RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO:
F/2002/6104

LOCATION:
171 Church Road, Earley Reading.

APPLICANT:
Mr/Mrs Fullard C/O Peter Watkins

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

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Phillip Taylor**

56

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Fullard
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/6104

Parish: **EARLEY**

Location: **171, Church Road, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and single storey side 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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
6. 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 both side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Reason
6. 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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT5 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/06/2002

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.

Telephone Number: (0118) 9746428

File Copy

Date: 13 June, 2002

APPLICATION NUMBER: F/2002/6104

WOKINGHAM UNITARY
Aiming for Excellence

Mrs W Johnson
173 Church Road
Earley
Reading
RG6 1HN

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) 977 8909

Dear Sir/Madam

Application No: F/2002/6104

Location: 171, Church Road, Earley Reading

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

Thank you for your recent observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Approve** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6104

Applicant : Mr/Mrs Fullard C/O Peter Watkins.

Location : 171, Church Road, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling and single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 25/04 .....

Date Registered : 11/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 06/05/2002. 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 :

Highways - Conditional Approval.

Early Town Council - No objection but check encroachment on neighbour.

x1 Neighbour letter (No.173) - boundary issue
- Guttering

Planning Issues :

Impact on Neighbouring Properties, Character of the area and highways.

Policy - LBE1, LBE2
WOS3, WOE1
LD3

Application Number: F/2002/6104

Appraisal :

The application property is a victorian semi located on the western side of Church Road with the identified settlement of Earley. The house is an older property and there is no record of any other extension works.

The proposal is for a two storey rear extension and a single storey side extension to form a garage. The rear extension would project 3.7 metres rearward. The first floor would be inset by 1.4m on the No 169 side. The projection past no 169 would be 2.40 metres. The roof would be gabled with a pitched roof over the garage.

The adjacent attached neighbour is No 169 which has had a first floor and ground floor extension. The proposal would infill a recess and project past the 1st floor element of No 169. The extension does comply with Council daylights standard with regard to the bedroom window on the 1st floor of 169. The 2.4m projection is not considered overbearing and there has been no objections from the neighbour.

No 173 has not been extended other than the erection of a single storey attached tandem side garage with a flat roof which runs along the boundary into the rear garden. The building line inline roughly at the rear but the 2 storey extension is not considered to adversely affect No 169 in terms of overshadowing or thing they overbearing. The occupiers of No 169 have objected to the encroachment of their land by the guttering of the garage but the appropriate Section 66 Certificate B has been served. The guttering maintenance issue is not considered a planning matter.

The garage would be inset 1.4 metres from the frontage there are other side garages on Church road and as this is the only part of the extension visible it is not considered to adversely affect the streetscene.

Highways have given conditional approval for the proposal.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2002/6104
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	
6.	C044	R044	first floor and dormer in both side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 171 Church Road Earley Reading. APPLICATION NUMBER: F/2002/6104	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING Semi - Victoria Red brick unextended.

4. RELATIONSHIP TO ADJOINING PROPERTIES

roughly level with 173
s/s lay gage on bndy H.L rel.
1.7m lam.

169 1.7m lam. S/S extn monopolate on bndy
~~2.5~~ 3m proj
also infill similar to prop
window 1.2m inset.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6104	Map No : 46
Case Officer : PT	Site Area : 0.05
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

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

Location : 171, Church Road, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mr/Mrs Fullard C/O Peter Watkins.

Fee Required: £95 Fee Received: £95 (9)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	scale	22/03	
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 If "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

No pre-app

NEIGHBOURS

S/N + see map

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

Tel: (0118) 974 6442

Date: 22 March 2002

My ref: F/2002/6104

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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/2002/6104
171, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6104**
171, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.
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 J Lissaman

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

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

Tel: (0118) 974 6442

Date: 22 March 2002

My ref: F/2002/6104

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/6104
171, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6104**
171, Church Road, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.
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 G Storry

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

Received by Wokingham District Council

Application No: F/2002/6104

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

LOCATION:
171, Church 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/2002/6104 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. 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
22 March 2002

Organisation_Name	Building_Name	address1	Postcode
		43PALMERSTONE ROADREADING	RG6 1HL
		169CHURCH ROADREADING	RG6 1HN
		~~171CHURCH ROADREADING~~	~~RG6 1HN~~
		173CHURCH ROADREADING	RG6 1HN
		66CHURCH ROADREADING	RG6 1HU
		68CHURCH ROADREADING	RG6 1HU

neighbour consultation list

F/2002/6104

6104

Environmental Services

For office use only.
Application number: 11.MAR.... 6104

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode	MR. & MRS. FULCARO 171 CHURCH ROAD EARLEY
	Phone number	9864343
2	Agent's Name Address and postcode	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST. RG30 6AC
	Phone number	9423696
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.	171 CHURCH ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY REAR & SINGLE SIDE EXTN
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.	ROOF TILES & BRICK TO MATCH
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.	£95-00	
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
	173 CHURCH ROAD	4-3-2002

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. FULLARD

Date 4-3-2002

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

0188

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
APP	
CS	
11 APR 2002	
COPIES TO	ACh ✓ FILE

173 Church Road

Earley

Reading RG6 1HN

Tel/fax 0118 966 6470

9 April 2002

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

For the attention of Mr. Phillip Taylor

Dear Sirs,

Application No. F/2002/6104

I am in receipt of your letter dated 22 March with regard to a proposed extension to 171 Church Road, Earley.

In principle I do not object to the proposal in general, but I do have one or two points that need attention before the plans are passed:

1. The applicants have stated that they intend building up to the boundary.

   If this is the case then the verge of their garage roof will be over the boundary line. They do not have permission to encroach on my land.

2. My flat roofed garage has a gutter which runs along the boundary line. How am I to maintain/replace this gutter if the new garage is to be build hard up against it?

3. Could I also point out that I *did not receive any notice from the owners* as stated in Certificate B.

Yours faithfully,

W. Johnson.

Mrs W. Johnson

c.c. Earley Town Council

FROM: Phillip Taylor

DATE: 22 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6104

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

Site Address: 171, Church Road, Earley, Reading.

Applicant: Mr/Mrs Fullard C/O Peter Watkins.

Your observations are required in respect of this application **by 14/04/2002**.

PLA	HPT
PSI	TLS
CC	ENF
TP	
CS	
22 APR 2002	
COPIES TO	ACK
	FILE

The Town Council has no objection to this application, but would ask the Planning Officer to consider the concerns of the neighbour in respect of encroachment.

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.


25 MAR 2002

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 22 March 2002

Application Number: F/2002/6104

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

Parish: EARLEY TOWN

Site Address:
171, Church Road, Earley, Reading.

Applicant:
Mr/Mrs Fullard C/O Peter Watkins.

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).

C049, R049
C122, R122
C137 (INSERT: extensions), R137.

Signed: _____ **Print name:** Adam 22/03/02.

fc 03 210 171

ADDRESS 171 CHURCH ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7472(AC)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

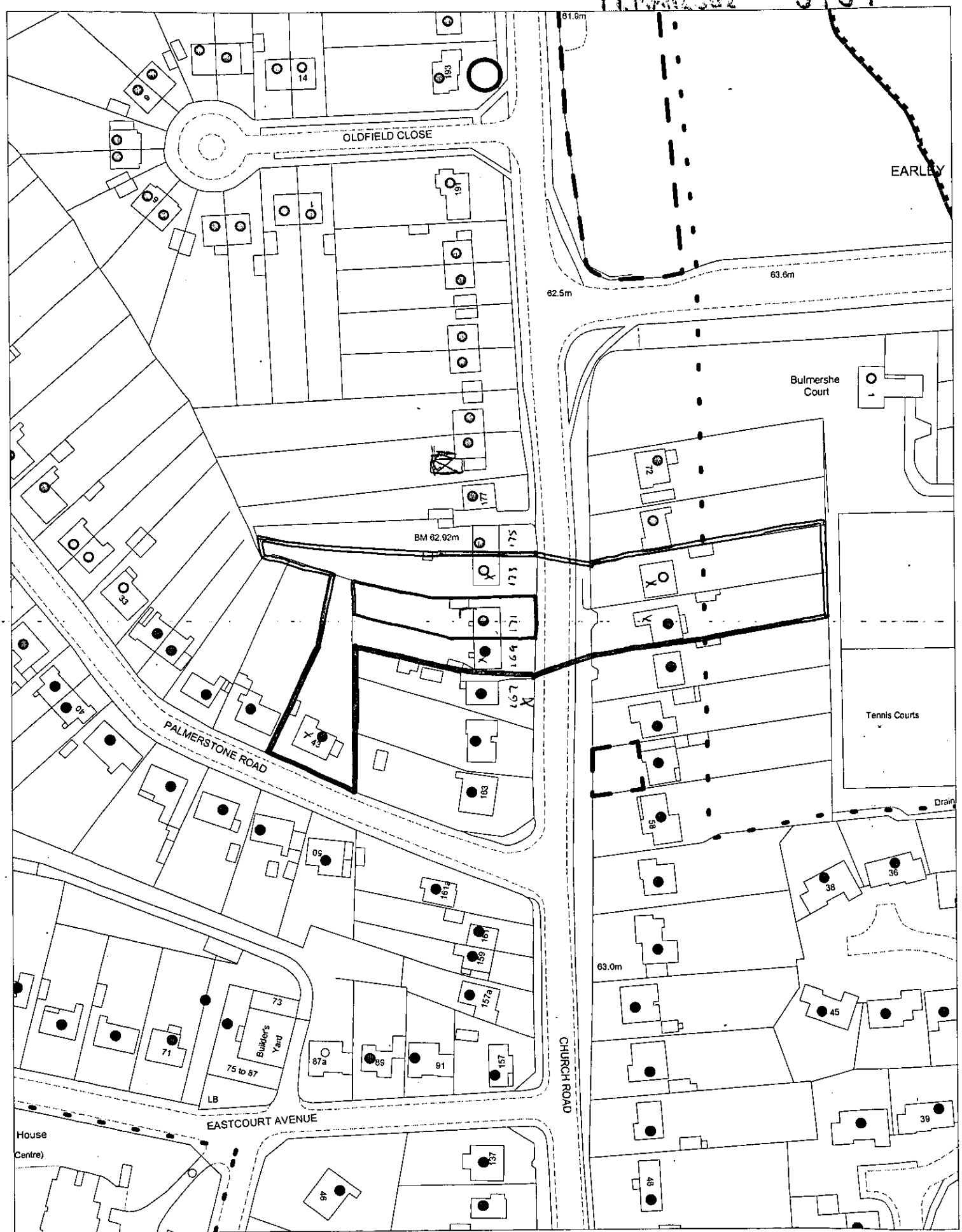
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11 MAR 2002 6104



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002

Scale: 1 : 1250

N
W E
S

11.MAR.2002 6104

