X SYSTEMS LTD

APPLICATION NO:
F/2000/1576

LOCATION:
164 Silverdale Road, Earley Reading.

APPLICANT:
P.M Clewett C/O Andesign

PROPOSAL:
Proposed single storey rear/side extension to dwelling.

EARLIEST DATE FOR DECISION: **01/07/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P.M Clewett
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1576

Parish: **EARLEY**

Location: **164, Silverdale Road, Earley, Reading.**

Proposal: **Proposed single storey rear/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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The shower room window in the side (east) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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.

John Mitchell
Development Control Manager
Date: 06/07/2000

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	1576	EXC
BUILDING CONTROL NUMBER.	FP2000/0669	Alan
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	164 Silverdale Road EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear/side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2986 B	AH/E/2986 A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/2/00	

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/2000/1576
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work
03	~~SC08~~	~~SR05~~	showroom / side (east)
	SC20	SR24	

John Mercer
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 164 Silverdale Road
Earley Reading.

APPLICATION NUMBER: F/2000/1576

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

two-storey semi

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

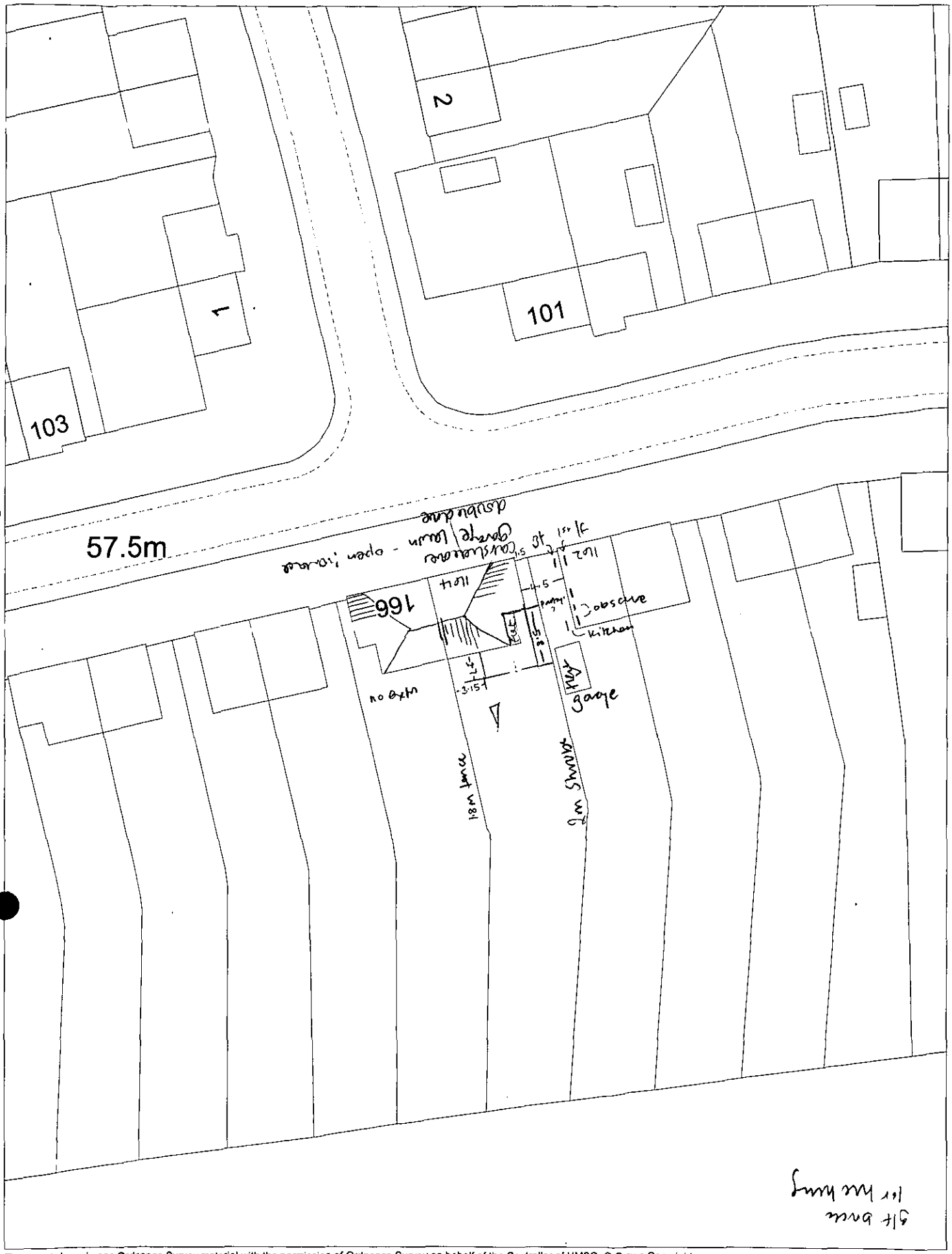
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1576

Applicant : P.M Clewett C/O Andesign.

Location : 164, Silverdale Road, Earley, Reading.
Proposal : Proposed single storey rear/side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 13 June 2000

Date Registered : 23/05/2000

Earliest Date for Decision : 01/07/2000

Latest Consultation Date/Site Notice Expiry Date : 01/07/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

English Nature - no comment

Earley T.C. - " no objection"

Planning Issues :

Identified Settlement

POS, Site of Urban landscape Value and WHS to rear

neighbours + streetscene

5

Application Number: F/2000/1576
164 Silverdale Road, Earley

Appraisal: The proposal is for an L-shaped extension at the side/rear of the dwelling, behind the existing garage. The side of the extension would be flush with that of the garage and it would project 2.7 metres to the rear of the house, filling the void that currently exists at the rear of the garage. The roof would be pitched with a maximum height of 4.7 metres. There would be 3.1 metres to the boundary with the adjoining house, 166 Silverdale Road and there would not be an unacceptable impact on this neighbour. There is 4.5 metres between the side of 164 and 162 Silverdale Road and the extension would only project 2.7 metres beyond the neighbouring house, and would be partly screen by the next-door garage. The impact of the extension would be acceptable, providing the shower room window was obscure glazed. The rear boundary would be 44 metres distant and the garden is not straight so there would be no impact on the public open space at the rear and the garage would prevent the extension being noticeable from the street.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1576

PROPOSAL:
Proposed single storey rear/side extension to dwelling.

LOCATION:
164, Silverdale 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 01/07/2000. 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

07 June 2000

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1576

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1576
164, Silverdale Road, Earley, Reading.
Proposed single storey rear/side extension to dwelling.

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/2000/1576**
164, Silverdale Road, Earley, Reading.
Proposed single storey rear/side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1576

CONFIDENTIAL

Councillor 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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1576**
164, Silverdale Road, Earley, Reading.
Proposed single storey rear/side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1576

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1576
164, Silverdale Road, Earley, Reading.
Proposed single storey rear/side extension to dwelling.

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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/2000/1576**
164, Silverdale Road, Earley, Reading.
Proposed single storey rear/side extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAY 2000	
Officer: EXC	Application No. F/2000/1576

Map No. ..... Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR/SIDE EXTENSION TO DWELLING

Location: 164 SILVERDALE ROAD

Parish: EARLEY Ward: Wittlehungerford ✓ 916

Applicant: P CLEWETT

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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 : 7.6..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps

* Consult English Nature (Ancient woodlands)

NEIGHBOURS:

S/N + 101, 162 + 166 Silverdale Rd ✓

1 Avalon Rd

FROM: Emy Circuit

DATE: 07 June 2000

12 JUN 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1576

Proposal: Proposed single storey rear/side extension to dwelling..

Site Address: 164, Silverdale Road, Earley, Reading.

Applicant: P.M Clewett C/O Andesign.

Your observations are required in respect of this application **by 01/07/2000** .

NO OBJECTION

PLANNING SERVICES | RPT
POL | TS
DC
APP
CS
27 JUN 2000
COPIES TO: | ACK:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Tel. (0118) 974 6479

Date: 07 June 2000

Your Ref:

My Ref: Emy Circuit / F/2000/1576

PLANNING
14 JUN 2000
WYCOMBE DISTRICT

ENGLISH NATURE
RECEIVED
12 JUN 2000
THAMES & CHILTERNS TEAM

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

WOKINGHAM DISTRICT COUNCIL
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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1576

Site Address: 164, Silverdale Road, Earley, Reading.

Proposal: Proposed single storey rear/side extension to dwelling..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1576** in all communications and any response should be addressed to **Emy Circuit** the case officer dealing with this application at the above address.

I look forward to hearing from you.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: John Mitchell

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Payne Conservation Officer:

Date: 12 June 2000

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
16 JUN 2000	
COPIES TO:	ACK:
	FILE:

ADDRESS 164 SILVERDALE ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7571 (5

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	Outline	7/8/53	N/A.
918/56	Cooper Estates Ltd	House - Semi/Det.	4/12/56	App.
PD/275/65	Mrs. R. Burfitt.	Additions	8/7/65	App
FP/92/0173	MR & MRS E. CLEWETT.	S/St. Lt.	13.3.92	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4 Applies

DRAINAGE

Environmental Services

For office use only.
Application number: 23.MAY2000* 1576

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 Address and postcode Phone number	P.M. CLEWETT 164 SILVERDALE ROAD EARLEY BERKS RG6 7LX 9663989
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN 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	SINGLE STOREY REAR/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.	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: NO CHANGE	Proposed:
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.	4	
	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	
	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 P.M. CLEWETT

Date 22/5/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

30 May 2000

Scale: 1 : 1250

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