APPLICATION NO:
F/2001/3432

LOCATION:
186 Silverdale Road, Earley Reading.

APPLICANT:
Mr & Mrs Matheson C/O Mr S Hodge

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

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 20/04/2001

CASE OFFICER: **Farah Humayun**

L

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Matheson
C/O Mr S Hodge
42 Hazel Crescent
READING
Berkshire
RG2 7ND

Application Number: F/2001/3432

Parish: **EARLEY**

Location: **186 Silverdale Road, 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 first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. Prior to the completion of the development hereby permitted the driveway must be widened to a minimum 7.2 metres for ease of access and egress. The associated crossing must be extended to accommodate this.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved on Drawing No. 01/186/02 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

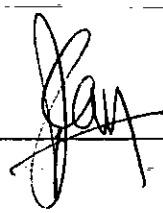
Informative
1. This permission relates to the application as amended with revised Drawing No. 01/186/01A submitted to the Local Planning Authority on 2nd April 2001 showing set back at first floor and reduction in size of rear extension and does not approve the proposals as originally submitted.

Informative
2. 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 Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

Informative
3. This permission does not give consent for any works within the highway that may be required to fulfill Condition 05. Contact the Highways Section on 0118 974 6331 for details on applying to widen the dropped kerb.

John Mitchell
Development Control Manager
Date: 25/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3432 PH
BUILDING CONTROL NUMBER	FP 2001/1853 Plan
~~APPLICANT~~/AGENT	Mr S. Hodge.
ADDRESS OF SITE	86 Silverdale Rd. EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side + s/s rear exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	01/186/01C	01/186/01A
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/5/01	

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 : Farah Humayun

Application Number : F/2001/3432

Applicant : Mr & Mrs Matheson C/O Mr S Hodge.

Location : 186, Silverdale Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 23/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001

This application will have expired on: 20/04/2001. 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 :

EARLEY TOWN COUNCIL. NO OBJECTION

HIGHWAYS - REC APPROVAL SUBJECT TO CONDITIONS

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES

* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3432

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. two storey exten. and S/st rear exten. The report applies to revised plans 01/186/01A indicating a set back at first floor level and alterations in size of rear exten.

The prop. two storey exten projects 2.6m from the side of the dwelling leaving a distance of approx 10 cms from the boundary. There are no prop. side facing windows. There is an existing side extension to No 188. However there is a distance of approx. 2 m's between the existing exten + prop. Therefore it is considered the prop. exten will not have an overbearing impact upon the neighbouring property.

The prop. rear exten has a projection of 3.5 metres from the rear of the property. No 188 has an existing rear canopy-type extension. There is 1.8 m ch fence on the boundary with No 186 therefore it is not considered the prop. exten will have an adverse overshadowing impact. There are 3 prop. velux windows in the roof of extension which are not considered to have an adverse overlooking impact.

IMPACT UPON STREET SCENE

The prop 2-storey extension is set back at first floor level and set down in ridge height from existing. It is therefore considered the dominant impact of the extension is reduced and does not have an adverse impact upon the street scene.

Recomendation : Approval: ☒ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/3432
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FIRST FLOOR LEVEL OR ABOVE OF THE EXTENSION
4	C049	R049	
5		R125	PRIOR TO THE COMPLETION OF THE DEVELOPMENT HEREBY PERMITTED THE DRIVEWAY MUST BE WIDENED TO A MINIMUM 7.2 METRES FOR EASE OF ACCESS AND EGRESS. TO ASSOCIATED CROSSING MUST BE EXTENDED TO ACCOMODATE THIS.
6	C122	R122	INSERT: '... HEREIN APPROVED ON DRG NO. 01/186/02 HAS BEEN PROVIDED ....'
*	ADDITIONAL INFORMATIVE		THIS PERMISSION DOES NOT GIVE CONSENT FOR ANY WORKS WITHIN THE HIGHWAY THAT MAY BE REQUIRED TO FULFILL CONDITION 05. CONTACT THE HIGHWAYS SECTION ON 0118 974 6331 FOR DETAILS
		N02	DRG NO. 01/186/01A, 2 APRIL 2001, SET BACK AT FIRST FLOOR, REDUCTION IN SIZE OF REAR EXTENSION.
			ON APPLYING TO WIDEN THE DROPPED KERB.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 25/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 186 Silverdale Road Earley Reading. APPLICATION NUMBER: F/2001/3432	OFFICER: Farah Humayun DATE OF SITE VISIT: 21/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRONT GARDEN

2. DESCRIPTION OF SURROUNDINGS

RED.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DETACHED. DETACHED GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

188 - at higher level - side exit with flat roof - no side window.
Side windows in flank wall. - 1.8 m ch fence on boundary. prop at higher level.
186 - rear canopy approx 2.5 m high. - 18 m ch fence.
181. small garden to rear.

STREET SCENE. Large gap between properties. Open plan to front.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 1 SPACE. - GARAGE TO REAR

LEVELS 188 at higher level

BOUNDARY TREATMENT as above

OTHERS

✓

Date: 06 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3432

Location: 186, Silverdale Road, Earley, Reading.

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

Applicant: Mr & Mrs Matheson C/O Mr S Hodge.

Case Officer: Farah Humayun

The new plans show the following: Set back at first floor, front of garage has small monopitched roof. Drawing no 01/186/01/A.

Comments are required by 16/04/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3132(Planaps) / (Ludhouse) Date Rec. 2/04/01

Location: 186 SILVERDALE ROAD, EARLEY

Parish

Applicant: MR + MRS MATHESON C/O MR S HODGE

Description of attached plans SET BACK AT FIRST FLOOR, FRONT OF GARAGE HAS SMALL MONOPITCHED ROOF

Drawing No's: 01/186/01/A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses (10 DAYS)

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER FH.

Consultations Sent by Admin. on 06.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

PLA	RPT 41886
POL	TLS
DC	ENF
APP	
CS	42
02 APR 2001	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

3432

Stephen Hodge

Plan drawing for House extensions etc
Local Authority applications

42 Hazel Crescent
Reading
RG2 7ND
Tel: 0118 986 0251

Miss F Humayun
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham, Berks, RG40 1WR

Our ref: SH/186Silv2
Your ref: FH/F2001/3432

Date: 30 March 2001

Dear Miss Humayun

186 Silverdale Road, Earley – Application F/2001/3432

Further to your letter of 23 March 2001, requesting amendments to the plans for the above application, and following various telephone conversations, I now submit 6 copies of the revised drawing.

Please note that as agreed the First Floor to the side extension has been set back at the front, the front of the garage now having a small monopitched roof.

The pitch to the front roof slope of the 2-storey extension matches the original house but is at a lower level. Whilst the extension roof will be 0.5metres vertically below the existing house ridge, the roof slope extends until it meets the rear roof slope, hence the difference in level between the ridges will be slightly less than the 0.5 metres. In discussion you were agreeable to this.

As regards the single storey rear extension this is now to extend 3.5 metres from the existing rear wall of the house for the full width of the property. In discussion you were agreeable to revising your requirement of a maximum of 3 metres on the rear boundary with No 184. To ensure no difficulty with the neighbouring owner at No 184 my client discussed a 3.5 metre projection with them and they had no objection.

I trust you will now be in a position to recommend passing of plans. I shall be away from 7th to 16th April 2001 so your early contact would be appreciated if you require any further information.

Yours sincerely

S Hodge

Stephen Hodge

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: March 23, 2001
My ref: FH/F/2001/3432
Your ref:

Mr S Hodge
42 Hazel Crescent
Reading
Berkshire
RG2 7ND

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 Mr Hodge

PLANNING APPLICATION F/2001/3432
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION
186 SILVERDALE ROAD, EARLEY

I am writing with regards to the above and further to our telephone conversation of 23 March 2001.

I must confirm that the proposed application at present is an unacceptable proposal due to the potential overbearing impact on the neighbouring property of 188 Silverdale Road. The total 8 metre projection of the rear extension is considered to have an overbearing impact added to the increase bulk of the two storey side extension.

I would propose that the development would be considered more acceptable if the rear extension was reduced to a projection of 3 to 3.5 metres from the existing rear elevation of the property. I would also advise that the ridge height of the proposed two storey extension be set below the existing ridge height of the dwellinghouse by approximately 0.5 metres.

I cannot forsee any objection to adding a low pitch roof on the rear extension although in such a case I would not advise that the projection to the rear should extend any further 3 metres to the shared boundary with 184 Silverdale Road.

It is advisable to submit 6 copies of revised plans within 10 days ie. by 2 April 2001 so we can proceed with the application. If you require any further information please do not hesitate to contact me.

Yours sincerely

FH.

MISS F HUMAYUN
Planning Assistant

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 05 March 2001

Application Number: F/2001/3432

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

Parish: EARLEY TOWN

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

Applicant:
Mr & Mrs Matheson C/O Mr S Hodge.

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 C049, R049.

② The driveway is to be widened to 7.2 metres (minimum) and the associated crossing extended to accommodate this.
R: IHS&C

③ C122 (INSERT: '...herein approved on Dwg No. 04/186/02 has been provided...'), R122.

NOT

Signed: _____ **Print name:** Adam Coggins 8/3/01

FROM: Farah Humayun

DELEGATED

DATE: 05 March 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3432

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

Site Address: 186, Silverdale Road, Earley, Reading.

Applicant: Mr & Mrs Matheson C/O Mr S Hodge.

Your observations are required in respect of this application **by 29/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **05 March 2001**

My ref: F/2001/3432

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/2001/3432
186, Silverdale Road, 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3432**
186, Silverdale Road, 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 Swindells

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

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

Tel: 0118 974 6482

Date: **05 March 2001**

My ref: F/2001/3432

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3432
186, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3432**
186, Silverdale Road, 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 Carpenter

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

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

Tel: 0118 974 6482

Date: **05 March 2001**

My ref: F/2001/3432

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/2001/3432
186, Silverdale Road, 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3432**
186, Silverdale Road, 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 Smith

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

Received by Wokingham District Council

Application No: F/2001/3432

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

LOCATION:
186, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2001. 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

05 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 FEB 2001~~ Valid 23 FEB 2001	Map No. 52 Site ...003...
Officer: FH | Application No. F/2001/3432	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: 186 SILVERDALE ROAD

Parish: EARLEY Ward: L. Hunserford. 5.3.01 JS

Applicant: MR | MRS MATHESON

Fee Received 95-00 (7) 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	5 bedrooms – only 3 parking spaces shown. 4 required.	requested 22/2 by phone	
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 : 5.3.01 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:

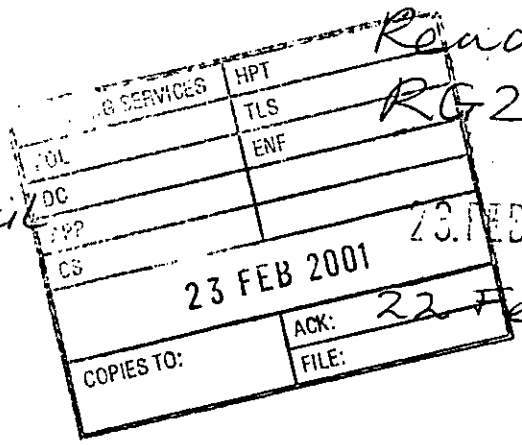
.....
.....
..... No pre-apps. .....

NEIGHBOURS:

..... S/N + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

42 Hazel Crescent
Reading
RG2 7ND

Planning Section
Wokingham District Council



23.FEB.2001 3432

22 February 2001

Dear Sir/Madam,

Re 18b Silverdale Road
Earley, RG6 7LY

I telephoned your officer today to confirm you had received an application for the above property, which I had submitted by post.

I was advised you had the application and also that an additional parking space was needed. When I discussed the proposal with a duty officer at the Shute End office a week or two ago I was told that 3 parking spaces only might well be considered adequate.

However in view of today's comment on the parking situation ~~you~~ I have drawn a plan indicating the alternative parking scheme giving 4 places. This proposal will necessitate an alteration to the vehicular access which had not originally been contemplated.

Obviously my client would prefer to only have 3 parking spaces and retain more front lawn if at all possible.

I await your further comments on this and the application in general.

Yours sincerely

S Hodge.

42 Hazel Crescent
Reading
RG2 7ND

15 February 2001

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

23.FEB.2001* 3432

Dear Sir/Madam

Re: 186 Silverdale Road, Earley, RG6 7LY

I enclose a planning application for the above property including forms, plans, and cheque in the sum of £95.

I am aware that you are not always able to make specific appointments for site visits, but if a definite appointment could be made with the applicant I would, as agent, appreciate the opportunity to meet the Planning Officer on site.

The proposed development may appear to conflict with some of the planning principles generally applied to house extensions. However I note examples in Silverdale Road and neighbouring roads where the characteristics of the particular site, and the relationship of the property to adjoining properties, has allowed a relaxation of some of the rules.

In the case of 186 Silverdale Road a number of factors will in my opinion minimise the impact of the proposal on No 188. These include the wider than average plot to the side of No 188 (the situation on the ground being more favourable towards development at No 186 than the impression given by the OS 1:500 plan) and also the fact that the ground level at No 186 is lower than at No 188. You will no doubt take such factors into account in making your decisions.

I would welcome the opportunity to discuss the proposal further and if necessary to make any adjustments to the plans to allow you to issue an approval.

I look forward to hearing from you.

Yours faithfully

S Hodge

ADDRESS 186 SILVERDALE ROAD PARISH EARLEY

PLOT No. 112 ORD. SHEET No. SU. 7571 (52)

BUILDER Cooper Estates Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C/A.
169/59	"	House ~~& Garage~~	8/12/59	App. C/A.
PD/288/62	Mr. J. P. Sutton	Garage	12/7/62	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

23.FEB.2001 * 3432

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 & MRS J MATHESON
	Address and postcode	18b SILVERDALE ROAD EARLEY, READING BERKS, RG6 7LY
	Phone number	0118 9726584
2	Agent's Name	MR S HODGE
	Address and postcode	42 HAZEL CRESCENT READING, BERKS RG2 7ND
	Phone number	0118 9860251
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.	18b SILVERDALE ROAD EARLEY READING RG6 7LY
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
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/BROWN BRICK TO MATCH EXISTING BROWN TILES TO MATCH EXISTING WHITE UPVC WINDOWS AND EAVES WHITE UPVC/ALUMINIUM PATIO DOORS
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: 3	Proposed: 5
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

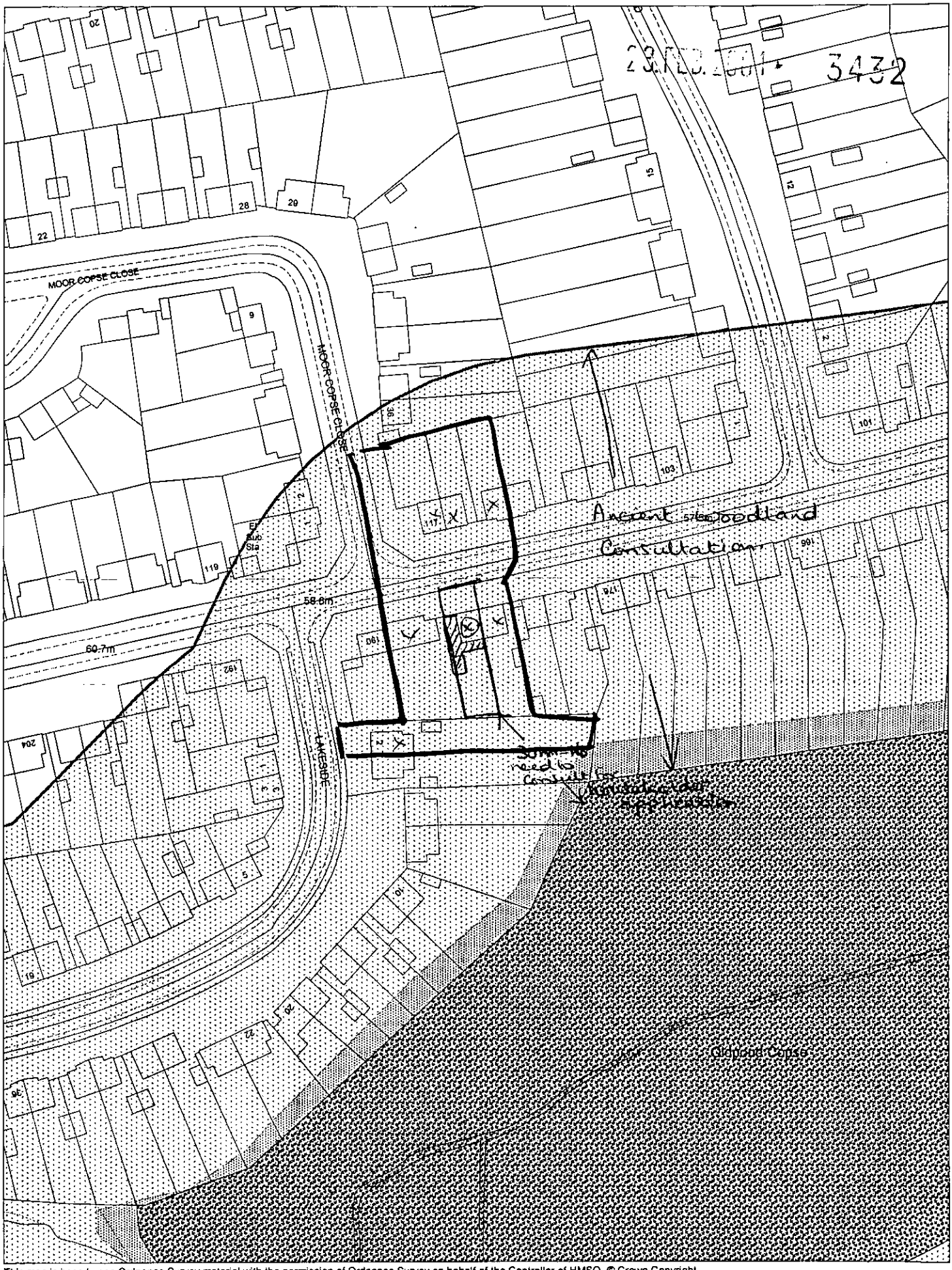
~~None of the land forms part of an agricultural holding.~~

Your signature: S Hodge

on behalf of MR & MRS J MATHESON

Date 15.02.01

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



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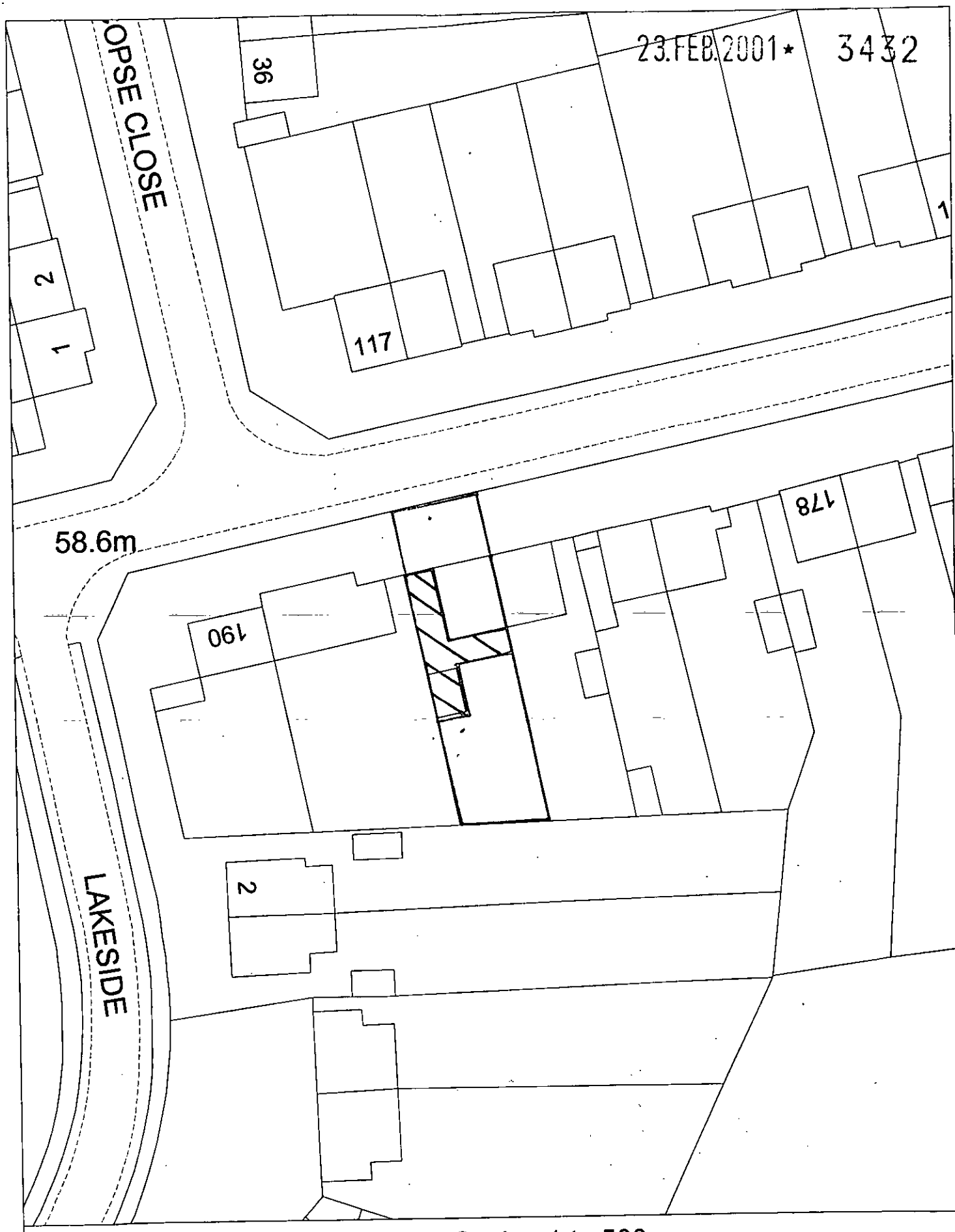
Development Control Section, Environmental Services, Wokingham District Council.
21 February 2001

Scale: 1 : 1250



Site Plan, Scale: 1 to 500

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Date: 6 February 2001

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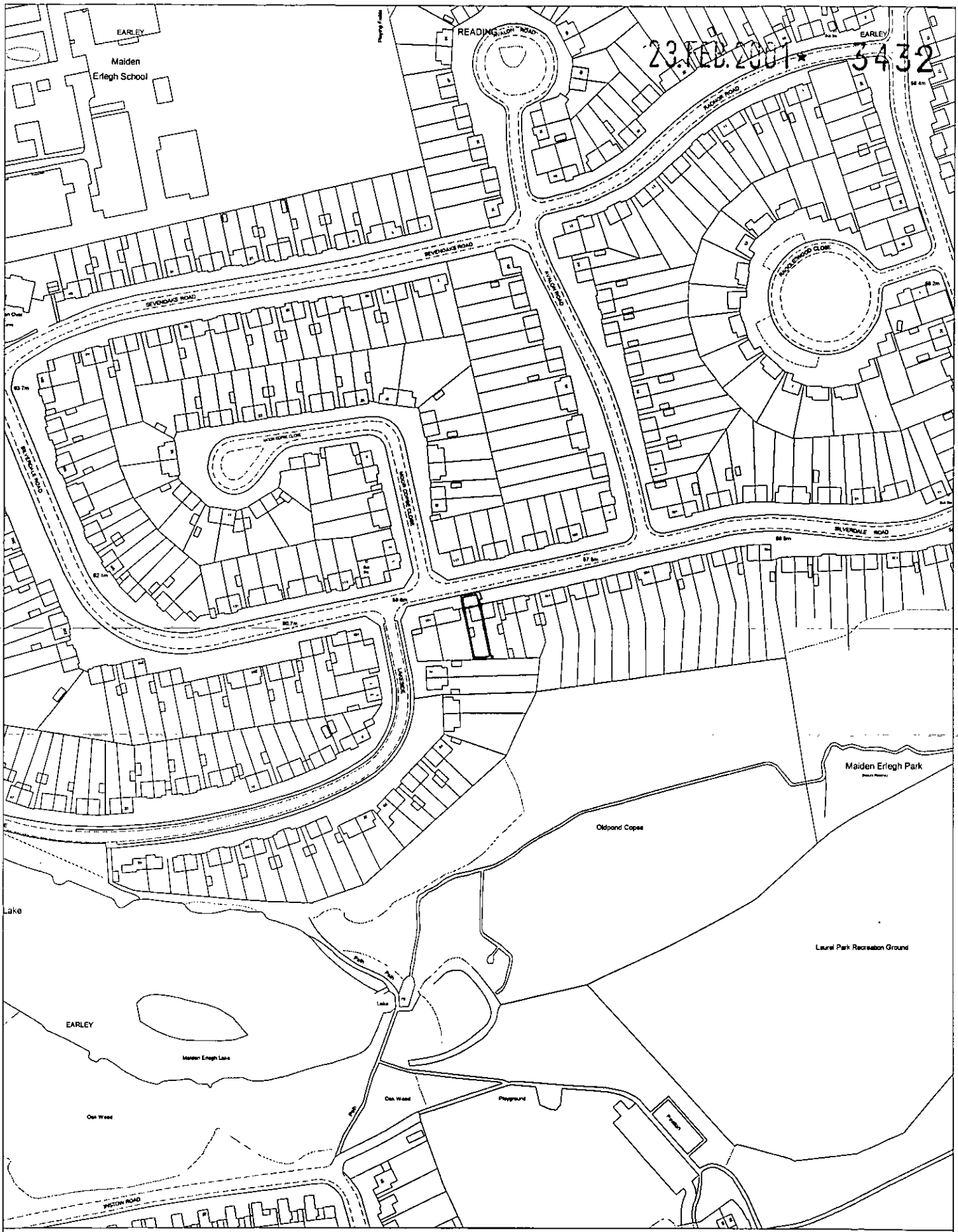
23 FEB 2001 ★ 5432



Site Plan, Scale: 1 to 2500

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Date: 6 February 2001

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Alternative Parking Scheme

4 parking spaces provided - minimum 4.8 x 2.4m each

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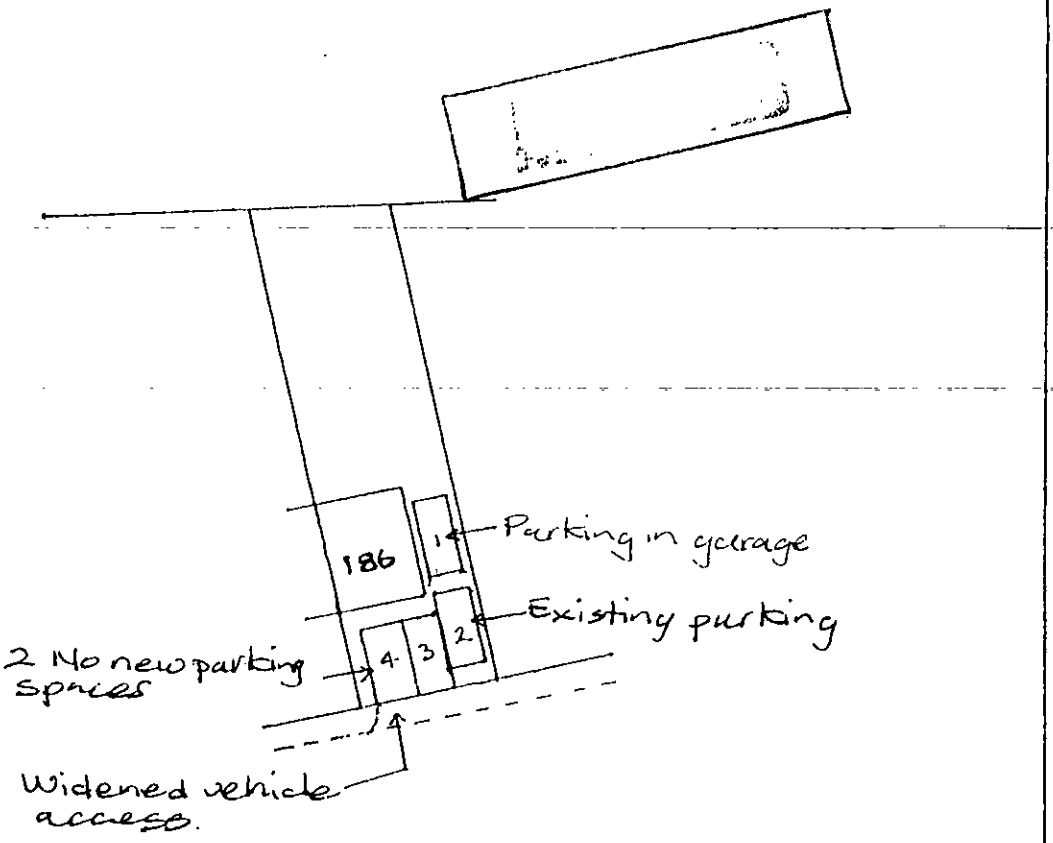

Client: Mr & Mrs J Matheson
186 Silverdale Road
Earley RG6 7LY

Proposal: 2 storey side and single storey rear extensions

Scale : 1:500

Dwg No : 01/186/02