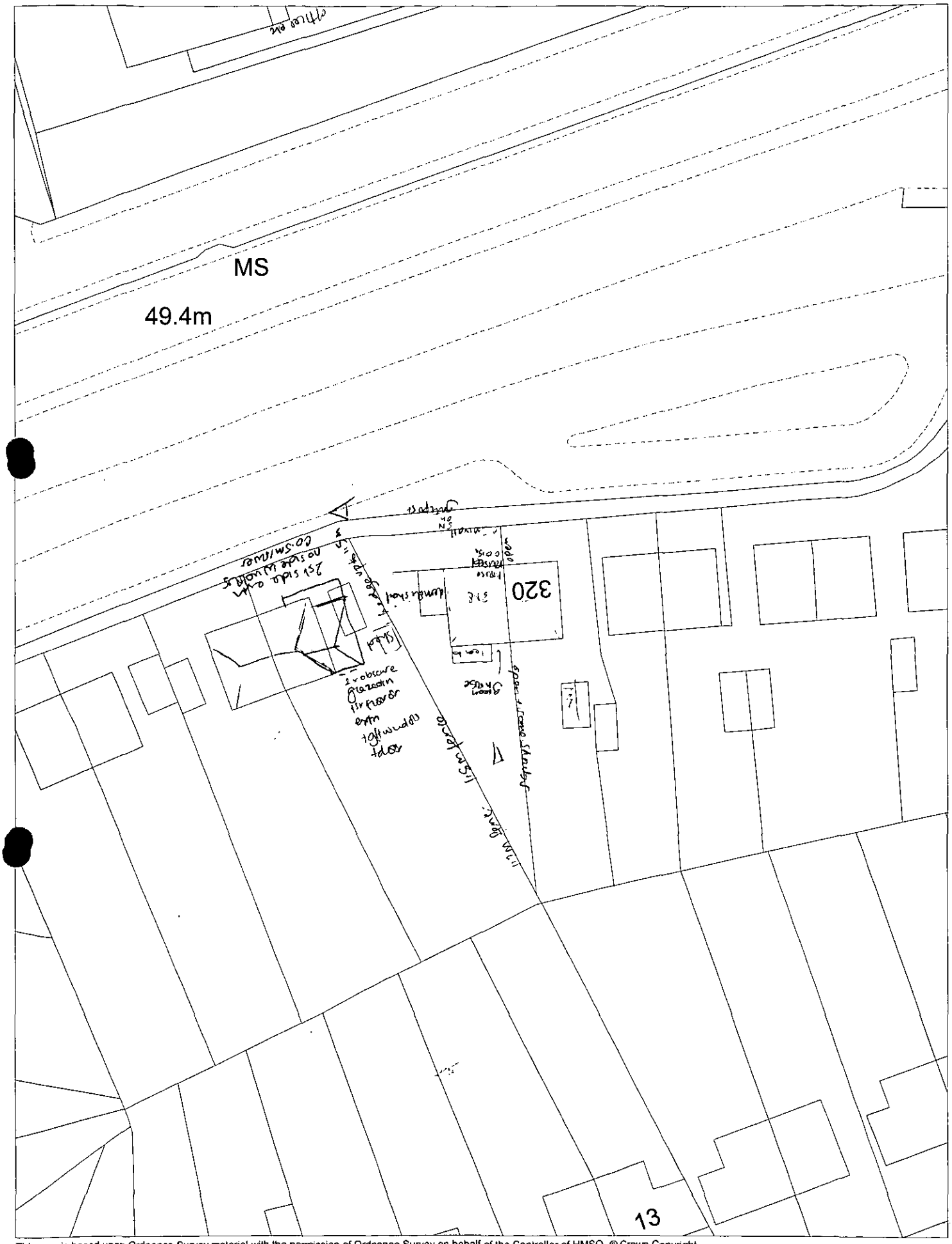
TREES

ACCESS/PARKING

LEVELS set above London Rd

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

18 July 2000 Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1884

Applicant : Mr & Mrs Ali C/O C H Maddox.

Location : 318, London Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling (Amendment to consent 70389)

Site Notice Displayed ? :	YES	NO	DATE
	✓		18 July 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18 July 2000

Date Registered : 03/07/2000

Earliest Date for Decision : 03/08/2000

Latest Consultation Date/Site Notice Expiry Date : 03/08/2000

This application will have expired on: 28/08/2000. 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 TC - "no objection"

Highways - as for 70389, request parking layout.

Planning Issues :

Identified Settlement.

Neighbours / streetscene

Application Number: F/2000/1884
318, London Road, Earley

Appraisal: The proposals are for a two-storey side extension, with a further single-storey side extension forming a replacement garage and a single-storey rear extension. This is an amendment to existing planning permission 99/70389/F. The width of the two-storey side extension would remain the same but, whereas previously part of the width of the garage would have been incorporated in the two-storey extension, the whole garage would now be located in the single-storey extension, increasing the width of the single-storey side extension to 2.85 metres and the overall width the of the extension by 0.5 metres.

Thus the two-storey extension would be 3 metres wide and the single-storey side extension a further 2.85 metres wide giving a total width of about 6.1 metres.

The neighbouring property at 316 London Road already has a two-storey side extension, with about 3 metres remaining between the side of the house and the boundary with the application site. Hence, the extension would not appear cramped and the impact on the street scene would be acceptable.

The single-storey rear extension would be separated from 320 London Road by the existing conservatory and, although the single storey garage would come close to the boundary with London Road, the neighbouring property does not have any side windows. It is not, therefore, considered that the proposals would have a detrimental effect on the neighbouring properties.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1884

PROPOSAL:
Proposed two storey side extension to dwelling (Amendment to consent 70389)

LOCATION:
318, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/08/2000. 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

10 July 2000

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

Tel: (0118) 974 6479

Date: **10 July 2000**

My ref: F/2000/1884

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/2000/1884
318, London Road, Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 70389)

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1884**
318, London Road, Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 70389)
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 6479

Date: **10 July 2000**

My ref: F/2000/1884

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/2000/1884
318, London Road, Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 70389)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1884**
318, London Road, Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 70389)
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: 03 JUL 2000	
Officer: EAC	Application No. F/2000/1884

Map No. 41 Site 0.035
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 70389)

Location: 318 LONDON ROAD

Parish: EARLEY Ward: Whitegates

10.7.2000

Applicant: MR/MRS ALI

RESUBMISSION

Fee Received 00-00 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	~~2~~		
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 : 10.7.2000 V 10/7

Parish Council Informed - YES / NO V 10/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways V 10/7 ✓ .....

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:

V 10/7 S/N + 316 + 320 LONDON RD ✓

13 + 15 DRAYMERE RD.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 10 July 2000

Application Number: F/2000/1884

Proposal: Proposed two storey side extension to dwelling (Amendment to consent 70389)

Parish: EARLEY TOWN

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

Applicant:
Mr & Mrs Ali C/O C H Maddox.

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).

COMMENT.

AS PER APPLICATION NO. 99/70389/F

Signed: 24/07/00 **Print name:** ADAM COSSINS

RESPONSE PREPARED ON THE CONSULTATION OF PLANNING APPLICATION MADE ON BEHALF OF THE HIGHWAY AUTHORITY

RESPONSE IS REQUIRED WITHIN 7 DAYS OF 7 September, 1999

Application Number: 99/70389/F From : Emy Circuit
Application Type: Full Parish EARLEY PARISH
Proposal: PROPOSED TWO STOREY SIDE AND SINGLE STOREY SIDE AND REAR EXTENSIONS TO DWELLING
Location: 318 London Road Earley
For: Mr & Mrs Ali

The Highway Authority : (1) Does not want to restrict the grant of permission
(2) Recommends that permission be refused for the following reasons:
(3) Recommends that the LPA include the following conditions on any permission which it may give

COMMENT

PLEASE REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES. SPACES TO BE 2.5 x 5m (MINIMUM) - GARAGE, 2.4 x 5.5m (MINIMUM) - INFRONT OF GARAGE, 2.4 x 4.8m (MINIMUM) - ELSEWHERE.

Signed N.S.Tadd Date 13-9-99

FROM: Emy Circuit

DATE: 10 July 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING
POL
DC
CS
COPIES

Application Number: F/2000/1884

Proposal: Proposed two storey side extension to dwelling (Amendment to consent 70389).

Site Address: 318, London Road, Earley, Reading.

Applicant: Mr & Mrs Ali C/O C H Maddox.

Your observations are required in respect of this application **by 03/08/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

Environmental Services

For office use only.
Application number: 1884

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS ALI
	Address and postcode	318, LONDON ROAD EARLEY READING
	Phone number	
2	Agent's Name	C H MADDOX
	Address and postcode	15 KESWICK CLOSE. TILEHURST READING RG30 4SD
	Phone number	0118-9613605
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	WIDTH OF FAMILY ROOM CHANGED WITH CHANGES TO ELEVATION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK AS EXISTING. CLAY TILES TO MATCH FELT FLAT ROOF EXISTING FENCES PVC WINDOWS
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.		
	Ref: 70389		
	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 & Mrs Au

Date 1-7-00

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

ADDRESS 318 LONDON ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7473 (4

BUILDER A. Mc. Clelland & Co.

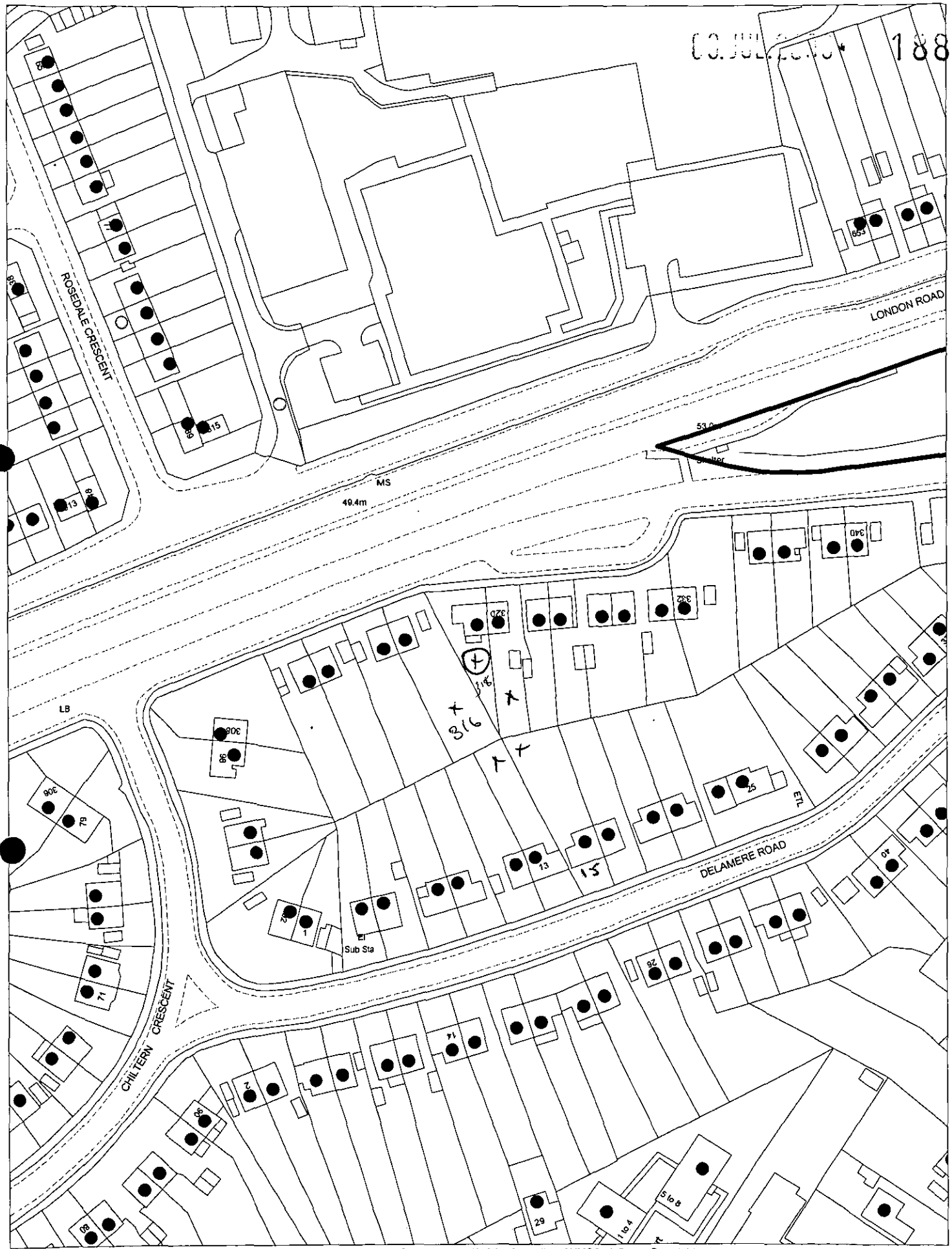
Plan No.	Applicant	Description of Development	Date of Decision	Decision
740/53	A. Mc. Clelland & Co	Outline	10/11/53	N/A. Cl
134/54	"	Semi/Det. House	9/3/54	App. Ap
PD/135/58	Mr. W. P. Miles	Garage	13/5/58	App. N/
99/70389/F	Mr & Mrs Atti	2 storey side + single storey side + rear extn.	08.11.99	cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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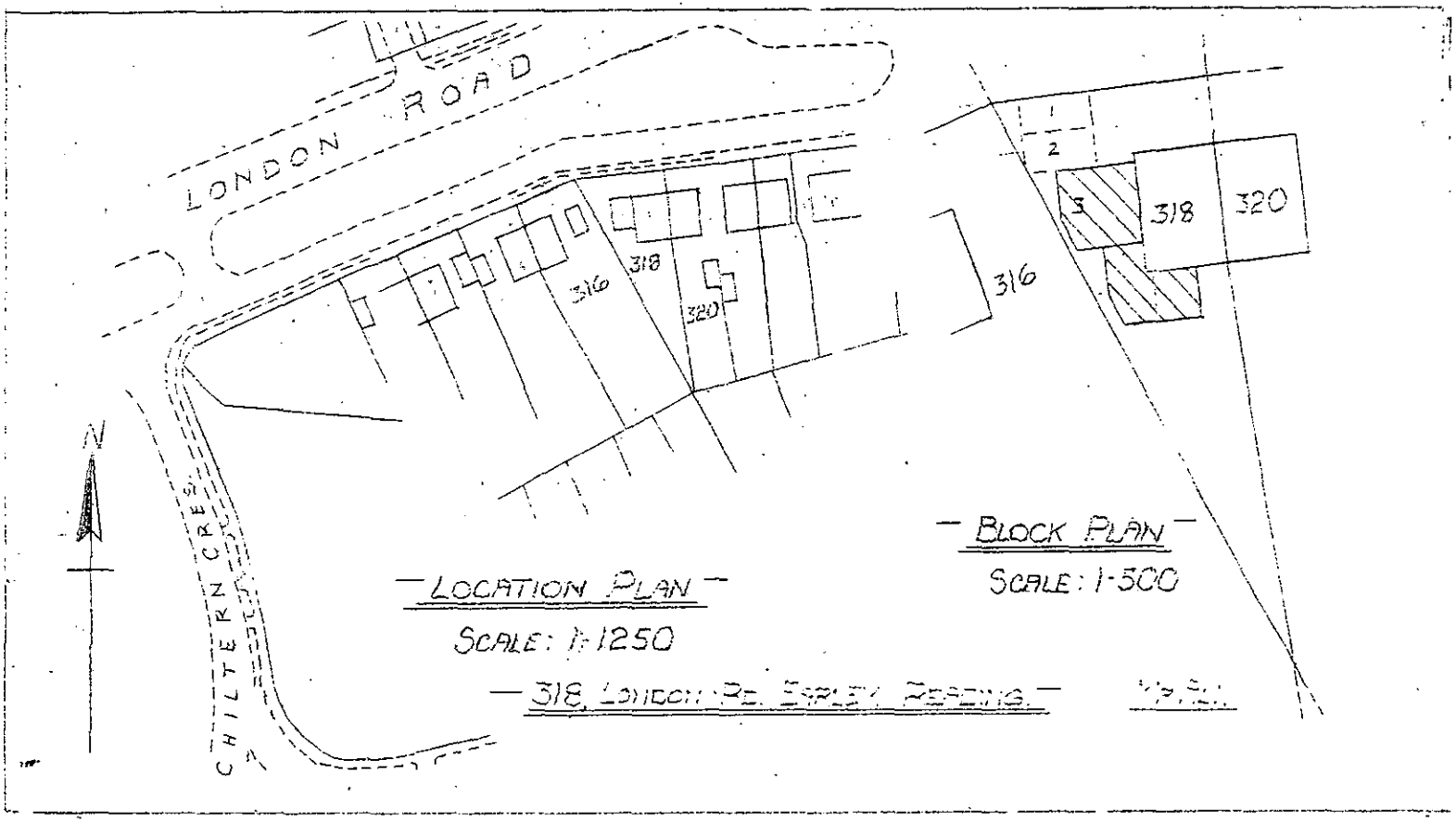
Development Control Section, Environmental Services, Wokingham District Council.

4 July 2000

Scale: 1 : 1250



— LOCATION PLAN —

SCALE: 1:1250

— BLOCK PLAN —

SCALE: 1-500

— 318, LONDON RD. EARLEY, READING. —