EX SYSTEMS LTD

APPLICATION NO:
F/2000/2828

LOCATION:
12 Chiltern Crescent, Earley Reading.

APPLICANT:
Mr Majid C/O Peter H Watkins

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

EARLIEST DATE FOR DECISION: **18/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **George Allpress**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Majid
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/2828

Parish: **EARLEY**

Location: **12, Chiltern Crescent, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear 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) no additional windows or similar openings shall be constructed in the side elevations of the extensions 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 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. Prior to commencement of the development hereby approved, the driveway and associated crossing must be widened to 7.2 metres and thereafter so maintained.

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.

Reason
5. In the interest of highway safety.

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 Policies LBE1.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. The Head of Engineering Services 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.

Informative
3. 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.

John Mitchell
Development Control Manager
Date: 21/12/2000

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.

WORK SHEET FOR: George Allpress

Application Number: F/2000/2828

Applicant: Mr Majid C/O Peter H Watkins.

Location: 12 Chiltern Crescent, Earley, Reading.

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

Site Notice Displayed? :	YES	NO	DATE
	✓yes		28/11/00

Date of Neighbour Notifications: 24/11/00

Date of Site Visit: 28/11/00

Date Registered: 13/11/2000

Earliest Date for Decision: 18/12/2000

Latest Consultation Date/Site Notice Expiry Date: 18/12/00
22/12/00 (GA)

This application will have expired on: 08/01/2001. 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:

Highways - recommend approval subject to drive and crossing being widened.

EARLEY TOWN COUNCIL - COUNCILLORS FELT THIS APPLICATION SHOULD BE REFUSED. IT WAS FELT THAT THE PROPOSAL, IF ALLOWED, WOULD CREATE A TERRACING EFFECT WHICH WOULD BE OF DETRIMENT TO THE STREET SCENE.

At the time of writing no further responses to the Council's consultation procedure have been received.

Planning Issues: The issues raised by this application are impact to the street scene, neighbour amenity, parking and highway safety.

The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2828

Appraisal:

This application follows the refusal of planning permission on the 24th October for a similar scheme, albeit with no recess at first floor level. That currently proposed complies with this Policy requirement.

The application proposes a two storey side extension which projects at the rear by approximately 2.4 metres in depth, but part property width at ground on the unattached west side of the dwelling, and an infill ground floor extension between the proposed two storey extension and the property boundary with the attached house.

No garage is proposed as the space between this and the unattached neighbour is insufficient to accommodated a garage. Parking provision is proposed to the front garden.

The characteristics of this property and the street scene as a whole are such that the rhythm of and between buildings, and the spaces in between the houses are integral to the architectural merit of the area.

The application proposal would be recessed at front first floor level and as such would maintain the rhythm of the street scene. The proposed extension would not result in a terracing effect and therefore there would be no harm to the street scene.

In terms of amenity no.14 (the attached) has a 4.0 metre deep single storey rear extension, the proposed ground level extension would therefore not result in harm to that property. The proposed two storey extension would not breach a 45 degree angle to the windows of no.14 either in plan or in elevation. Therefore no harm from the two storey extension to no.14.

The unattached neighbour no.10 has a two storey side extension built hard to its boundary with the application property. No.10's side extension finishes flush with its rear elevation, whereas that proposed would project beyond. However, the modest depth proposed extension and the orientation between the two dwellings would ensure against material harm. No.10 has a non-habitable room window to its flank. However, no.10's extension is recently built; and it is not considered appropriate that the existence of this window should prejudice the right of the applicant to similarly extend their property.

The proposed parking provision meets the Plan requirements.

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

Application Number: F/2000/2828
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non Standard
5 approved, the driveway and associated crossing must be widened to 7.2 METRES AND THEREAFTER SO MAINTAINED			Prior to commencement of the development hereby
			Reason: In the interest of highway safety.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2	N07		ACCESS CONSTRUCTION (AGENCY)
3	N06		WITHIN CURTILAGE

John Mitchell
21/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 12 Chiltern Crescent, Earley, Reading.

APPLICATION NUMBER: F/2000/2828

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street comprising two storey semi-detached houses built of a design, pattern and style that is more typical of inter-war years suburban housing.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey brick built single family dwelling which is situated on the north side of Chiltern Crescent.

4. RELATIONSHIP TO ADJOINING PROPERTIES Eastern half of attached pair, the attached being no.14. Adjacent unattached is no.10 which lies to the east.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	Car port for one and front garden parking for two.
LEVELS	Land falls to the east.
BOUNDARY TREATMENT	Low brick wall to front timber fencing to rear.
OTHERS	None

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

Tel: 0118 974 6442

Date: **24 November 2000**

My ref: F/2000/2828

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/2000/2828
12, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2828**
12, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6442

Date: **24 November 2000**

My ref: F/2000/2828

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2828**
12, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

Received by Wokingham District Council

Application No: F/2000/2828

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

LOCATION:
12, Chiltern Crescent, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/12/2000. 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

24 November 2000

FROM: George Allpress

DATE: 24 November 2000

PLANNING SERVICES	NOT 37906
POL	
DC	
APP	
CS	
18 [illegible] 2000	
COPIES TO:	

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2828

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

Site Address: 12, Chiltern Crescent, Earley, Reading.

Applicant: Mr Majid C/O Peter H Watkins.

Your observations are required in respect of this application **by 18/12/2000** .

Councillors felt that this application should be refused. It was felt that the proposal, if allowed, would create a terracing effect which would be of detriment to the street scene.

DELEGATED

SIGNED: [signature]

DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 24 November 2000

Application Number: F/2000/2828

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

Parish: EARLEY TOWN

Site Address:
12, Chiltern Crescent, Earley, Reading.

Applicant:
Mr Majid C/O Peter H 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).

(1) Driveway must be widened to 7.2 metres minimum and the associated crossing extended to accommodate this.
Reason: Interests of highway safety and convenience.

(2) C122, R122.

NOT

Signed: _____ **Print name:** Adam Coggins
29/11/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 NOV 2000	
Officer: GA	Application No. F/2000/2828

Map No. 41 .. Site ..003.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 12 CHILTERN CRES

Parish: EARLEY Ward: WHITEGATES
24-11-00

Applicant: MR MAJID

re Submission 2000/2404 - Refused.

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			
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 : 24:11:00 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:

NO pre-apps .....
.....
.....

NEIGHBOURS:

S/N + 5, 7, 10, 12 + 14 Chiltern Cresent .....
.....
21, 23 + 25 The Drive ✓ .....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 13.NOV.2000* 2828

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. MASID
	Address and postcode	12 CHILTERN CRES. EARLEY
	Phone number	9616788
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG3 6AE
	Phone number	9423690
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.	12 CHILTERN CRES
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTN & SINGLE REAR
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.	CLAY 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.	RESUBMISSION F/2006/2404	
	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. MAJID.

Date 10-11-2006

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

PC 03 190 012

E

ADDRESS 12 CHILTERN CRESCENT PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15691.	Mr A G Burston	Dining room extn	24. 10. 80.	App NP.
F/2000/2404	Mr & Mrs Majid	2/st side ext, 3/st R ext	24.10.00	REF

2828

DATE OF COMPLETION

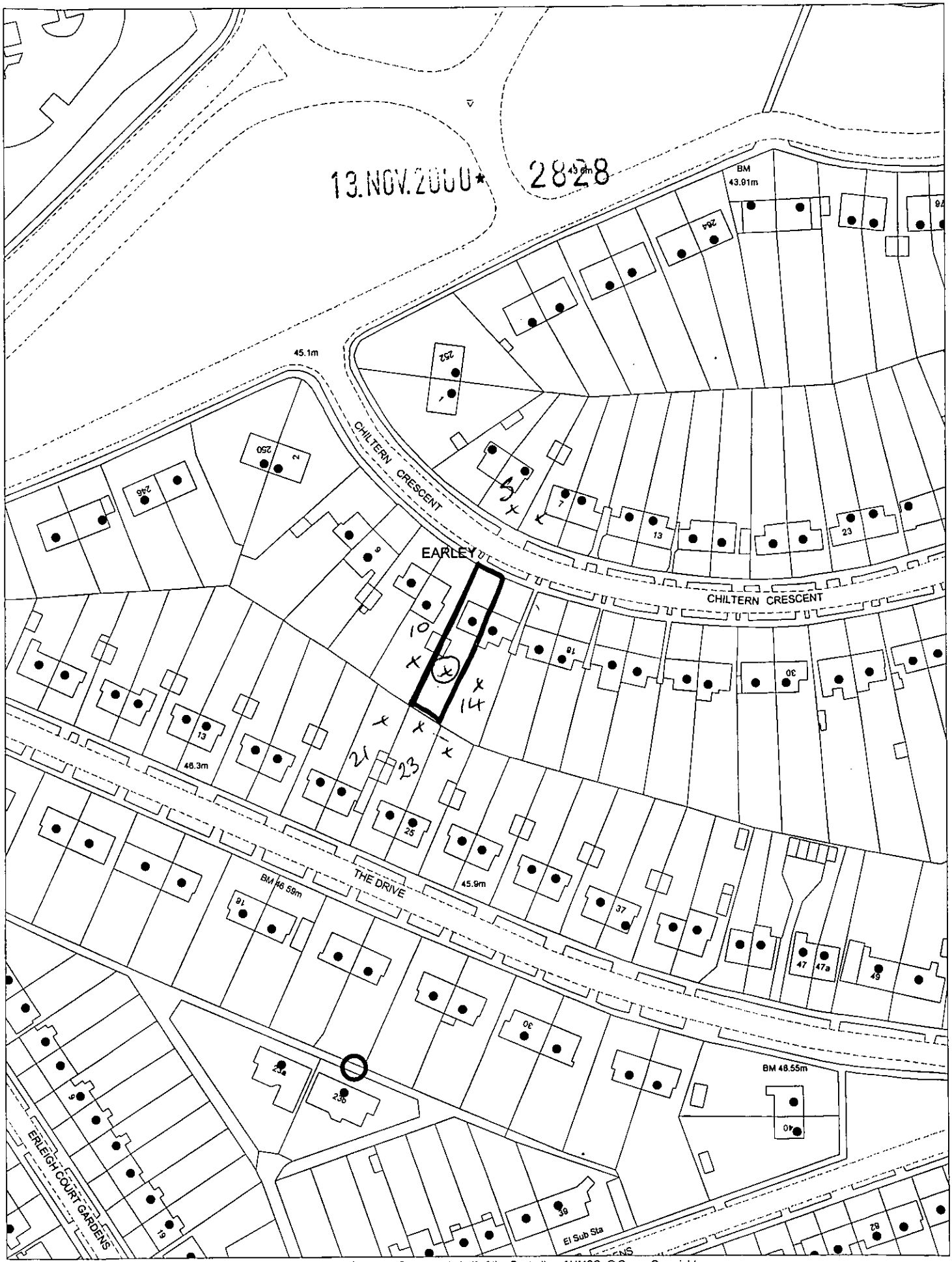
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

13 NOV 2000*

D



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Development Control Section, Environmental Services, Wokingham District Council.
17 November 2000 Scale: 1 : 1250

N W E S