APPLICATION NO:
F/2001/3112

LOCATION:
15 Milton Road, Earley Reading.

APPLICANT:
Mr & Mrs De Silva C/O John Lingwood

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **03/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/02/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs De Silva
C/O John Lingwood
348 Kingfisher Drive
Woodley
Berkshire
RG5 3LN

Application Number: F/2001/3112

Parish: **EARLEY**

Location: **15, Milton Road, Earley, Reading.**

Proposal: **Proposed single storey 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 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.

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.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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.

Informative
3. 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 LBE1/2 and LTV1/LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3

John Mitchell
Development Control Manager
Date: 12/02/2001

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3/12	AT
BUILDING CONTROL NUMBER	BA/2002/1327 North	
APPLICANT/~~AGENT~~	Mr D. De Silva	
ADDRESS OF SITE	15 Milton Road Harrow	
DESCRIPTION OF PROPOSED WORK	S/S Ldg ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	20/7/2	20/7/2
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/3/02	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3112

Applicant : Mr & Mrs De Silva C/O John Lingwood.

Location : 15, Milton Road, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	~~30/01~~ 06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 03/01/2001

Earliest Date for Decision : 03/02/2001

Latest Consultation Date/Site Notice Expiry Date : 03/02/2001

This application will have expired on: 28/02/2001. 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 :

Neighbours: No comments received
Earley TC: No Objection
Highways: Approval with conditions

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene
3) Highways.

Application Number: F/2000/3112
Appraisal:

1) Impact on neighbouring properties

The proposal is for single storey side extension to 2 storey semi-detached house to form a garage, utility room, small cloakroom and study.

The proposed single storey side extension will be flush with the front elevation of the house. It will be 2.4 metres wide at the front and 2.65 metres at the rear, and will be 15.1 metres long overall, (which includes a 6.8 metres projection to the rear).
To be constructed in brick with a combination of a mono pitched and a pitched roof. The overall eaves height of both roofs will be at the same level between 2.1 and 2.5 metres, as the ground level drops away by 0.4 metres to the rear. The ridge height of mono pitched roof over the garage area will be 3.2 metres and the ridge height of the pitched roof over the small cloakroom and study will be 3 metres.

There will be three new windows and a new door. Two windows and a door to be inserted in the south east elevation, and a "velux" roof light to be inserted in the north west elevation. It is considered that these will not cause any overlooking of neighbouring properties.

No. 13, to the north west, 2 storey semi-detached house, foot print set forward of No.15, towards road by 3.5 metres and positioned 2.5 metres away from proposal. Extended to the rear by 2.5 metres with a single storey extension. There is also a 2.2 metre high flat roofed single storey garage, located adjacent to the boundary and extends a further 9 metres in a north easterly direction. The windows in the flank elevation consist of a small ground floor obscured glazed window and part glazed side door, and at first floor level an obscured glazed landing window. Therefore it is considered that the occupants of this property will not be affected.

No 17, to the south east, 2 storey semi-detached neighbour. Main windows at ground floor and at first floor face rear gardens. Due to the orientation and distance away, over 7 metres, behind a 2 metre high privet boundary hedge it is considered that the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

The design of the side extension is in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

07/02/01

Application Number F/2001/3112
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 to Match
3.	C049	R049	Garage ~~(s)~~ to be retained for vehicle parking
4.	C122	R122	Parking + Turning Area before Occupation
			Informatives
	N04		Planning Permission Only (NOT BR Approval)
	N06		Within Curtilage
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LBE1/2 LTV1/LTV6			
~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS2/3			
~~GREEN BELT LOCAL PLAN POLICIES~~:			
BERKSHIRE STRUCTURE PLAN POLICIES: EN1			
~~MINERALS LOCAL PLAN POLICIES~~:			

Ian Murden

12/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 15 Milton Road Earley Reading.

APPLICATION NUMBER: F/2001/3112

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on 30/01/01 to front garden

2. DESCRIPTION OF SURROUNDINGS Residential Area – Semi · 1950's?
No. 13 2 storey semi detached house extended to rear with single storey lean to extension, no windows in flank elev & ext. windows in flank elev of house consist of side door, small wc + first floor landing window.
No 17, 2 storey semi detached neighbour windows face rear garden.

3. DESCRIPTION OF SITE/BUILDING Small lean-to conservatory at back.
2 storey semi detached house, existing single storey garages + sheds at rear. Red brick with grey coloured pebble dash at first floor level. White upvc windows and doors. Red clay tiled roof, black fascias + black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan, Footprint of properties are staggered along street/road.

5. SITE CONSTRAINTS

TREES – None.

ACCESS/PARKING – As existing at front on drive room for 1 car space.

LEVELS – Rear garden steps down by 0.4m

BOUNDARY TREATMENT – No 13, 1m + 1.7m fencing on side boundary
2.2m high single storey garage along boundary also.
– No 17, 2m high privet hedge + part open.
– Rear boundary open.
– Front boundary 0.9m brick wall

OTHERS grassed area at front (medium sized front garden)

* Proposal will not affect neighbouring properties.

Nb F/2000/412 2 st extension proposed!
No 13.

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

Tel: 0118 974 6441

Date: **10 January 2001**

My ref: F/2001/3112

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/2001/3112
15, Milton Road, Earley, Reading.
Proposed single storey 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3112**
15, Milton Road, Earley, Reading.
Proposed single storey 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 Storry

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

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

Tel: 0118 974 6441

Date: **10 January 2001**

My ref: F/2001/3112

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3112**
15, Milton Road, Earley, Reading.
Proposed single storey 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 Lissaman

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

Received by Wokingham District Council

Application No: F/2001/3112

PROPOSAL:
Proposed single storey side extension to dwelling.

LOCATION:
15, Milton 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2001. 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 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3112
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 JAN 2001
Officer: AT	Application No. F/2001/3112

Map No. 41 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 15 MILTON ROAD

Parish: EARLEY Ward: Whitegates 10.01.01 D

Applicant: MR/MRS DE SILVA

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	Encroachment?	10.01.	✓ 16/01/01
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 .....

Encroachment.

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:

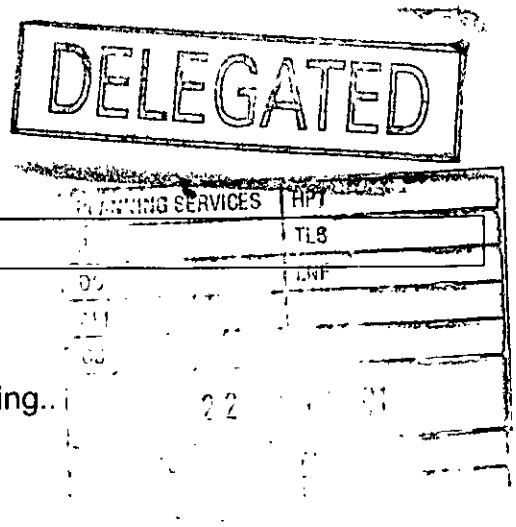
.....No pre apps.....

NEIGHBOURS:

.....Site notice and see map.....

FROM: Andrew Thorley

DATE: 10 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3112

Proposal: Proposed single storey side extension to dwelling..

Site Address: 15, Milton Road, Earley, Reading.

Applicant: Mr & Mrs De Silva C/O John Lingwood.

Your observations are required in respect of this application **by 03/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 10 January 2001

Application Number: F/2001/3112

Proposal: Proposed single storey side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
15, Milton Road, Earley, Reading.

Applicant:
Mr & Mrs De Silva C/O John Lingwood.

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.

Signed: _____ **Print name:** Adam Coggins

12/01/01

To ANDREW THORLEY
WOKINGHAM DISTRICT
COUNCIL.

F/2001/3112

From JOHN. LINGWOOD.

Date 15-01-01

Address
348. KINGFISHER DRIVE
WOODLEY
READING. RG5 3LH.

Subject PROPOSED EXTENSION
SINGLE STORY.

PLANNING SERVICES	HPT 38730
POL	TLS
DC	ENF
APP	
CS	
16 JAN 2001	
COPIES TO:	ACK:
	FILE:

DEAR ANDREW THORLEY.

AS REQUESTED THE PROPOSED EXTENSION IS
TO BE CONSTRUCTED WITHIN THE EXISTING
BOUNDARIES. AND THE FOUNDATIONS AND OVERHANGS
WILL NOT EXTEND INTO NEXT DOORS PROPERTY.
THE DRAWINGS HAVE SHOWN NO OVERHANG ON
THE GUTTERS. AND DOWN PIPES.

HOPING THIS ANSWERS YOUR LETTER AND QUERY

YOURS SINCERELY

JOHN. LINGWOOD.

ADDRESS 15 MILTON ROAD PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/303/70	Mr. C.H. Aldridge	Garage	9.7.70	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

03 JAN 2000 * 31112

Environmental Services

For office use only.
Application number: 03.JAN.2000* 3112

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	DAVID AND ROSALIND DE SILVA
	Address and postcode	15, MILTON ROAD, EARLEY READING, BERKSHIRE RG6.1EL
	Phone number	0118-9261137
2	Agent's Name	JOHN LINGWOOD.
	Address and postcode	348, KINGFISHER DRIVE WOODLEY READING. BERKSHIRE RG5.3LH
	Phone number	0118. 9616512
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.	15. MILTON ROAD, EARLEY, READING, BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	RED BRICK TO MATCH EXISTING HOUSE, RED TILES TO MATCH ROOF. WHITE WINDOWS 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: —
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. 1:50 ✓		

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.~~

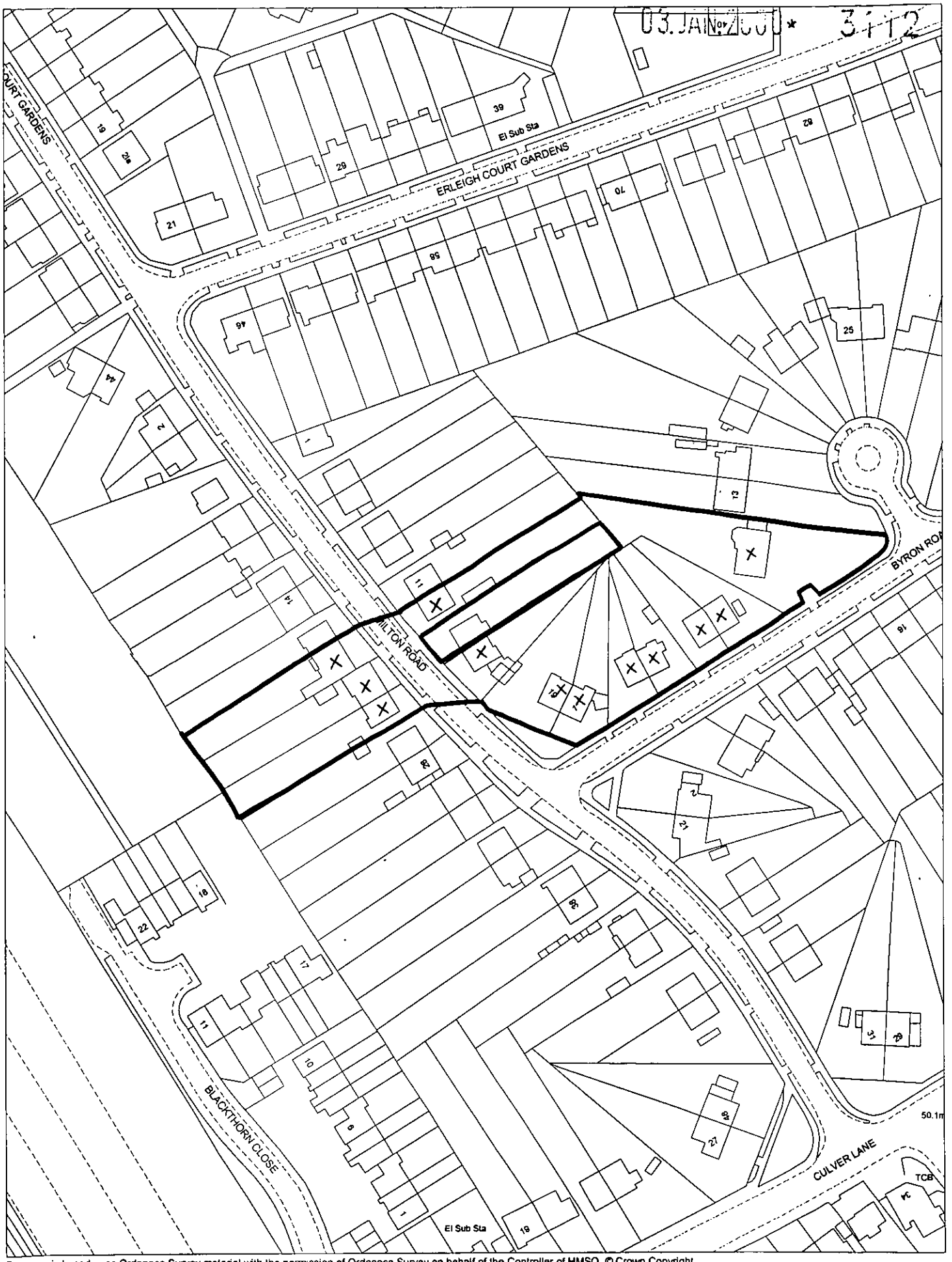
~~Owner's name~~ ~~Address at which the notice was served~~ ~~Date on which the notice was served~~

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of MR DAVID DE SILVA.

Date 2-1-2004

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.

3 January 2001

Scale: 1 : 1250

N
W E
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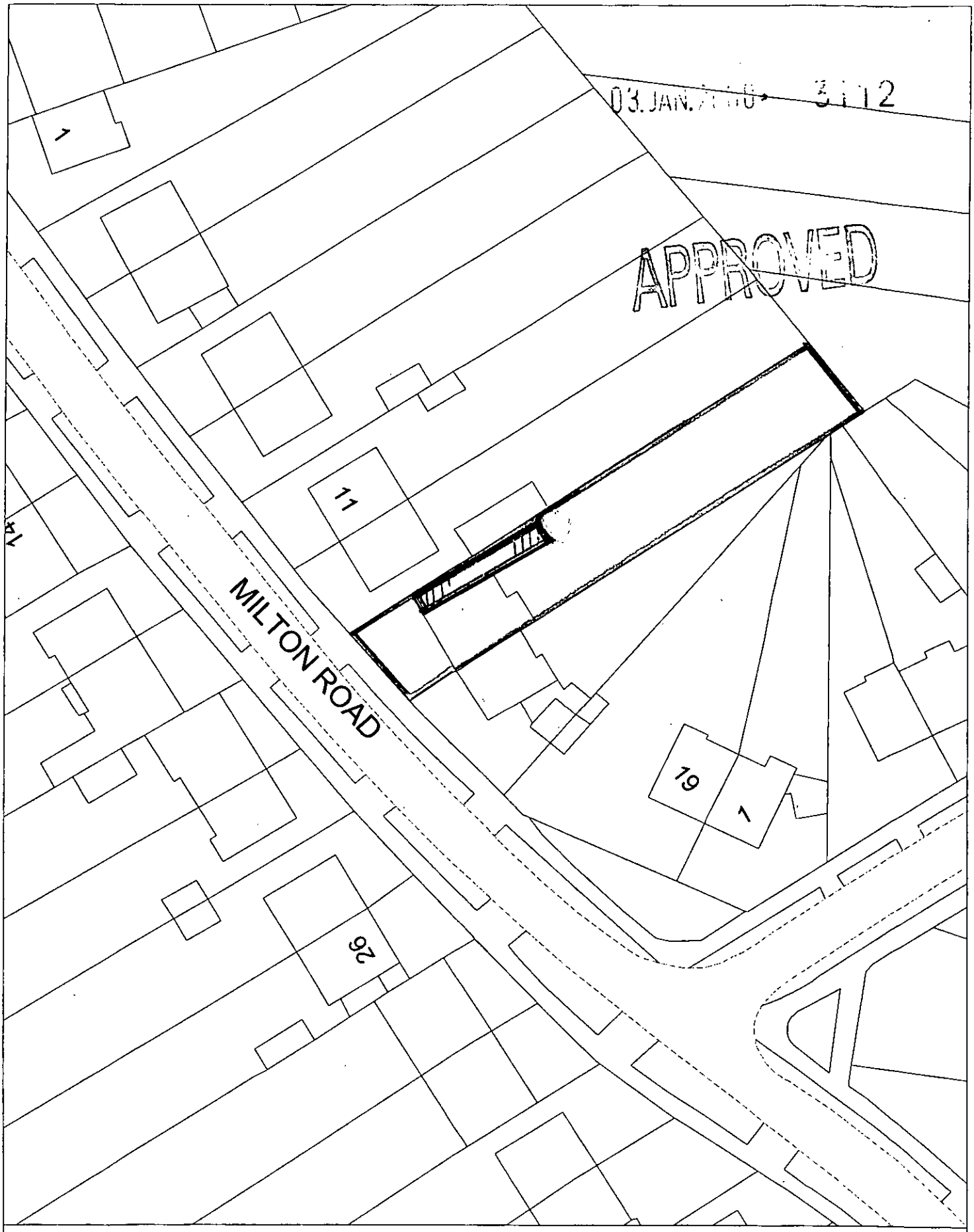

Site Plan, Scale: 1 to 500

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Date: 12 October 2000

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Site Plan, Scale: 1 to 2500

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Date: 12 October 2000

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