APPLICATION NO:
F/2002/6244

LOCATION:
8 Sibley Park Road, Earley Reading.

APPLICANT:
Mr/Mrs Schippers

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **03/05/2002**
28 day expiry 8/5/02
APPLICATION WILL HAVE EXPIRED ON:
22/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

NO OBS

[redacted]
194
D2

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Schippers
8 Sibley Park Road
Earley
Reading
Berks
RG6 5VB

Application Number: F/2002/6244

Parish: **EARLEY**

Location: **8, Sibley Park Road, Earley, Reading.**

Proposal: **Proposed single storey rear 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.

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.

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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6244	PL
BUILDING CONTROL NUMBER	FP 2002/3190 Central	
APPLICANT/~~AGENT~~	Mr + Mrs Schippers.	
ADDRESS OF SITE	8 Sibley Park Road EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	162/02A	162/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC – velux roof light added (no chimney) – window facing front deleted.		
DATE	17/6/02	

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/2002/6244 **Officer : Francis Leo**
8 Sibley Park Road, Earley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling.

A single storey extension measuring 2.4m in width x 2.1m in depth x 3.5m in height, at the highest part of the ridge, currently exists at the rear. The proposal is to demolish this extension and to re-build with a larger single storey extension measuring 4.265m in width x 4.950m in depth x 4.0m in height at the highest part of the ridge.

The site is a detached property located in the identified settlement of Earley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The proposal would be located at the south western end of the site near to no 7. It would have no adverse impact upon the neighbouring property because: the proposal is single storey, the existing 5m gap between application site and adjoining property would be retained, there are no windows to the flank wall of no 7 and there is a 1.5m high part brick and part timber fence separating the two properties.

Impact upon the character of the area
The proposal is located at the rear, it would have a pitched roof similar to the existing smaller extension and would have no adverse impact upon the character of the area.

Parking: There are no parking implication to the application.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6244
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 8 Sibley Park Road
Earley Reading.

APPLICATION NUMBER: F/2002/6244

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mainly detached dwellings 2 storey open plan front. Very tightly built close

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, ~~A has a~~ garage on the side. Single storey extn at rear to be demolished and a larger extension

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 7 Flank wall has no windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Brick/timber panel 1.5m height.

OTHERS hedge at the rear.

6244

FROM: Francis Leo

DATE: 10 April 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES RECEIVED

POL	TLS
DC	ENF
APP	
CS	

22 APR 2002

ACKD	ACK
	FILE

Application Number: F/2002/6244

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 8, Sibley Park Road, Earley, Reading.

Applicant: Mr/Mrs Schippers .

Your observations are required in respect of this application **by 03/05/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

Application Number : F/2002/6244	Map No : 58
Case Officer : FL	Site Area : 0 04
Valid Date : 27.3.02	Received Date: 27/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 8, Sibley Park Road, Earley, Reading.

Parish : EA **Ward : RED** 10.4.02

Applicant : Mr/Mrs Schippers .

Fee Required: £95 **Fee Received: £95** (S)

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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 10-11-23

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-app

Organisation_Name	Building_Name	address1
		15SIBLEY PARK ROADREADING
		5SIBLEY PARK ROADREADING
		6SIBLEY PARK ROADREADING
		7SIBLEY PARK ROADREADING
		8SIBLEY PARK ROADREADING
		9SIBLEY PARK ROADREADING

F/2002/6244

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6244

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/2002/6244
8, Sibley Park Road, Earley, Reading.
Proposed single storey rear 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6244**
8, Sibley Park Road, Earley, Reading.
Proposed single storey rear 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**********

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6244

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
DX: 33506 – Wokingham

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Development Control Manager

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_____

_____

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 6502

Date: 10 April 2002

My ref: F/2002/6244

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 D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6244
8, Sibley Park Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6244**
8, Sibley Park Road, Earley, Reading.
Proposed single storey rear 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**********

Received by Wokingham District Council

Application No: F/2002/6244

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
8, Sibley Park 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/2002/6244 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2002. 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
10 April 2002

6244

Environmental Services

For office use only.
Application number: 27.MAR2002* 6244

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 Phone number	MR & MRS SCHIPPERS 8 SIBLEY PARK ROAD EARLEY READING BERKSHIRE RG6 5UB 0118 986 9576
2	Agent's Name Address and postcode Phone number	Colin Howe 0208 891 5959.
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.	8 SIBLEY PARK ROAD EARLEY READING BERKSHIRE RG6 5UB
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	SECOND HAND STOCK BRICKS & INTERLOCKING CONCRETE ROOF TILES 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: 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.		
	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

Date 24·03·02

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

ADDRESS 8 SIBLEY PARK ROAD PARISH LOWER EARLEY

PLOT No. 55' AREA 2 ORD. SHEET No. DU 7370-58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			
24749	ROCKFORT HOMES	DET. HOUSE & GARAGE	7.1.86	OA
BRA 216	"	"	11.3.86	APP

DATE OF COMPLETION

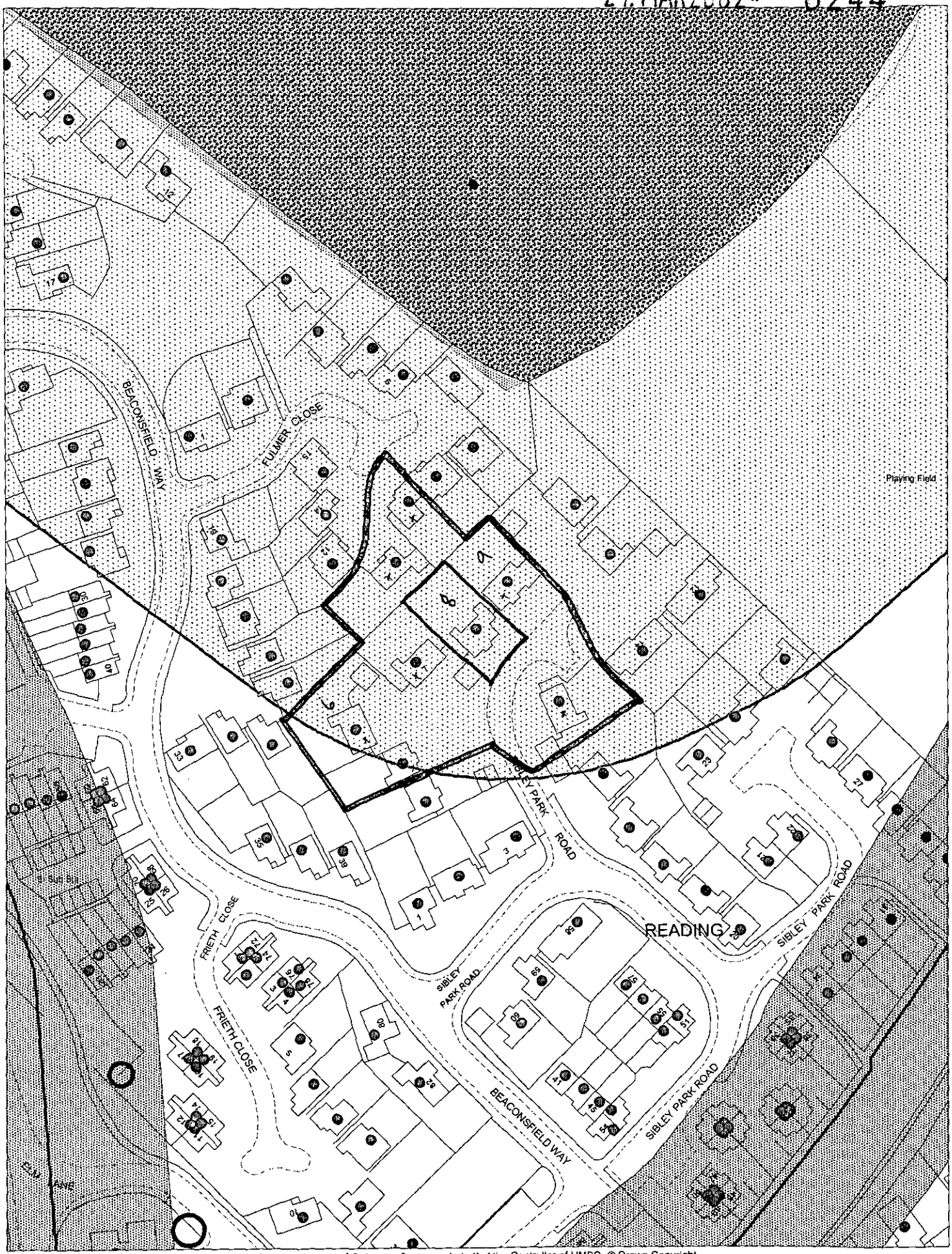
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

27 MAR 2002* 6244



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2002

Scale: 1 : 1250

N W E S