APPLICATION NO:
F/2001/5367

LOCATION:
140 Silverdale Road, Earley Reading.

APPLICANT:
Mr A J Smith

PROPOSAL:
Proposed two storey side extension to dwelling plus detached workshop to rear.

EARLIEST DATE FOR DECISION: ***04/01/2002***

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

476

DO

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A J Smith
140 Silverdale Road
Earley
Reading
Berks
RG6 7LX

Application Number: F/2001/5367

Parish: **EARLEY**

Location: **140, Silverdale Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus detached workshop to rear.**

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. The driveway is to be a minimum of 7.2 metres wide, surfaced with a hard bound material and the associated crossing extended to accommodate this.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. 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 wall of the extension on the side elevation facing No. 138 Silverdale Road except for any which may be shown on the approved drawing(s).

Condition
6. The workshop shall be used for domestic purposes only.

Condition
7. No processes shall be carried on or machinery installed or used which are not such as could be carried on, installed or used in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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 reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Reason
7. To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Informative
1. This permission relates to the application as amended with revised plans numbers 1A and 2A submitted to the Local Planning Authority on 29th January 2002, showing revised elevations and revised floor plan and does not approve the proposals as originally submitted.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. 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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

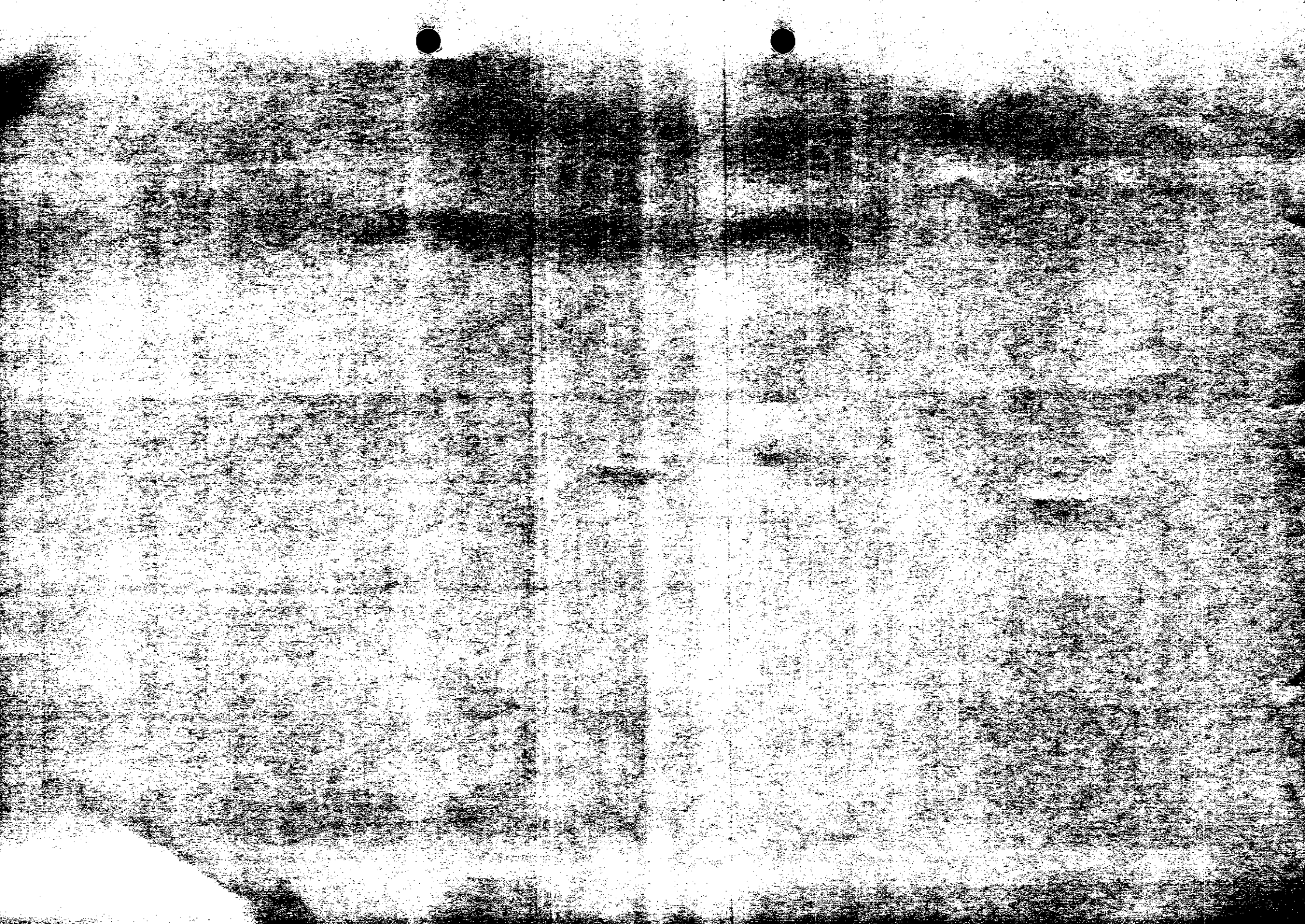
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5367	Heidi Lynch
BUILDING CONTROL NUMBER	FP 2002/2738	Central
APPLICANT/~~AGENT~~	Mr A.J. Smith	
ADDRESS OF SITE	140. Silverdale Road EA LEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext (plus detached workshop to rear less than 30 sq. metres DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4	~~4~~
ELEVATIONS	rec'd 15/2/02 1	rec'd 29/11/02 1A
FLOOR PLANS	2 3	2A 3

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	only internal first floor	
DATE	21/2/02	

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	



Applicationo	Name & Address
F/2001/5367	Darren Willis 138 Silverdale Road EARLEY RG6 7LX
Application Approved	Letters sent 09.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5367

Applicant : Mr A J Smith .

Location : 140, Silverdale Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling plus detached workshop to rear.

Site Notice Displayed ? :	YES	NO	DATE
		✓	23/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 23/01/02

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - approval with conditions re driveway widened & C122.

English nature - no comments

Countryside Officer - no ecological grounds to object to application - possible condition for production of ecological mgmt plan.

138 Silverdale Rd - concerned about impact of extension on light to kitchen & carport, symmetry of houses & closing of open space between them, overlooking of back garden, expanse of brick side wall of extension & would like it coloured white, maintenance issues. Would like height of workshop building reduced to allow more light to rear garden

Transco -

Planning Issues :

Identified settlement

Impact on neighbours amenity } EN1, WOS3, WBE1, CBE1, CBE2

Impact on street }

Parking LT6, WT6

Loddon Area Local Plan

Earley Town

Concerns re insufficient on site carparks & that a terracing effect would occur. Conditions re use of workshop & noise.

Application Number F/2001/5367
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3		R123	The driveway is to be a minimum of 7·2 metres wide, surfaced with a hard ~~bound~~ bound material and the associated crossing extended to accommodate this
4	C122	R122	
5.	C044	R044	insert - wall of the extension on the side elevation facing n°138 Silverdale Road
6		R081	The workshop shall be used for domestic purposes only
7.	C081	R081	
			Informatives
		N02	insert - plans numbered 1A & 2A insert - 29th January 2002 insert - revised elevations & revised floor plan

Informative for approvals
N16, N07
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

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

Date: 30.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 140 Silverdale Road Earley Reading.

APPLICATION NUMBER: F/2001/5367

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 23/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Semi detatched houses - 136, 138, 140 & 142 are identical

Properties slope down to woodland at rear.

3. DESCRIPTION OF SITE/BUILDING

Garage towards rear of house.

semi-detached with attached carport on side

Sun conservatory ~~is at side~~ rear of house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n° 138 - 2 opaque glass windows at first floor level & at ground floor level on side elevation is a carport. side wall has door & window. Rear elevation windows also

n° 142 - will not be affected, have rear extension.

5. SITE CONSTRAINTS

TREES at rear of site

ACCESS/PARKING Garage to be moved to allow 3 car park spaces in front yard.

LEVELS slopes downwards, trees at rear.

BOUNDARY TREATMENT low fence & hedge surrounds rear garden.

OTHERS

Application Number: F/2001/5367

Appraisal:

The proposed development is a two-storey side extension to a semi-detached house and a detached workshop to the rear. The property is located in a residential street within an identified settlement. The house is on a long section with a strip of ancient woodland and a wildlife heritage site towards the rear. The proposed extensions will be at least 20m away from these areas. The house is two-storeyed and has a sun lounge extension to the rear. The surrounding houses are also semi-detached.

The two-storey side extension will extend 2.25m from the side wall of the existing house. The ground floor will comprise a kitchen, study and W.C and is flush with the front flank wall of the house. The ground floor extends past the rear flank wall of the house by 2.38m. The first floor will comprise an additional bedroom and an extension to an existing bedroom. It will be set back from the front flank wall of the house by 0.95m and will be flush with the rear flank wall of the house. The roof will be pitched and gable-end and will be set 0.5m below the existing roofline.

The detached workshop building will 2.8m X 3.6m and will be 4.75m from the rear flank wall of the house. It will have a pitched roof with gable-ends with a maximum height of 3.35m at the ridgeline and 2.5m at the eave. It will be located 0.3m from the boundary line with no.138.

1. Impact upon neighbouring properties

The two-storey side extension will primarily affect no.138 Silverdale Rd (the adjoining property). The side extension will be 0.1m from the side boundary with this property, meaning the house on no.138 will be 2.7m from the proposed extension. No.138 has made a submission on the application pertaining primarily to loss of light issues and loss of open space.

The proposed two-storey extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking compared to what already exists on-site.

No.138 has a door and a window to a kitchen on the side elevation facing to the application site. This window looks immediately out into the carport structure. This window is potentially affected by a loss of daylight, however it is already affected to some degree as it faces out into an existing car port. There is also another kitchen window on the rear elevation. As such, it is considered the daylight loss is not enough to warrant refusal. In terms of the side extension being overbearing to no.138, the area between the two houses at the present time contains two carports. As such, the two-storey side extension is not considered to be overbearing.

The proposed workshop is single storey and is at least 6.5m to the kitchen window on the rear flank wall of no.138. It is therefore not considered to be over-bearing or affect daylighting.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The immediate area around the application site consists of semi-detached houses with open space between them. The two-storey extension is set below the existing roof line and the first

floor is set back from the front of the house so there will be limited terracing effect caused if the neighbouring property carried out a similar extension. Although the adjoining properties do not have side extensions and the extension could be seen as filling in some of the open-space characteristic of the street, several other properties along the street have had similar two-storey side extensions. This extension is therefore not out of character within the entire street.

The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. Its gable end design is in keeping with the character of the dwelling, and similar extensions have been carried out elsewhere on the Silverdale Road. It is therefore considered that there would be no significant adverse effects upon the character of the street scene.

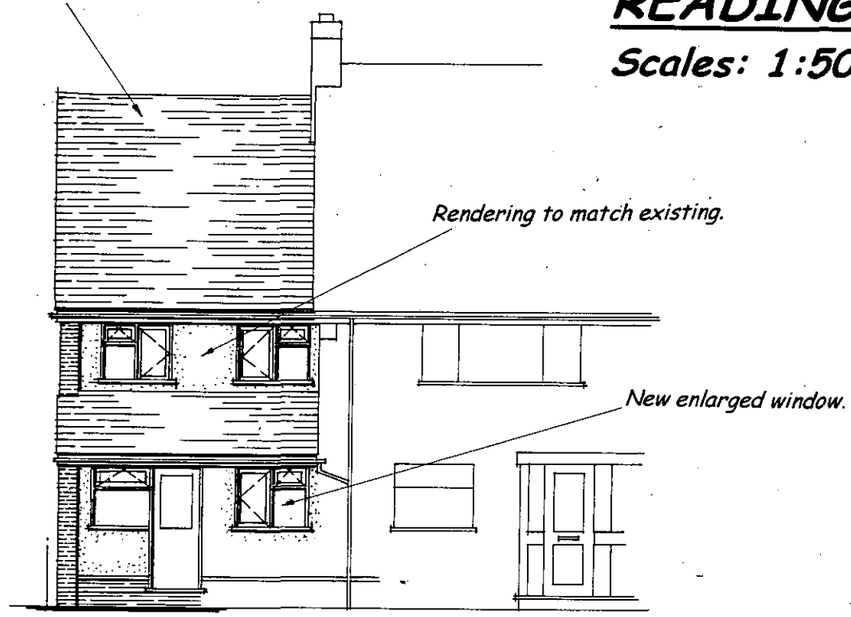
3. Impact upon highway safety

The number of bedrooms is increasing from three to four, resulting in a need for three vehicle parking spaces on-site. The driveway in front of the house is to be widened to accommodate three parking spaces on site. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

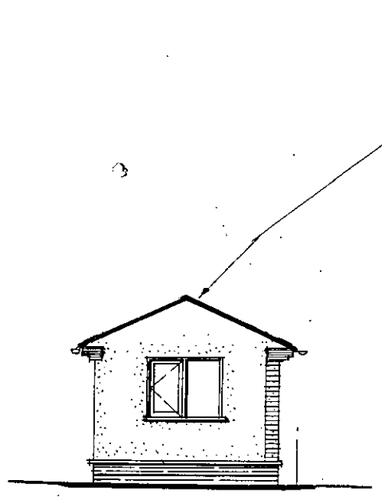
Recommendation: Approval: ✓ ~~**Refusal:**~~

PROPOSED EXTENSION for MR A J SMITH at 140 SILVERDALE ROAD, EARLEY, READING RG6 7LX.

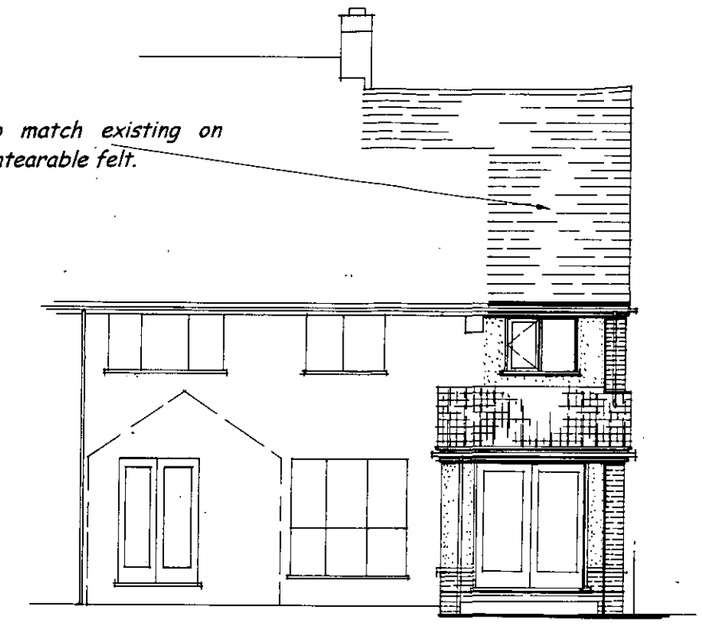
Scales: 1:50 & 1:100.



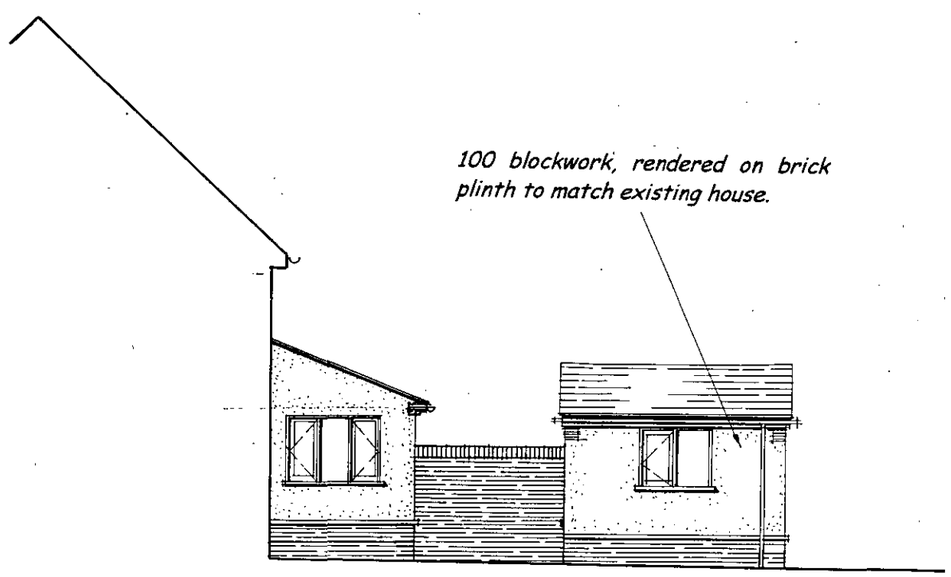
FRONT ELEVATION



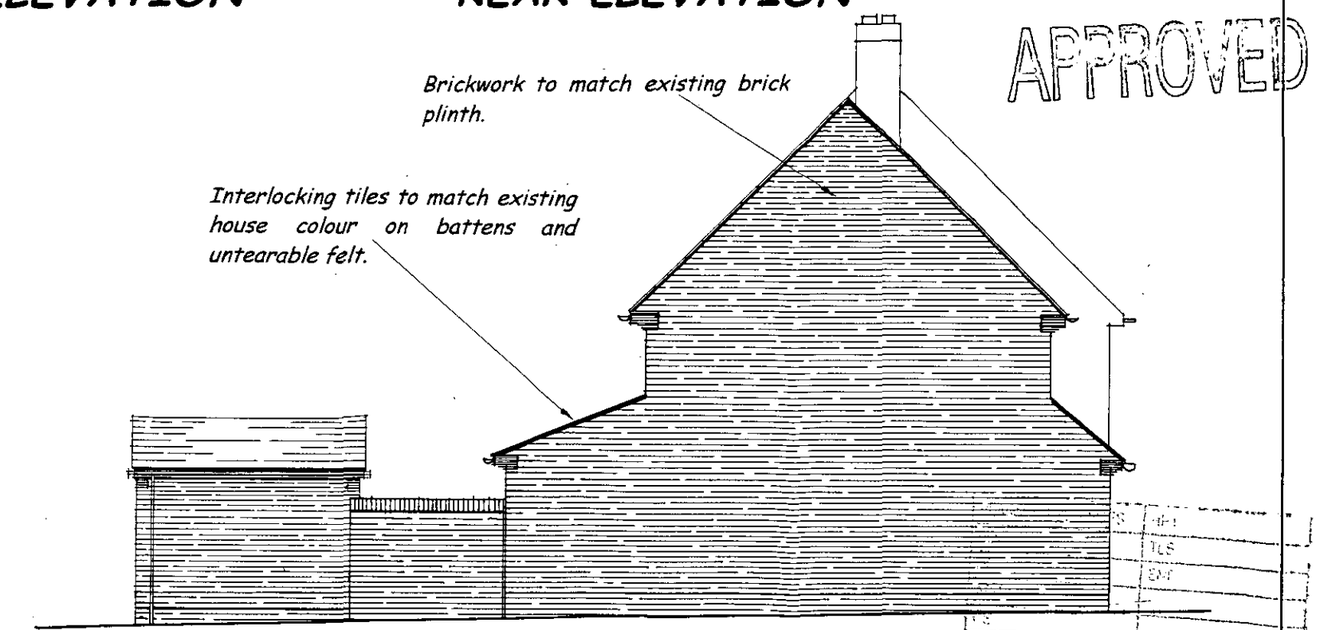
REAR ELEVATION



REAR ELEVATION



WEST ELEVATION



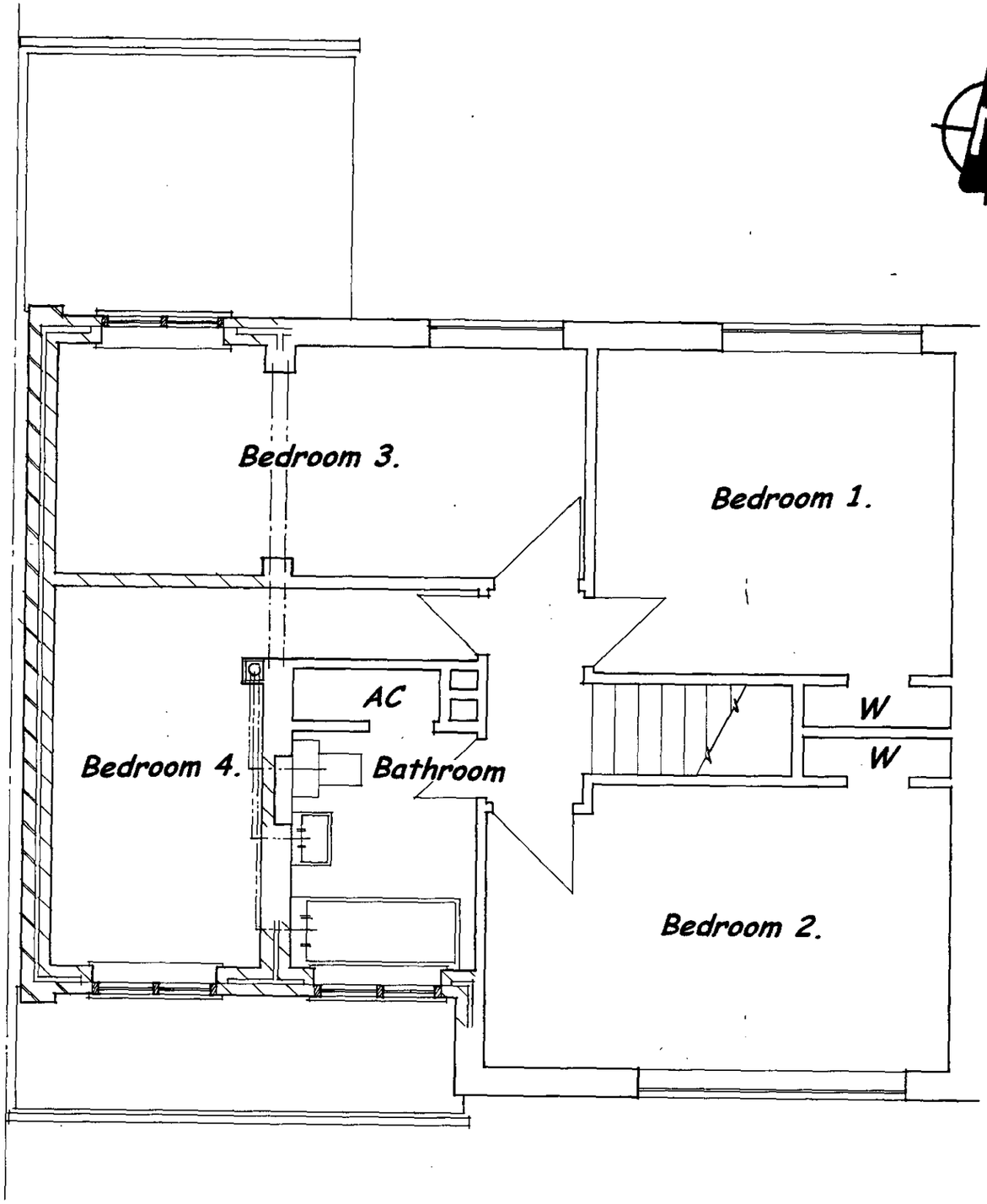
EAST ELEVATION

APPROVED

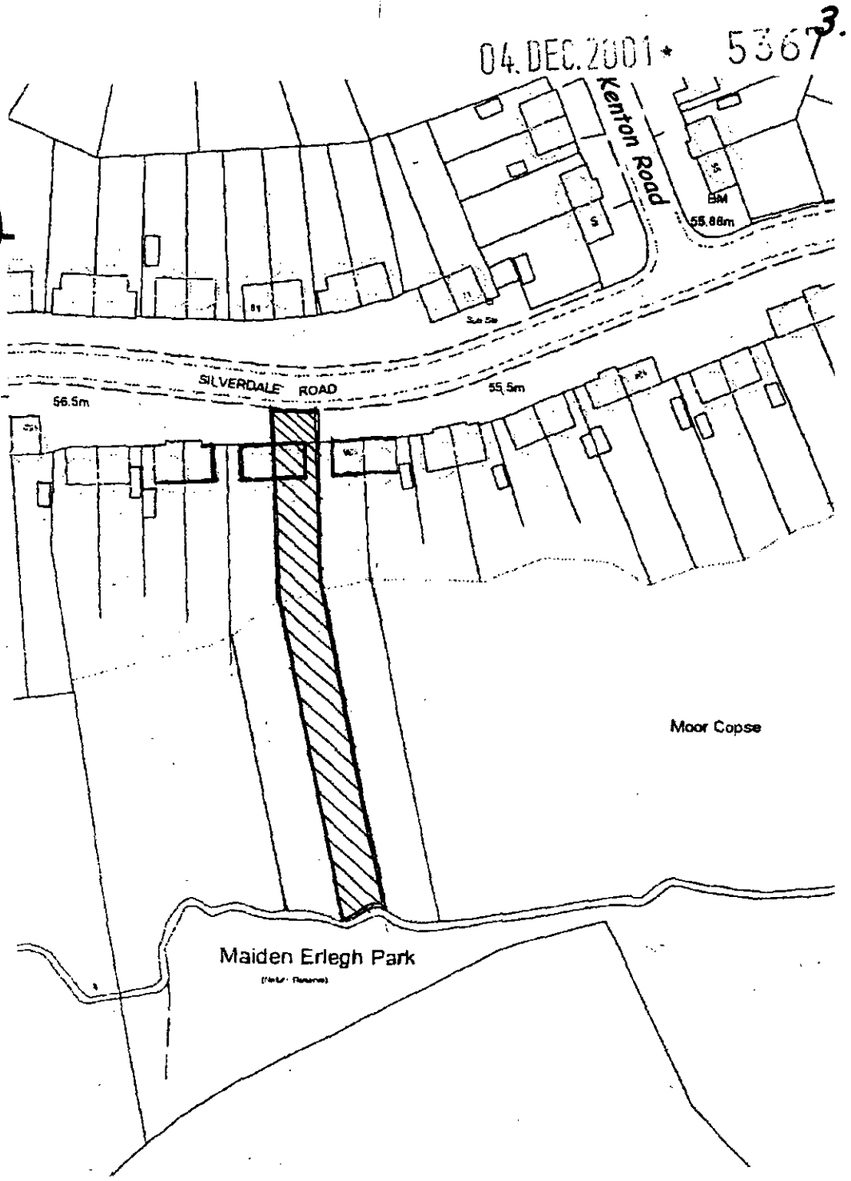
29 JAN 2002

REVISED PLAN

04.DEC.2001 * 5367



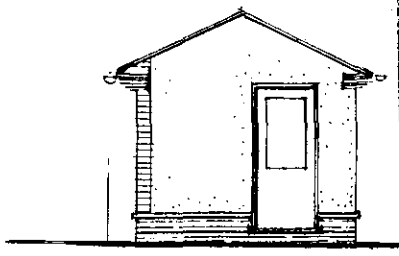
FIRST FLOOR PLAN



LOCATION PLAN 1:1250

APPROVED

2A



PLANNING SERVICES	HPT			29 JAN 2002	ACK:
POL	TLS				FILE:
DC	EHF				
APP					
CS				COPIES TO:	

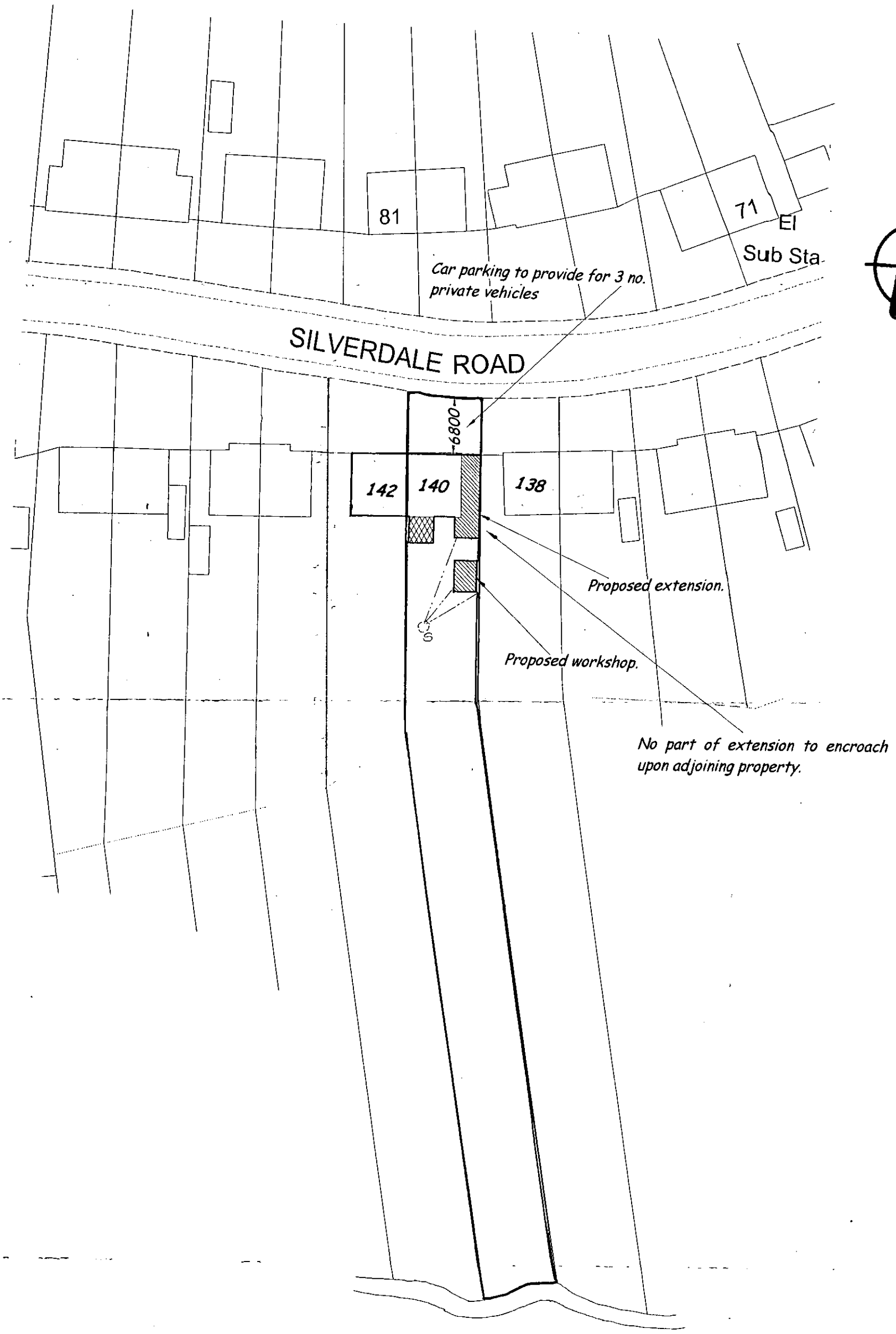
REVISED PLAN

APPROVED

FRONT ELEVATION OF WORKSHOP

GROUND FLOOR PLAN

04.DEC.2001* 53367



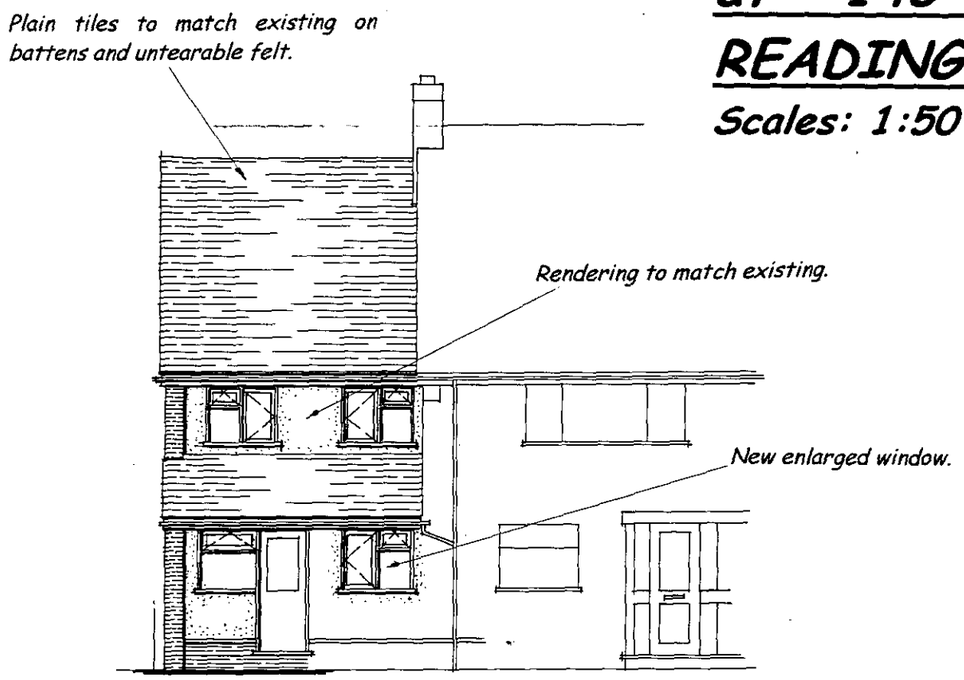
APPROVED

SITE PLAN 1:500

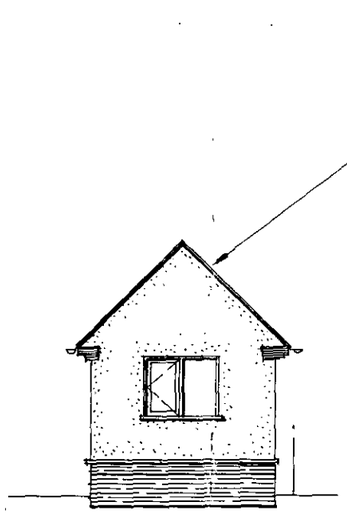
PROPOSED EXTENSION for MR A J SMITH at 140 SILVERDALE ROAD, EARLEY, READING RG6 7LX.

Scales: 1:50 & 1:100.

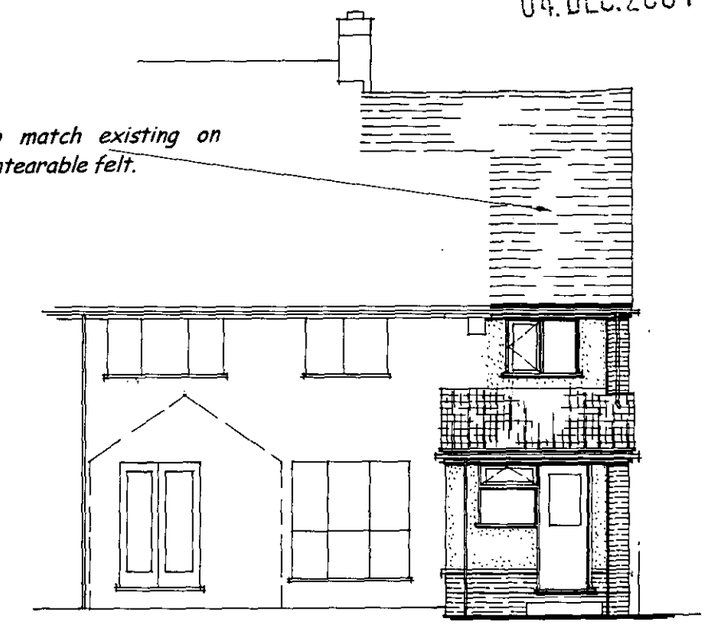
04.DEC.2001* 5367



FRONT ELEVATION



REAR ELEVATION



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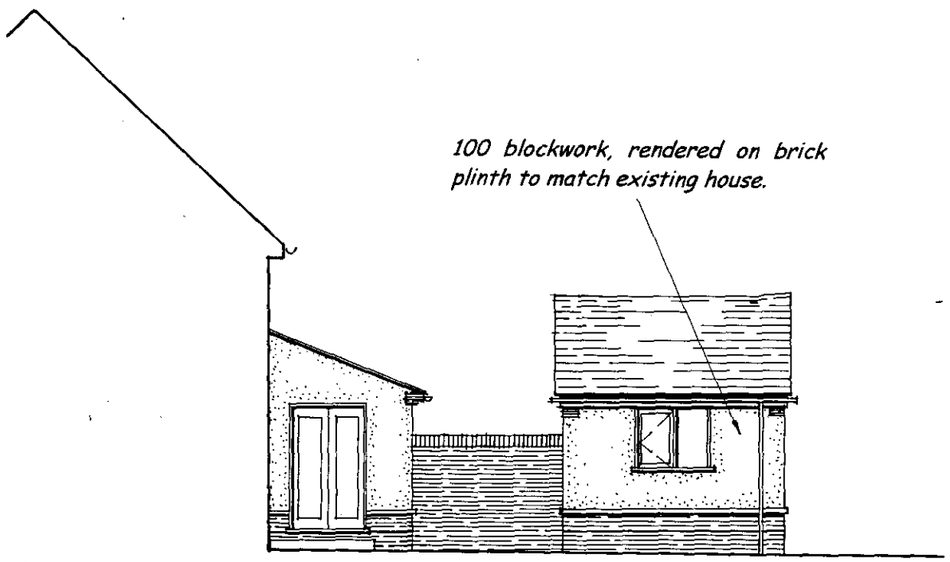
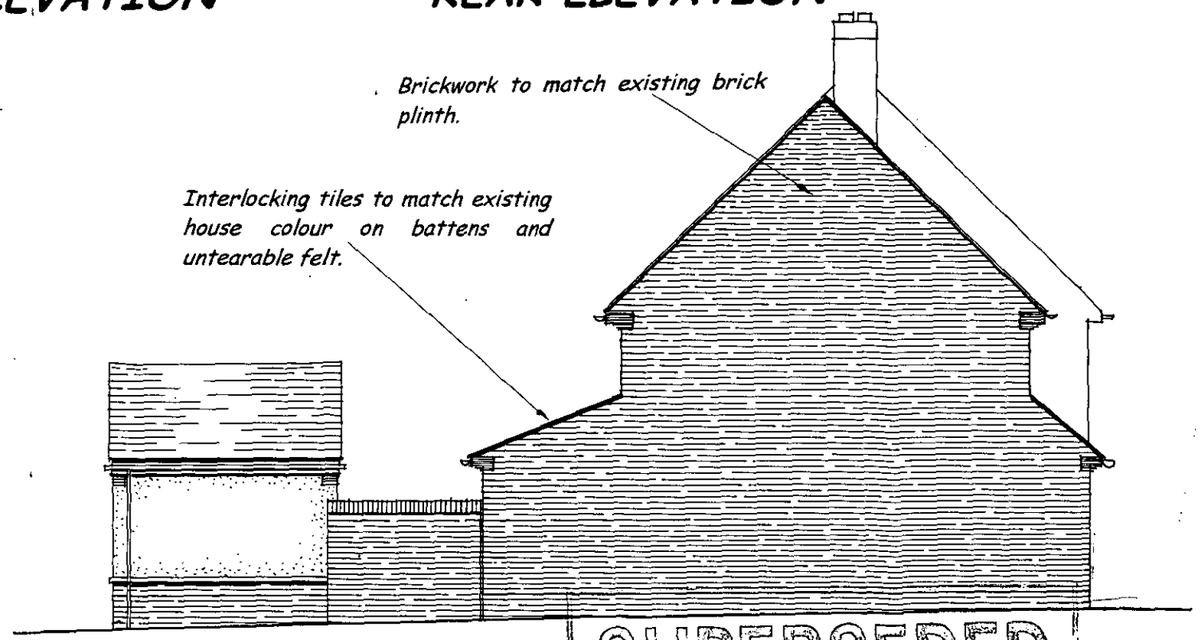


WEST ELEVATION



SUPERSEDED

EAST ELEVATION



04.DEC.2001 * 53367

SUPERSEDED

2800

3600

2400

3000

2380

7600

150

2250

Workshop

Study

Sun Lounge

Wc

Lounge

C

Cpd.

Hall

Kitchen

Dining Room

Boundary line.

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

GROUND FLOOR PLAN

Date: 20 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5367

Location: 140, Silverdale Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling plus detached workshop to rear.

Applicant: Mr A J Smith.

Case Officer: Heidi Lynch

The new plans show the following: Front elevation of workshop.

For information only.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

(RING ONE)

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

App No. 5367 (Planaps) / (Ludhouse) Date Rec. 17/12/01

Location: 140 Silverdale Rd, Earley, Reading

Parish EA

Applicant: Mr Smith

Description of attached plans

Front elevation of workshop

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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

FURTHER ACTION

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

Redate Application (Y) / N From

New Site Notice (Y) / N

New Description

CASE OFFICER Heidi L

Consultations Sent by Admin. on 20.12.PS.

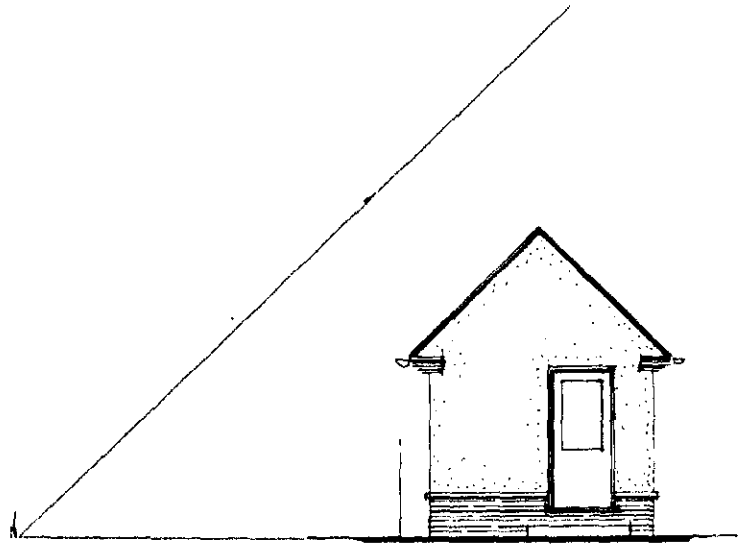
Yellow - Part One Copy
Green - Officer's Copy

5.4m

F/2001/5367

ADDITIONAL PLAN

5367



FRONT ELEVATION OF WORKSHOP

SUPERSEDED

APP

CS

17 DEC 2001

COPIES TO.

FROM: Heidi Lynch

DATE: 11 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5367

Proposal: Proposed two storey side extension to dwelling plus detached workshop to rear..

Site Address: 140, Silverdale Road, Earley, Reading.

Applicant: Mr A J Smith .

Your observations are required in respect of this application **by 04/01/2002** .

There were concerns over this proposal, as it was felt that there would be insufficient on site parking, and that vehicles may well be parked in Silverdale Road itself. Additionally, there was concern that the two storey side extension would create a terracing effect which would be of detriment to the street scene.

If the Planning Officer is mindful to approve this application, it is requested that conditions are imposed restricting the use of the workshop for domestic purposes only, and also restricting use of noisy equipment, etc. which may be used within the workshop to minimise any noise disturbance to neighbours.

PLANNING SERVICES
18 JAN 2002
COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 11 December 2001

Application Number: F/2001/5367

Proposal: Proposed two storey side extension to dwelling plus detached workshop to rear.

Parish: EARLEY TOWN

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

Applicant:
Mr A J Smith .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ Driveway to be a minimum of 7.2 metres wide, ~~and~~ surfaced with a hard bound material and the associated crossing extended to accommodate this.

2/ C122, R122.

NOT.

Signed: _____ **Print name:** AC 13/12/01

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8E[illegible]
Tel: 01635 268881 Fax: 01635 2689[illegible]

Our ref:

To: HEIDI LYNCH

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

Signed: [signature] Conservation Officer: DAVID SLATER Date: 14/12/01

Tel. (0118) 974 6442

Date: 11 December 2001

Your Ref:

My Ref: Heidi Lynch / F/2001/5367

PLANNING SERVICES	HPT
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ENGLISH NATURE
RECEIVED
FILE 14 DEC 2001
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/2001/5367

Site Address: 140, Silverdale Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling plus detached workshop to rear..

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/2001/5367** in all communications and any response should be addressed to **Heidi Lynch** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Heidi Lynch

Development Control Officer

Heidi Lynch

From: Andy Glencross
Sent: Monday, December 17, 2001 11:39 AM
To: Heidi Lynch
Subject: Planning Application F/2001/5367 140 Silverdale Rd Earley

Hi Hiedi

There appear to be no ecological grounds upon which to object to this application.

However the applicant owns a strip of the Ancient Woodland and Wildlife Heritage Site. Can we attach a condition for the production and implementation of an ecological management plan for the WHS.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

P.S. Give me a call if you want to discuss the proposed condition.

SB8

PLANNING SERVICES	HPT
POL	TRS
DC HL	SHE
APP	
CS	
03 JAN 2002	
COPIES TO:	CK.
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 02 January 2002 22:04
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Wednesday, January 02, 2002 10:11:22 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: F/2001/5367
Correspondent_FullName: Darren Willis
Correspondent_StreetAddress: 138 Silverdale Road
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG6 7LX
Correspondent_Telephone: 0118 960 7279
Correspondent_Email: dazza_willis@hotmail.com

Comments:

Heidi Lynch
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

02 January 2002

Dear Ms Lynch

Your ref F/2001/5367 - Proposed extension to 140 Silverdale Road – Mr & Mrs A Smith

We have an excellent relationship with Mrs & Mrs Smith and are sympathetic to their wish to accommodate their family in their existing property. However, although we are not vehemently opposed to the proposed extension, as direct neighbours on the side to be extended, we do have some concerns, and would hope that you would exercise your reasonable judgement as you see fit:

1) We would not wish any extension to be approved which would prejudice the acceptability of any future extension we may propose making to our own property- i.e. both properties should have an equal right to extend, regardless of which one does it first. We trust that this is dealt with by planning legislation, but make the point for the avoidance of doubt. The above notwithstanding, we do feel that if all the houses in the road were similarly extended the look and feel of the road would suffer.

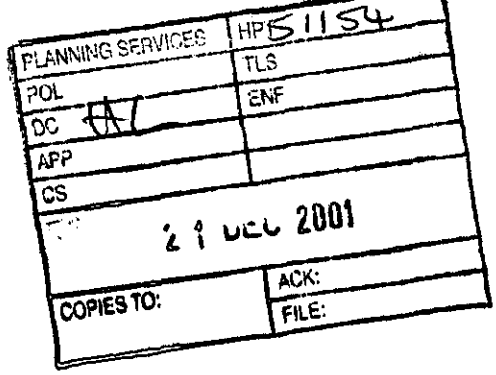
2) We are concerned at the sheer bulk of the proposed extension and the effect it will have on:
 The amount of light reaching our kitchen
 The amount of light reaching our car port
 The symmetry of the houses and the general feeling of open space currently enjoyed in this part of Silverdale Road, both from the road and from the back gardens
 An increased feeling of being hemmed in and overlooked in our back garden

3) The fact that the full height two-storey neighbouring wall, within some 6 inches of our boundary, is proposed to be plain brick, will have a particularly detrimental effect on the amount of light, as mentioned above. However we accept that were it to be rendered and painted white, in keeping with the majority of the houses in the locality, access to parts of it for maintenance and decoration would be exceedingly difficult. Whilst we would be perfectly happy to provide reasonable access from our property, to Mr & Mrs Smith to enable such maintenance, we could not guarantee that this

right would apply to subsequent owners of 140 Silverdale Road. Any innovative solution, which enabled this wall to be coloured white, and maintained, would go a long way to allaying our fears over the lack of light.

4) We have discussed and agreed in principle with Mr & Mrs Smith that the height of the separate workshop building should be reduced as this may reduce the amount of light in our back garden.

We stress again that we are raising these points largely to flag up that this extension has some negative consequences for us, to ensure that our views are acknowledged and discussed. As this is not something we deal with everyday, we are reliant on your judgement in this instance. If you consider that the proposed extension is entirely reasonable we shall of course respect your decision and wish our neighbours well with the project.



Transco

South LDZ
Asset Management Team

3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY

Telephone 02380 258258
24 hour gas escape number 0800 111 999 *

* Calls will be recorded and may be monitored

Your ref: F/2001/5367

WOKINGHAM DISTRICT COUNCIL (HEIDI LYNCH)
ENVIROMENTAL SERVICES DEPT , PLANNING
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

19 December 2001
Our ref:45696/NRSWA

Dear Sir / Madam

Re:SILVERDALE ROAD 140, EARLEY READING.

Thank you for your enquiry of 11/12/01.

Please find enclosed a copy of our plan marked with the approximate position of Transco mains. Services, which run to adjacent properties, are not marked on the plan. Accuracy of the marked position of Transco plant is not guaranteed.

For safety, you should assume that there may be additional Transco apparatus other than that marked or indicated. The information supplied is intended only as a guide for the making of exploratory holes.

It is essential to dig carefully by hand to ascertain the exact position of any plant in the vicinity of your works.

The repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs undertaken by persons other than Transco will be investigated and any incurred costs will be recharged to the responsible company.

Should you need to contact the Network Records Team direct, please telephone 02380 258213 or Fax 02380 258206

Yours faithfully,

Network Records Team

OUR NEW FAX No. IS
02380
258206

LP IN ROAD AT THIS POINT
0.5 FROM KERB

4" SI

81

71

El Sub Sta

134 00 18

(IN 3" SI) 600ST P067 CROCKMORE BRAMSHILL 55 PE (IN 3" SI)

0.5

63 PE

600 ST H/P

SILVERDALE ROAD

600 ST H/P

56.5m 6" SI

0.5 55.5m 7.1

152

138

0 10 20 30 40 50 60 70 80 90 100

0 2 3

SCALE: 1 : 500

USER ID: lg044

DATE: 19/12/2001

NRSWA RESPONSE

GRID REFERENCE :
475241, 171236

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:

Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan shows only those pipes owned by Transco plc in its role as a Licensed Public Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Transco plc, its agents or servants for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Desktop MAPS Version 2.0.1

Transco

Chandlers Ford

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Received by Wokingham District Council

Application No: F/2001/5367

PROPOSAL:
Proposed two storey side extension to dwelling plus detached workshop to rear.

LOCATION:
140, 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 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/2001/5367 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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.

Head of Planning and Transportation

11 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5367
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **11 December 2001**

My ref: F/2001/5367

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/2001/5367
140, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling plus detached workshop to rear.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5367**
140, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling plus detached workshop to rear.
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 6442

Date: **11 December 2001**

My ref: F/2001/5367

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
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Yours faithfully,

Heidi Lynch

Development Control Officer

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Case officer: **Heidi Lynch** Application Number: **F/2001/5367**
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Proposed two storey side extension to dwelling plus detached workshop to rear.
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 6442

Date: **11 December 2001**

My ref: F/2001/5367

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
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5367**
140, Silverdale Road, Earley, Reading.
Proposed two storey side extension to dwelling plus detached workshop to rear.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

F

Application Number : ~~NEW~~/2001/5367	Map No : 52
Case Officer : HL	Site Area : 0·08
Valid Date : 4 December 2001	Received Date: 04/12/2001

Level : Delegated Application

(F) **Description : Proposed two storey side extension to dwelling plus detached workshop to rear.**

Location : 140, Silverdale Road, Earley, Reading.

Parish : EA **Ward : LIT** Hunger ford . 11/12/01 JB.

Applicant : Mr A J Smith .

● **Fee Required: £95** **Fee Received: £95** (1)

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	Other side elevation workshop with door	11/12/01 JB	
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 11/12/01 TJ.

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 Gas Pipeline Consultation ✓

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England

NEIGHBOURS

.....

SIN + see map.

.....

.....

.....

.....

.....

OTHERS

- Forestry Commission
- Dinton Pastures } Ancient Woodland Consultation
- English Nature
- Woodland Trust ✓

.....

No pre-apps

ADDRESS 140 SILVERDALE ROAD PARISH EARLEY

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

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. Cl
918/56	Cooper Estates Ltd	House - Semi/Det.	4/12/56	App. Cl
PD/497/60	Mr. E. Blackford	Garage	3/11/60	App. N
PD/41/70	Mr. G. Preece	Covered Way	19.2.70	App. N
PD/351/70	"	Sun Porch	6.8.70	App N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4 Applies TPO 462/97 R/O

DRAINAGE

Environmental Services

For office use only.
Application number:

04.DEC.2001 * 5367

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	*A J Smith Esq* *140 Silverdale Road,* *Earley,* *Reading RG6 7LX* *07831 211509*
2	Agent's Name Address and postcode Phone number	*N/A*
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 *Two storey side extension plus workshop to rear.*
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	*Brick to match existing, part rendered to match existing, under 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: 3	Proposed: 4
10 Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11 Checklist. Please make sure that you enclose the following.		
a Six copies of this form signed and dated.		
b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
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

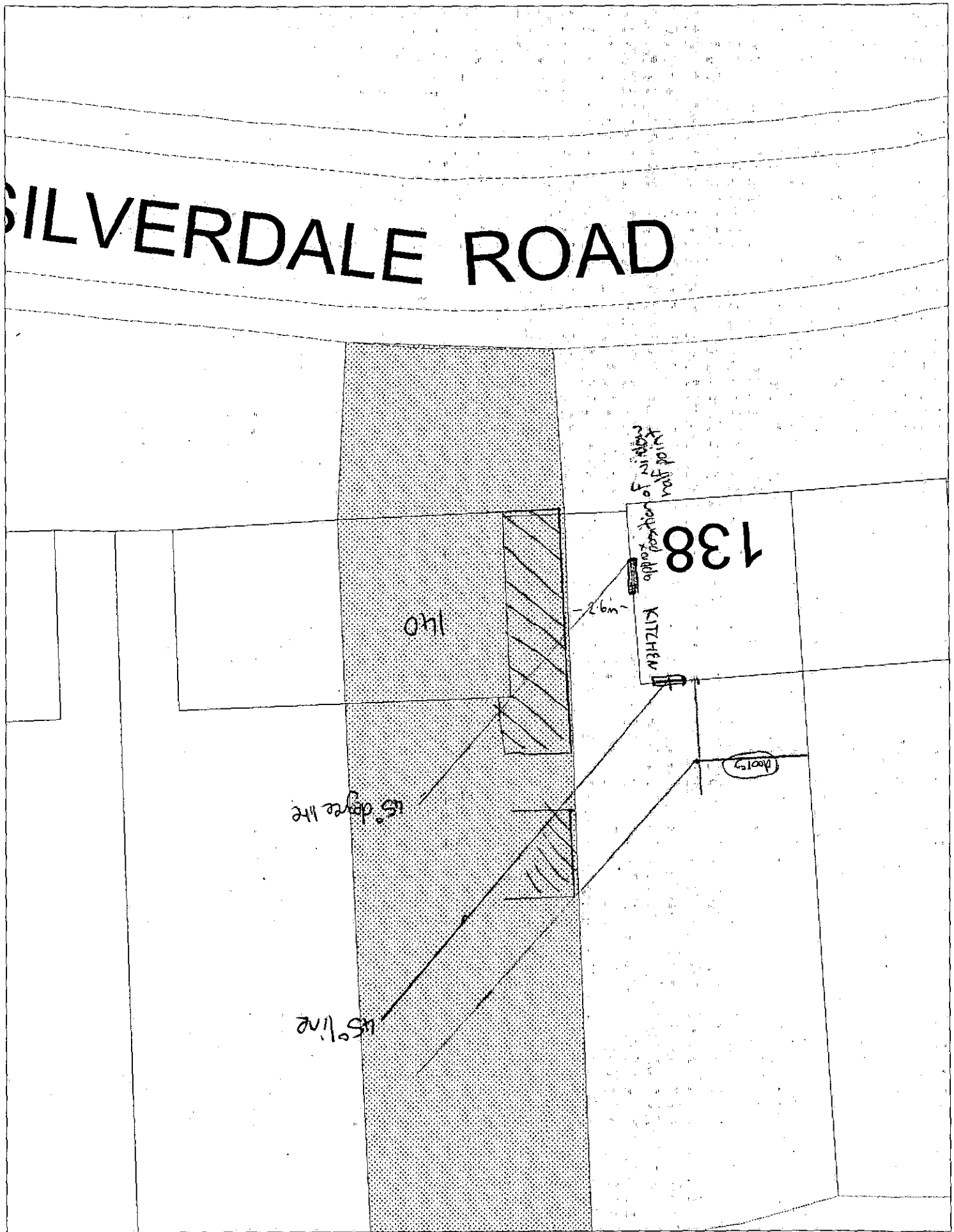
None of the land forms part of an agricultural holding.

Your signature: Adsmor

on behalf of

Date 2-12-01

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



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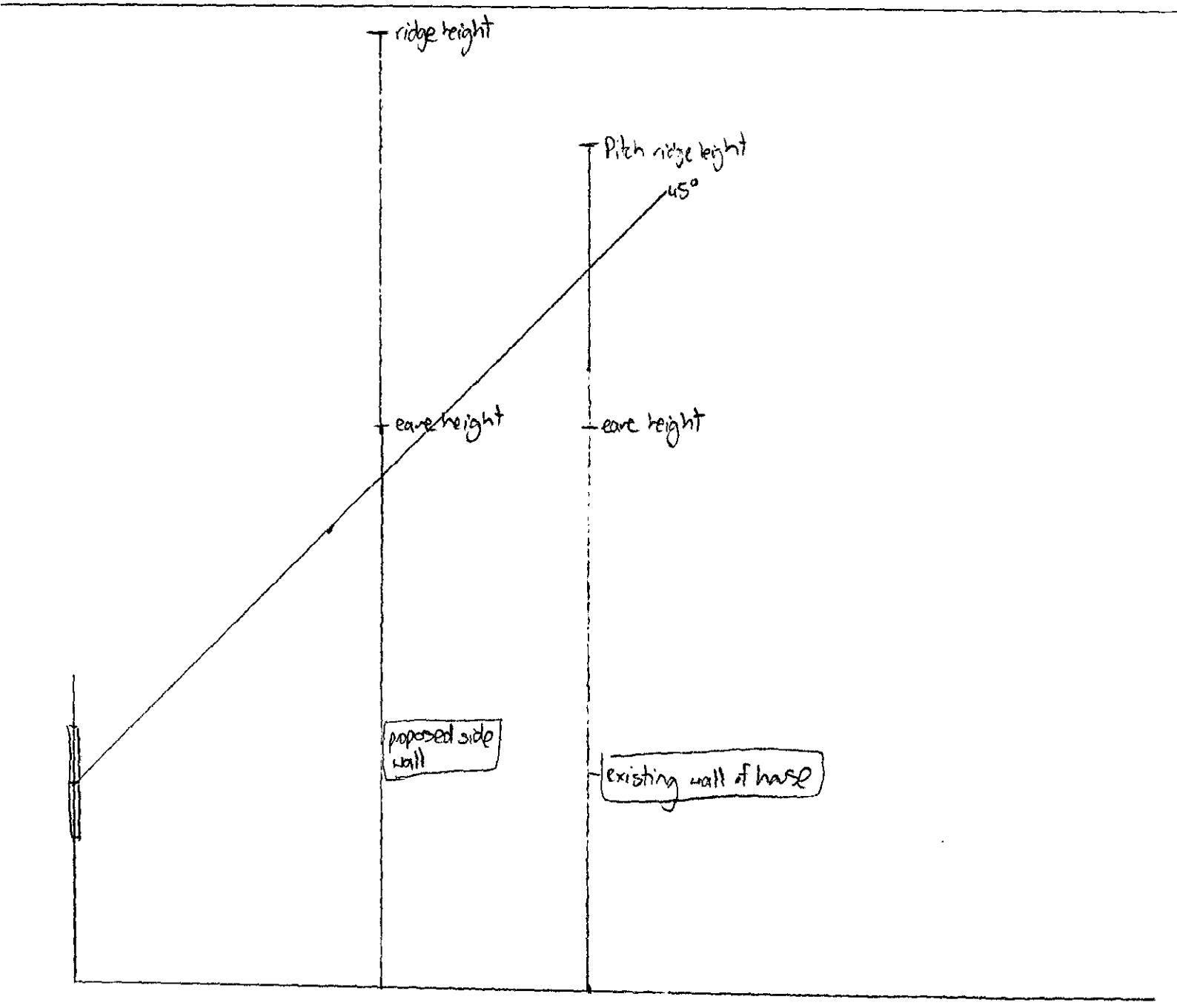
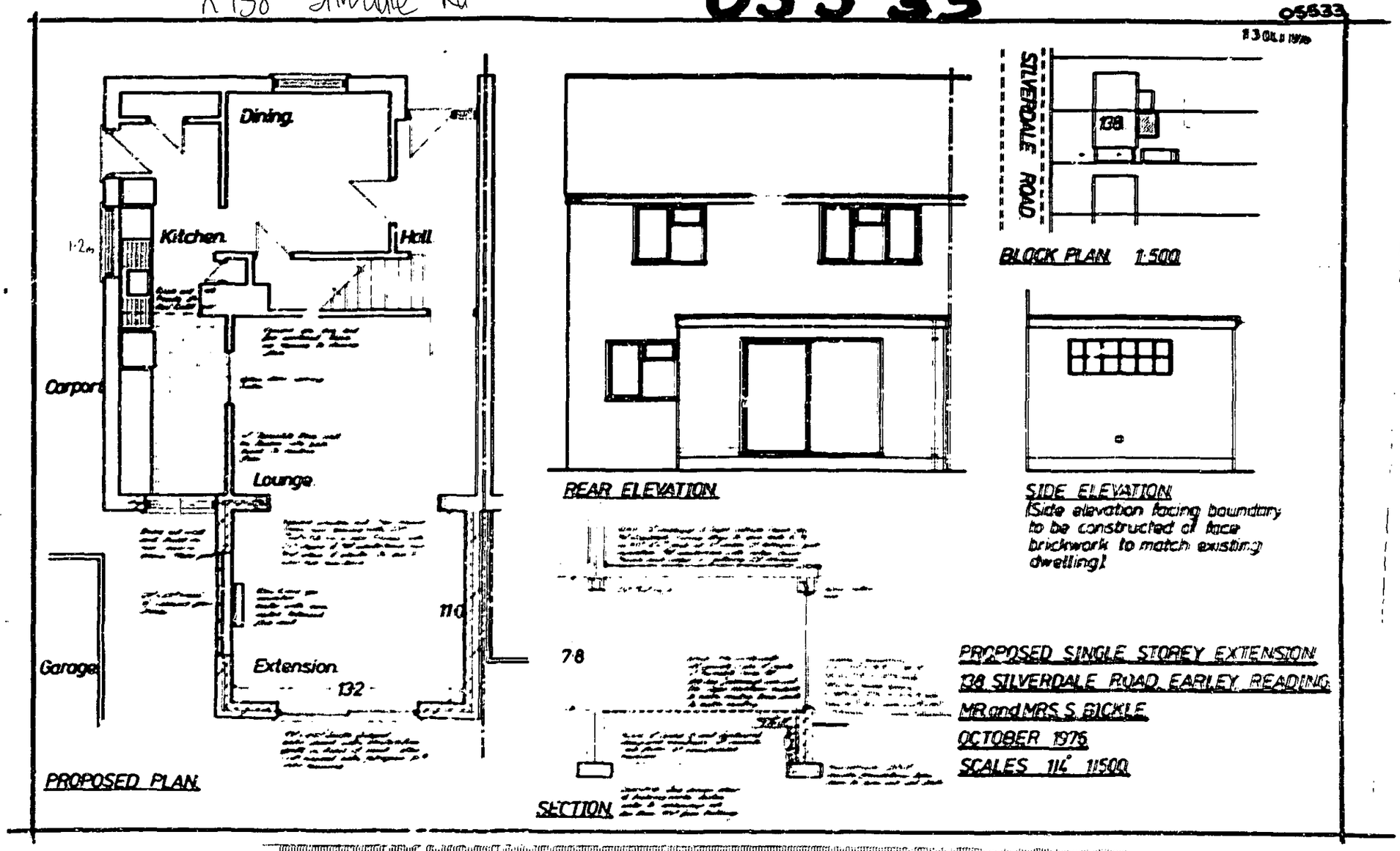
Development Control Section, Environmental Services, Wokingham District Council.
15 January 2002 Scale: 1 : 200

N
W E
S


ridge height
Pitch ridge height
45°
eave height
eave height
proposed side wall
existing wall of house

n° 138 Silverdale Rd

05533

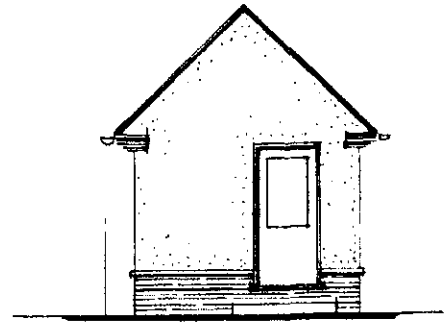


1A2 1A3

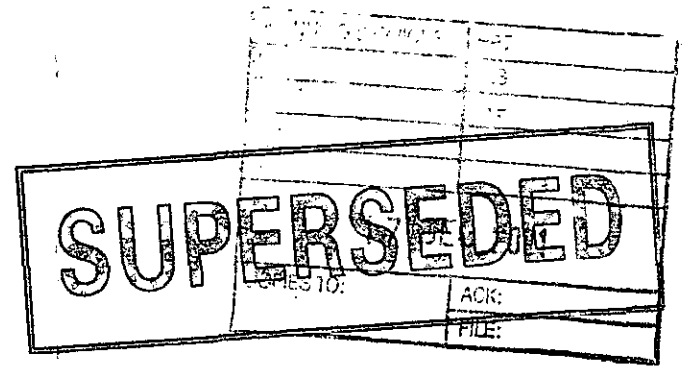
F/2001/5367

ADDITIONAL PLAN

5367 1



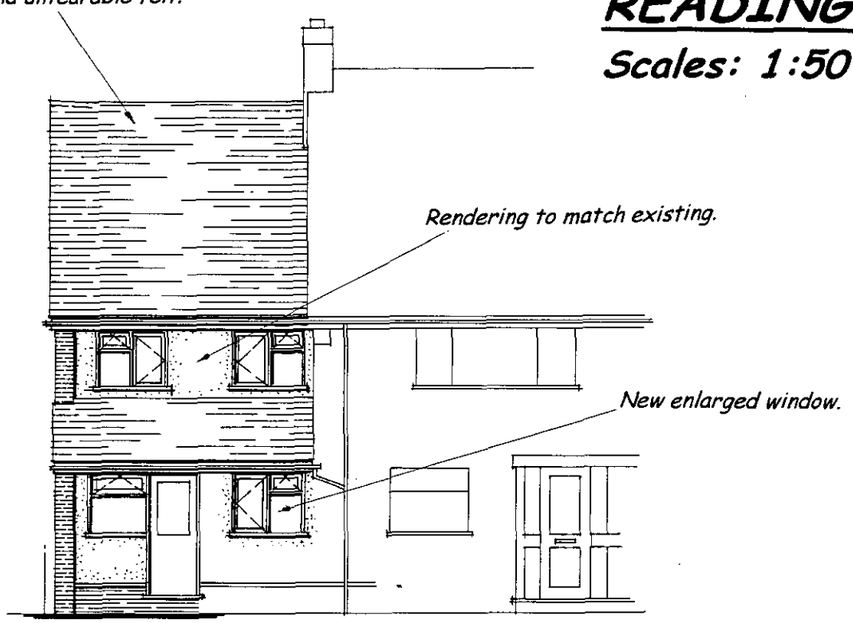
FRONT ELEVATION OF WORKSHOP



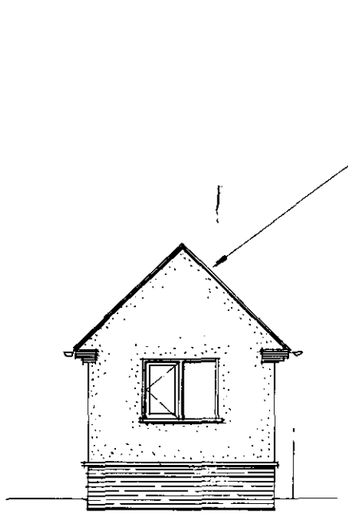
PROPOSED EXTENSION for MR A J SMITH at 140 SILVERDALE ROAD, EARLEY, READING RG6 7LX.

Scales: 1:50 & 1:100.

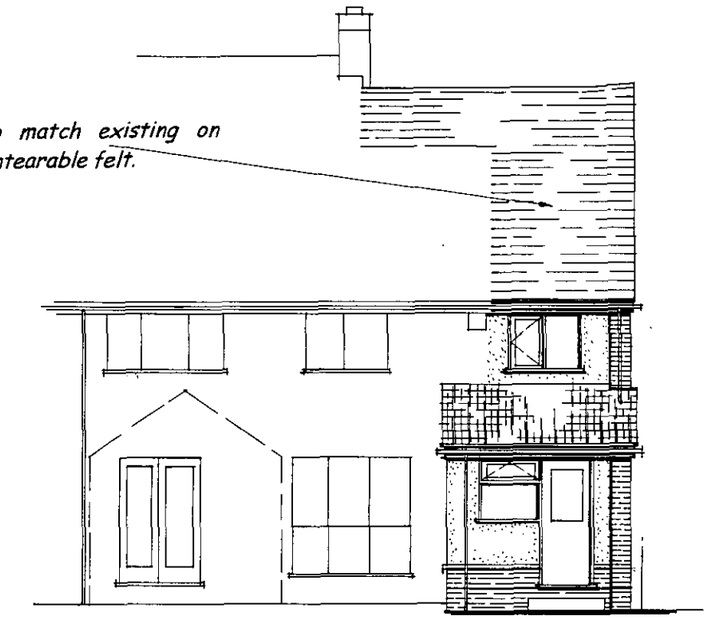
04.DEC.2001* 5367



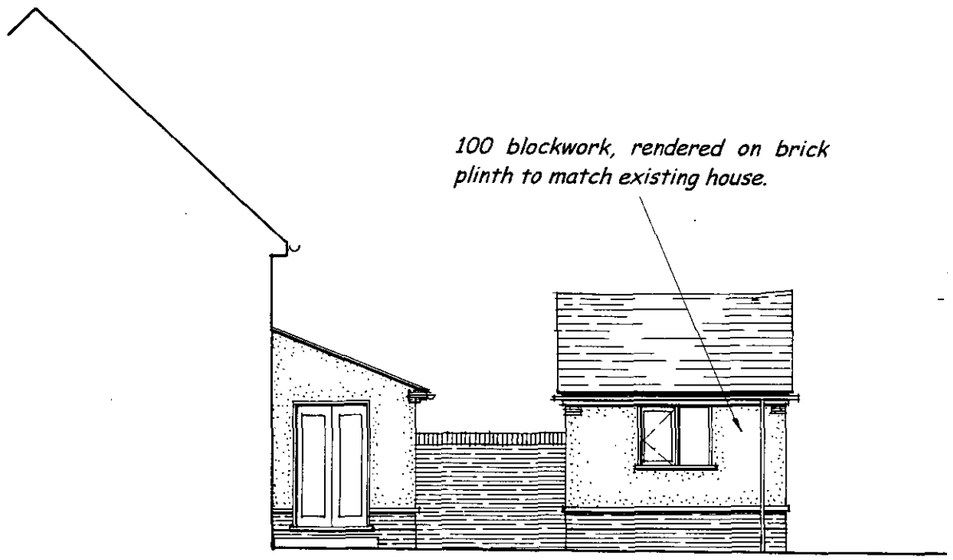
FRONT ELEVATION



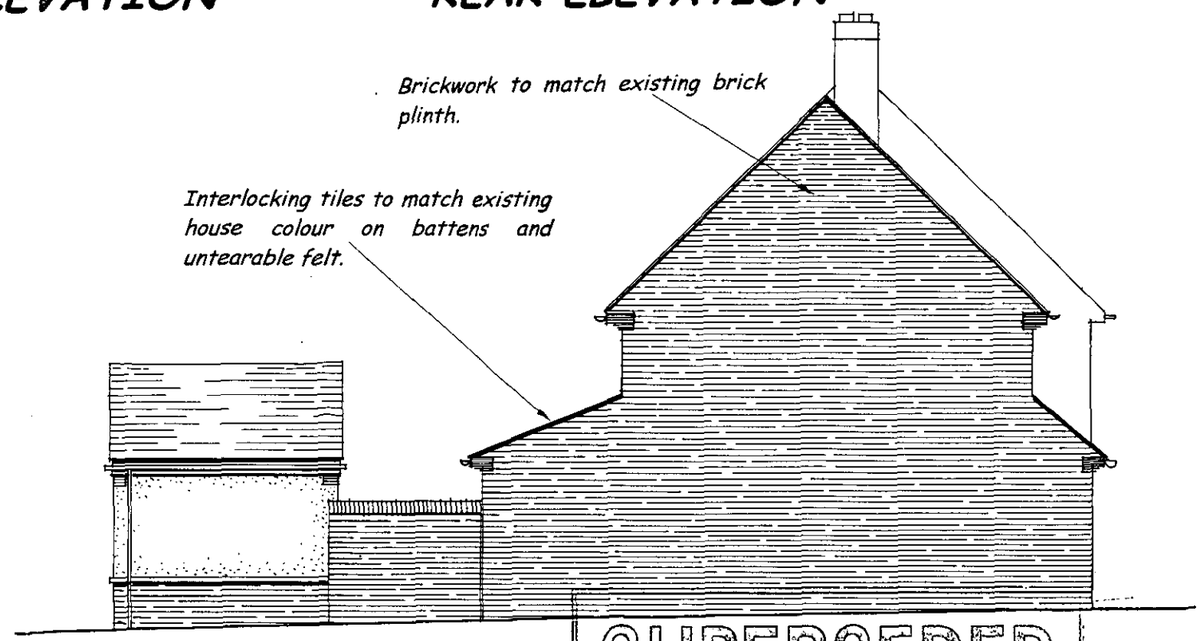
REAR ELEVATION



REAR ELEVATION



WEST ELEVATION

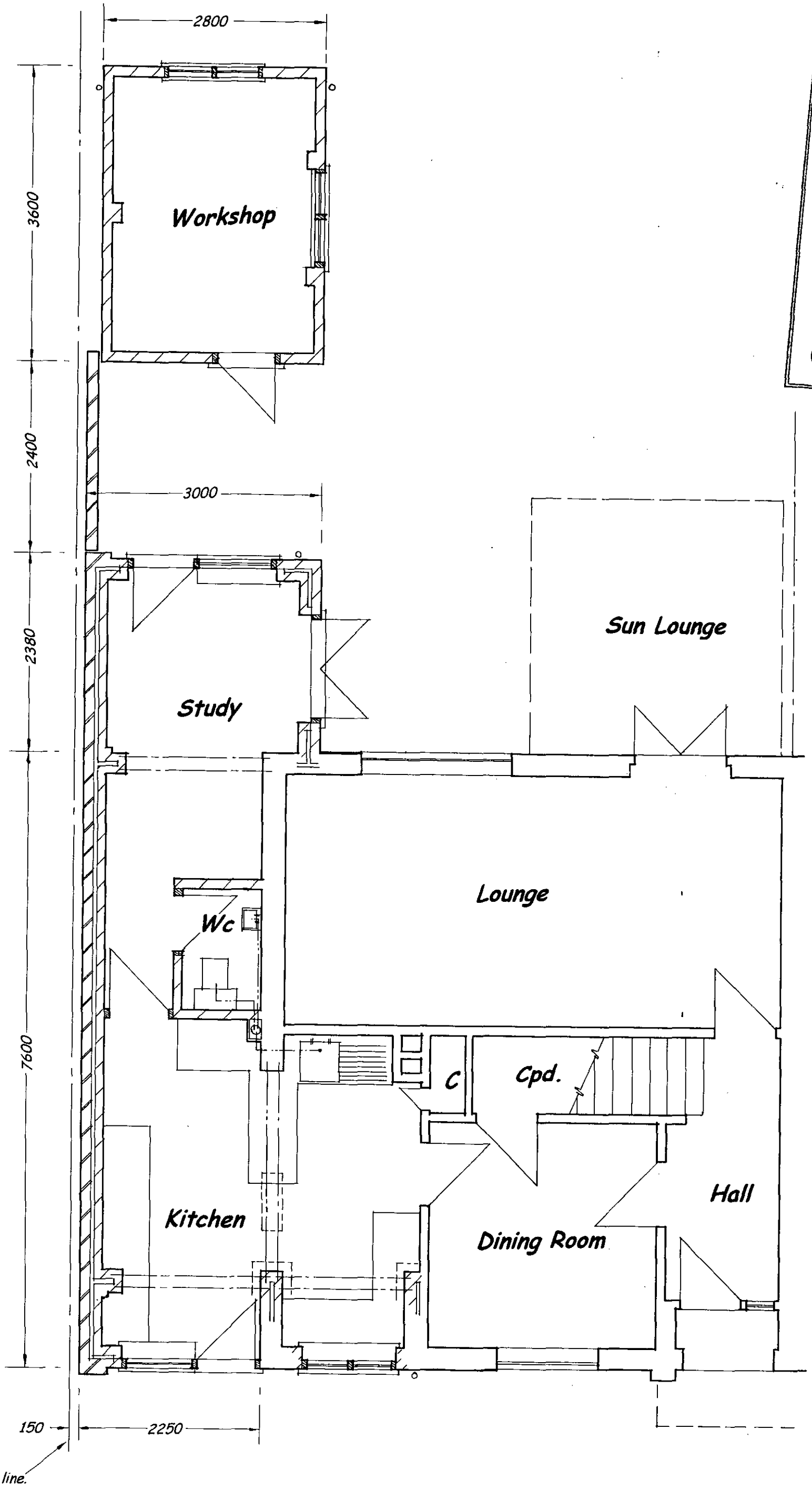


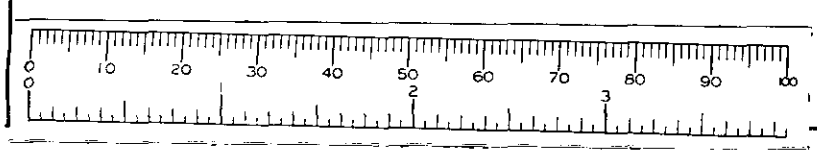
SUPERSEDED

EAST ELEVATION

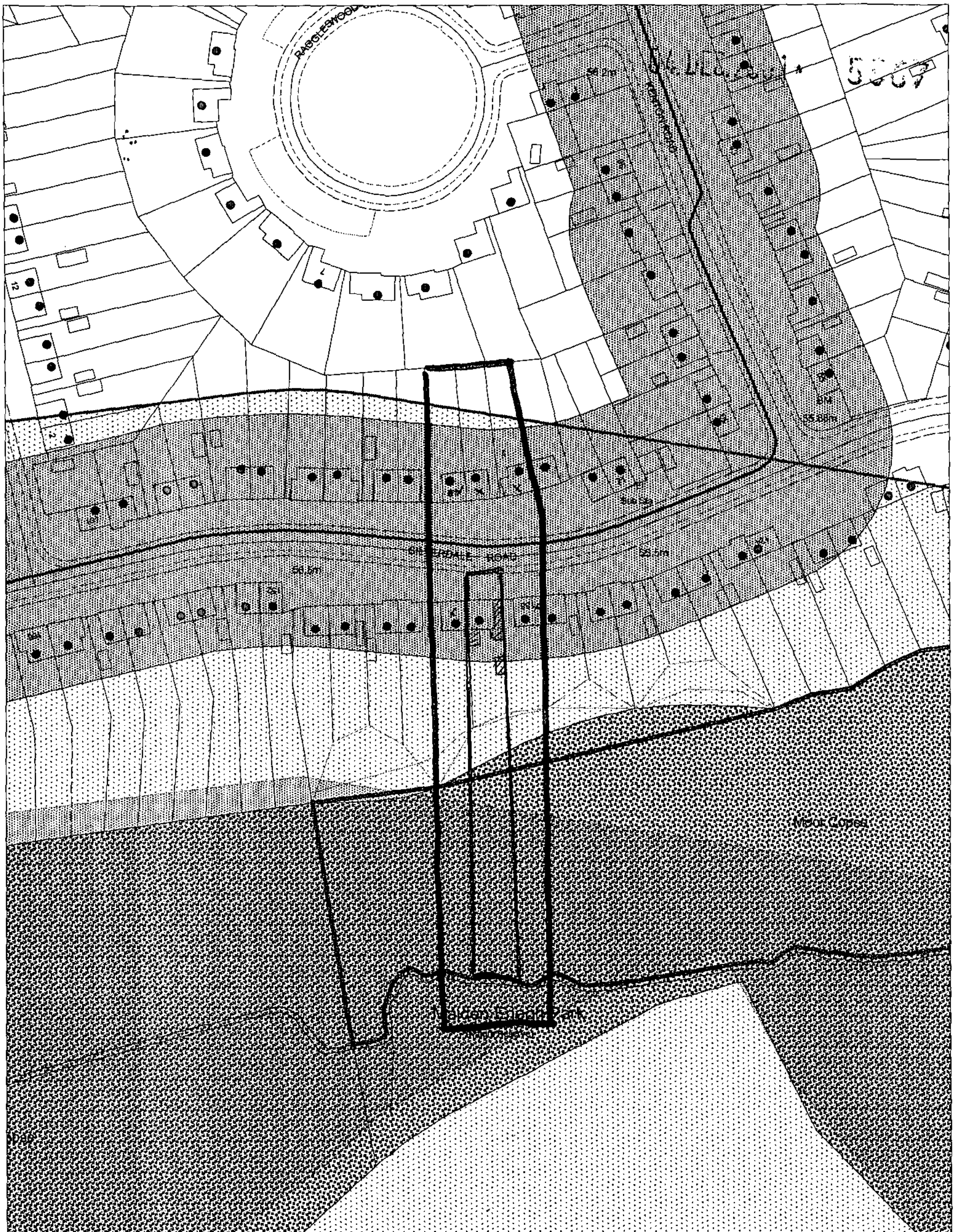
04. DEC. 2001 * 5367

SUPERSEDED





GROUND FLOOR PLAN



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Development Control Section, Environmental Services, Wokingham District Council.
7 December 2001 Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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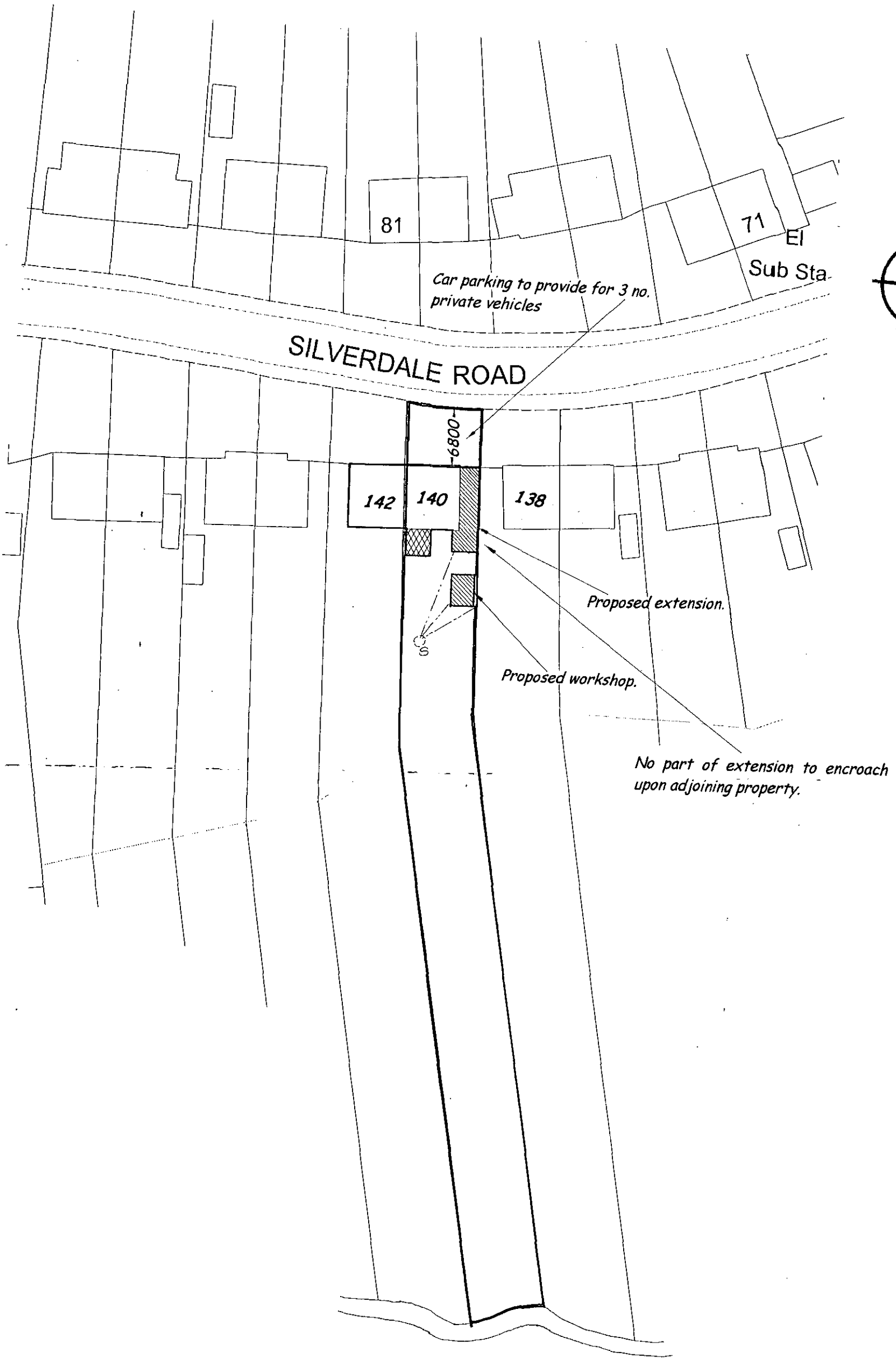
Date: 31 July 2002

N
W E
S

04 DEC 2001 * 53657

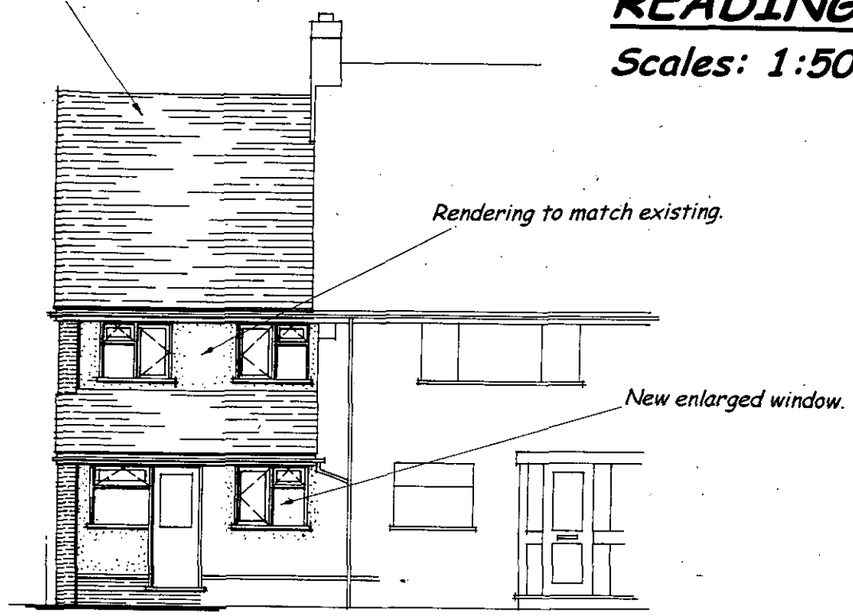


SITE PLAN 1:500

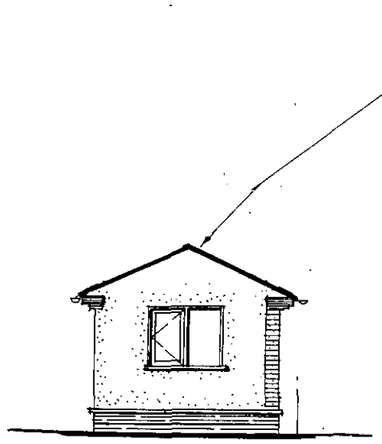
APPROVED
21/12/01

PROPOSED EXTENSION for MR A J SMITH at 140 SILVERDALE ROAD, EARLEY, READING RG6 7LX.

Scales: 1:50 & 1:100.



FRONT ELEVATION



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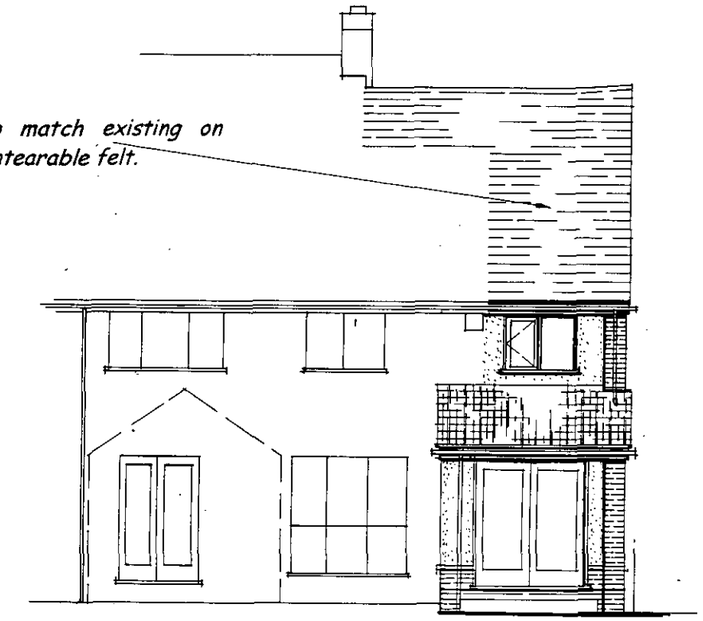

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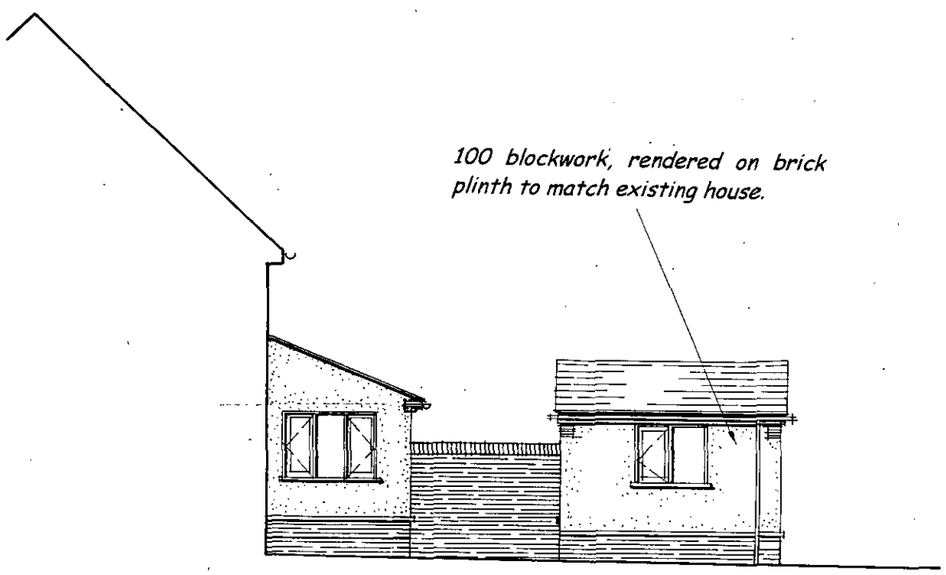
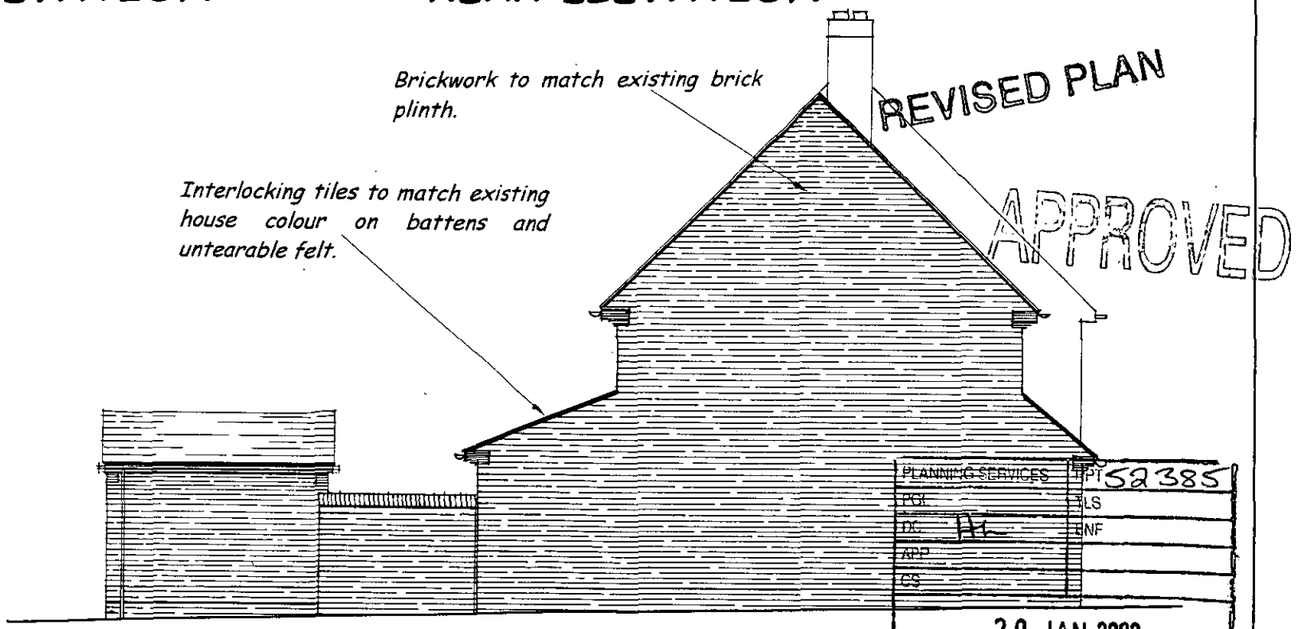


WEST ELEVATION



EAST ELEVATION

REVISED PLAN

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29 JAN 2002

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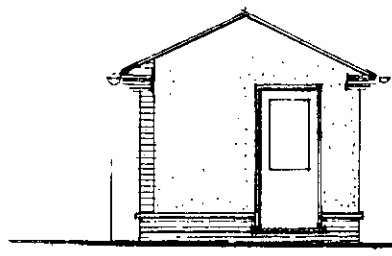

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LIC					COPIES TO:	
APP						
CS						

REVISED PLAN 2A

9/2/02

FRONT ELEVATION OF WORKSHOP

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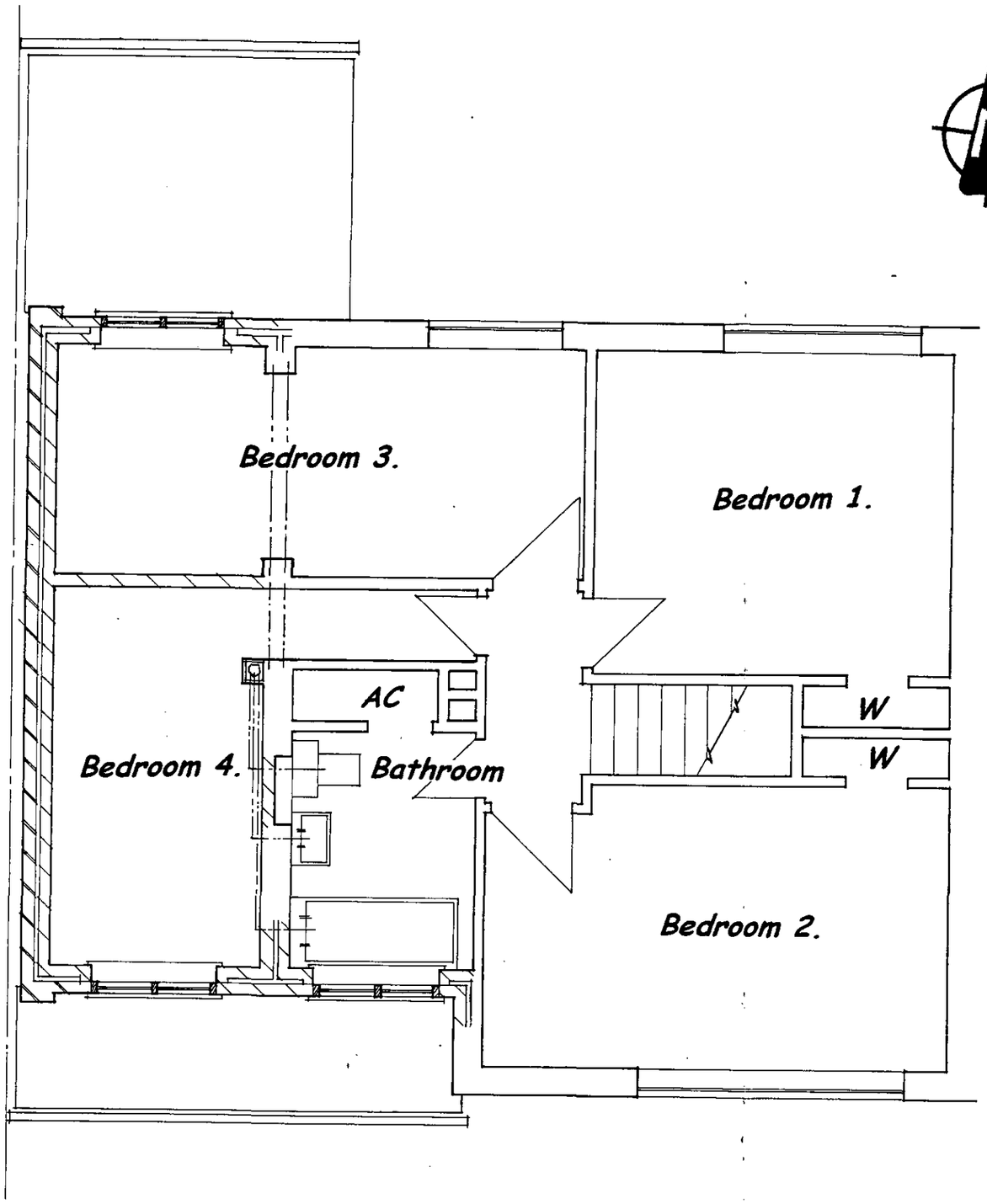
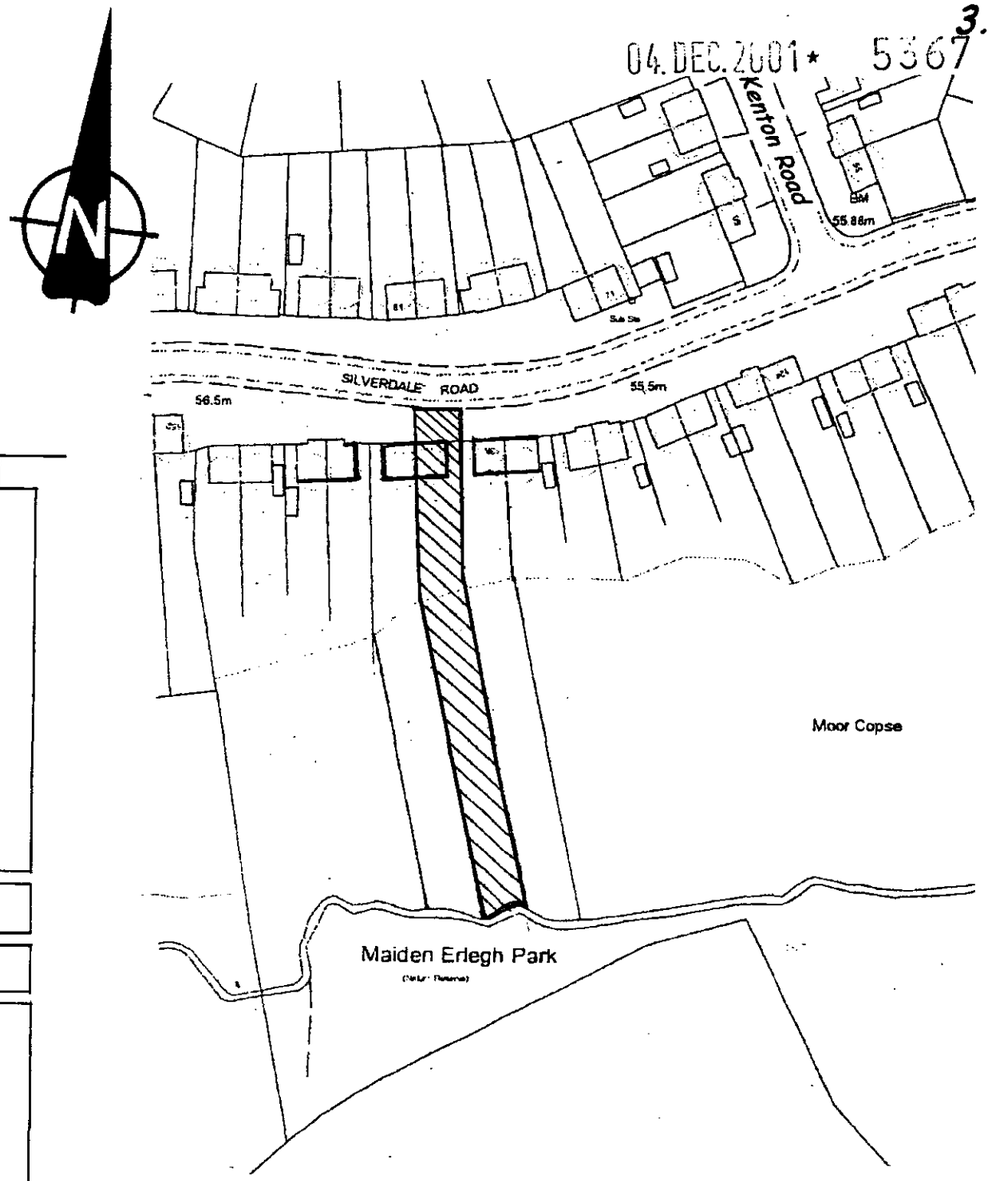
GROUND FLOOR PLAN

04.DEC.2001* 5367



FIRST FLOOR PLAN



LOCATION PLAN 1:1250

APPROVED
21/2/02