APPLICATION NO:
F/2000/1161

LOCATION:
6 Chiltern Crescent, Earley Reading.

APPLICANT:
Mr & Mrs Rassell C/O P Collis

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

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **29/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Rassell
C/O P Collis
The Beren
Hatch Gate Farm
Cockpole Green
Wargrave
Berkshire
RG10 8NE

Application Number: F/2000/1161

Parish: **EARLEY**

Location: **6, Chiltern Crescent, 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. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing No. 650/99A submitted to the Local Planning Authority on 29/06/00 showing the first floor, front elevation set back by one metre, with the front window flush with the wall and a 1.8 metre boundary fence replacing the flank wall of the existing garage.

Condition
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The first floor, bathroom window in the rear (south-west) elevation and the first floor bedroom window in the side (south-east) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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) no additional windows or similar openings shall be constructed in the first floor level or above in the side (south-east) elevation.

Condition
6. Prior to the occupation of the extension hereby permitted a 1.8 metre high boundary fence or wall shall be erected along the south-eastern boundary, with 8 Chiltern Crescent, between the front of the extension and the front of the existing garage, which the plans indicate is to be retained and thereafter maintained as such.

Condition
7. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. In the interests of residential amenity.

Reason

7. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

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

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

PC 03 190 006

ADDRESS 6 CHILTERN CRESCENT PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/224/65	Mr. B.A. Kite	Extension	10/6/65	App. N/A
PD/91/72	"	Conservatory	16-3-72	App N/A
BR 10753	MR. L. LITTLEWOOD	TOILET	24.4.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

PLANNING SERVICES	HPT 38335
POL	TLS
DC CTC	ENF
APP	
CS	
05 JAN 2001	
	FILE:

Reply req (& has been done by the looks of it!)
F/2000/1161

Emy Circuit

From: RASSELL,PHILIP (HP-Unitedkingdom,ex1) [philip_rassell@hp.com]
Sent: 04 January 2001 11:12
To: 'emy.circuit@wokingham.gov.uk'
Cc: 'rassellfamily@aol.com'; 'paul.eggleton@wokingham.gov.uk'
Subject: Your ref BC/DC/2000/1161 regarding conditions for Planning Permis sion.

Hello Emy,
I have been trying to reach you on the telephone with no luck.

I have reviewed the conditions for Planning Permission and think that none require approval prior to work commencing on site. Please could you confirm that my understanding is correct?

I gave notice to my neighbours of intention to start work on the 23rd December 2000.

Also I am perplexed that my surname on your records appears to have changed from Rassell to Parsons. Please could you get someone to correct this and let me know how it happened.

Previously my communications came via Peter Collis (who I employed to design and draw the plans), however because of his delays and since he has still to respond to me from September and October last year, I am now handling the Building Regulations approval myself and he need not be contacted.

Regards,
Phil Rassell.
Work 01344 362544
Home 01189 666726

6 Chiltern Crescent

Received by email
replied 5/1/01

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 15 December, 2000
My ref. BC/DC/2000/1161
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr P K Parsons
6 Chiltern Crescent
Earley
Reading
RG6 1AN

Dear Mr Parsons

PLANNING PERMISSION 2000/1161
SITE: 6 CHILTERN CRESCENT, EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1161 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

EMY CIRCUIT
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1161	EXC
BUILDING CONTROL NUMBER.	FP 2000/1383 Panel	
APPLICANT/~~AGENT~~	Mr P. K. Rossall.	
ADDRESS OF SITE	6 Chiltern Crescent Aldm	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S rear ext.	

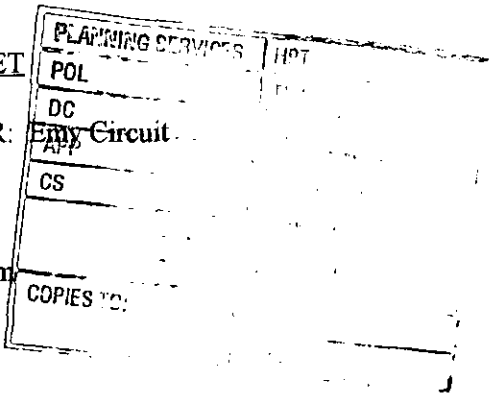
DRAWING NUMBERS	BC	DC
BLOCK PLAN	650/99A	650/99A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/2/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

TOWN COUNCIL OBSERVATION SHEET



APPLICATION NO: F/2000/1161 PLANNING OFFICER: Emy Circuit

PARISH: EARLEY

PROPOSAL: Revised Plans: showing first floor set back by 1m

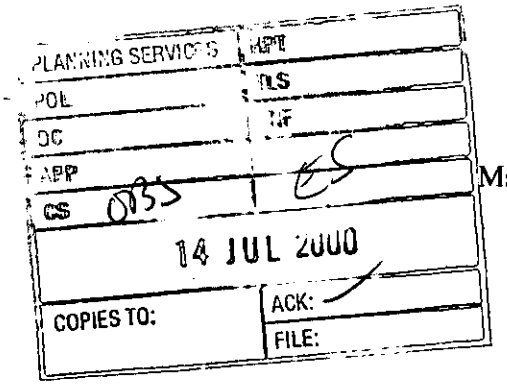
ADDRESS: 6 Chiltern Crescent

APPLICANT: Mr. & Mrs. Russell

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL



Ms K.P. Butler & Ms S.E. Jones
8 Chiltern Crescent
Earley
Reading
Berkshire
RG6 1AN

Telephone: (0118) 9260080
Email: sharon.jones@ukf.net

11th July 2000

The Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam,

Re: Planning Application No. F/2000/1161 - Proposed two storey side extension to dwelling & single storey rear extension - 6 Chiltern Crescent - Mr & Mrs Rassell.

We were advised by Earley Town Council (7/7) of an amendment to the above proposed plans and requested to review and submit our comments within 10 days. Having reviewed the amendments to the proposed plans we have the following objections and concerns: -

1. We object to the proposed replacement of the present 2.35m wall with a 1.8m fence between property no.'s 6 & 8 on the following grounds: -
    * Replacing a brick wall with a fence (material to be used not disclosed on plans) and the reduction in height will reduce the amount of privacy we presently have.
    * Our 2m side gates are supported by the existing wall and we do not believe a 1.8m fence will support them.
    * The replacement of the brick wall with the proposed fence, along with the reduction in height, will not look aesthetically in keeping with our property.
    * We believe that the removal of the wall and the installation of a fence will incur damage to, and the need to remedy/rework, our side of the property, in particular the existing side gates and the groundwork adjacent to the 'existing' wall.
    * We have been advised by the Land Registry Office that the 'existing' wall is a party boundary, for which we have not given our written consent for work to be carried out on, and we are presently seeking further advice.

2. We object to the side window in 'bedroom 1' on the proposed two storey side extension as it will directly overlook us. In addition we believe it would affect us, or a future owner/occupier, from applying for a two storey side extension, without objection, in the future as the window would in effect become redundant.

3. We remain concerned at the potential amount of light that may be lost to the side aspect of our property.

4. We are concerned that the foundations of the side extension may encroach on the boundary wall, in particular where the existing garage is to be replaced we noted that space was limited. Damage to the wall in this area may also result in damage to our side gates.

5. We noted from the plans that the space between the proposed rear extension and the rear garden garage appeared limited. Our concern is whether there is any intention in demolishing this garage as it is attached to ours.

6. In the event that planning permission is granted to remove the existing wall and erect a replacement boundary, we are concerned with how quickly this aspect of the works will be completed as removal of the wall will result in: -
    * The need to keep our pets confined indoors for long periods to ensure their safety.
    * Open access to our property.

7. If permission is granted, our other concerns are as follows: -
    * Management of works, particularly parking and access to and from our property.
    * Loss of privacy during building.
    * Ensuring drains kept clear and made good if damaged.
    * Any damage to our property is made good, to our satisfaction.

8. Other information.
    We have observed birds nesting in the roof of no. 6 at the rear corner.

Yours sincerely,

Kim Butler & Sharon Jones

Copy: Richard Raymond (Town Clerk)
Earley Town Council
Council Offices
Radstock Lane
Earley
Reading
RG6 5UL

Application Number F/2000/1161
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC04	SR04	consent / Drawing No 650/99-A / 29 June 2000 / The first-floor front elevation set back by one metre, with the front windows flush with the wall and a 1.8 metre boundary fence replace the flank wall of the existing garage
03	SC53	SR12	Work
04	SC20	SR24	the first-floor bathroom window in the rear (south-west) elevation and the first-floor bedroom window in the side (south-east) elevation
			(no additional windows....
05	SC08	SR05	At first-floor level or above in the side (south-east) elevation.
06		SR10	Prior to occupation of the extension hereby permitted a 1.8 metre high boundary fence shall be erected along the south-eastern boundary, with 8 Chatsworth Crescent, between the front of the extension and the front of the existing garage, which the plans indicate is to be retained, and thereafter maintained as such.
07	SC23	SR06	parking and garaging

6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Chiltern Crescent
Earley Reading.

APPLICATION NUMBER: F/2000/1161

OFFICER: Emy Circuit

DATE OF SITE VISIT: 23 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? front hedge

2. DESCRIPTION OF SURROUNDINGS
residential, two-storey semis

3. DESCRIPTION OF SITE/BUILDING
two-storey semi with single-storey extensions at rear and side

4. RELATIONSHIP TO ADJOINING PROPERTIES
Side walls of garage forms boundary with no 8.
3 1st floor side windows, all obscure glazed.

5. SITE CONSTRAINTS

TREES ✓

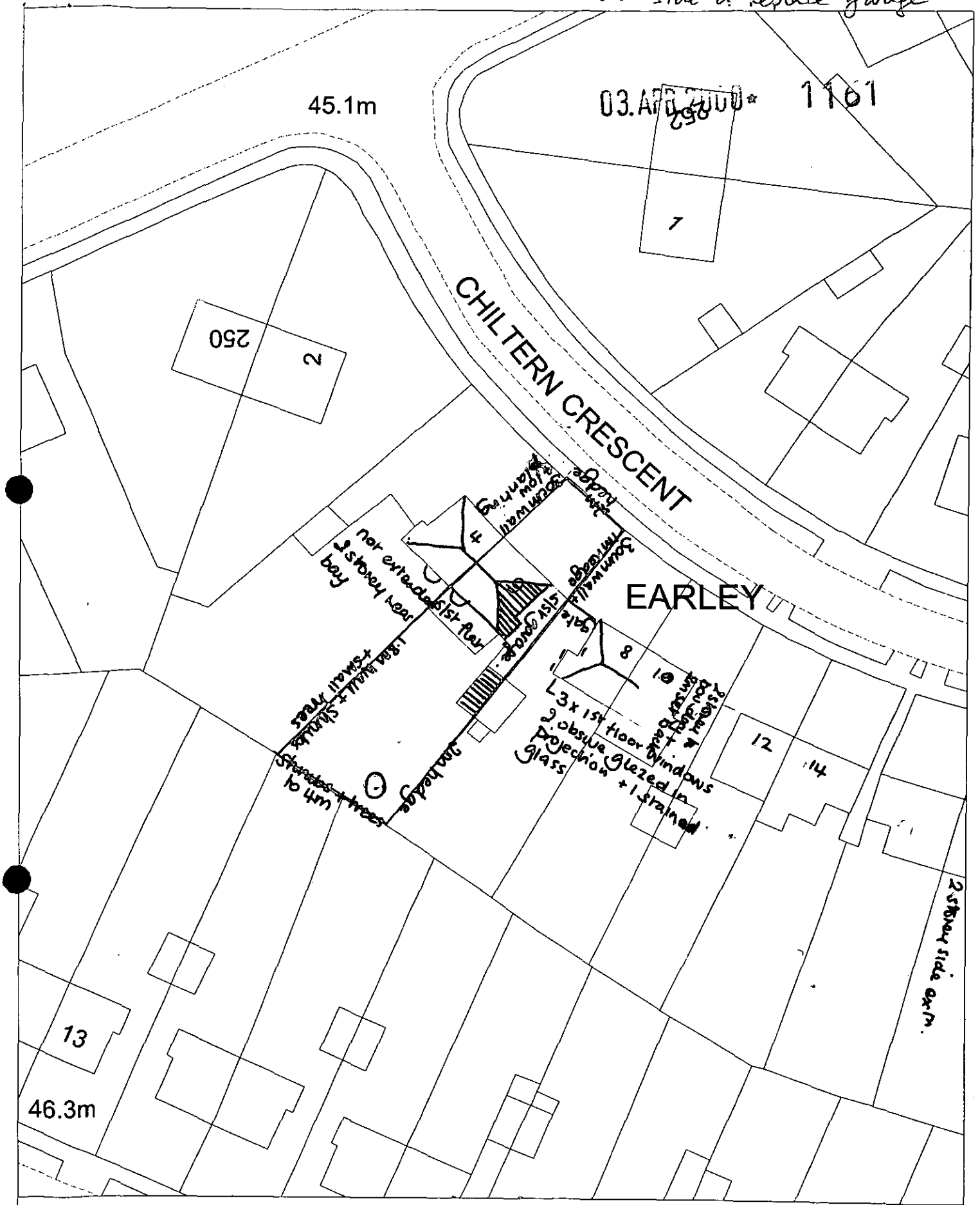
ACCESS/PARKING garage + drive

LEVELS –

BOUNDARY TREATMENT

OTHERS /

Expects to have wall at side to replace garage -


45.1m
03.AR/2000* 1161
CHILTERN CRESCENT
EARLEY
250
2
1
4
8
10
12
14
13
46.3m
Bedroom window
Entrance
Garage
Gate
Gate
Entrance
Path
Garden
Shed
Greenhouse
Patio
Lean-to
Conservatory
Bay
Porch
Garage
Path
Drive
Garden
Shed
Garage
Path
Garden
Shed
Garage
Path
Garden
Shed
Garage
Path

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1161

Applicant : Mr & Mrs Rassell C/O P Collis.

Location : 6, Chiltern Crescent, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 23 May 2000

Date Registered : 03/04/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 29/05/2000

Consultation Responses :

Highways - conditions

Earley TC - terracing effect - could be overcome if 1st floor setback increased.

Neighbours - bedroom 1 - overlooking, affect 2-storey extn at No8, loss of light, damage to boundary wall / removal of wall + implications (privacy, cost of replacement, containment of pets) poss demolition of garage.
during construction - access, privacy, drains, making good of damage. birds.

Planning Issues :

Identified Settlement

Neighbours | Streetscene

Application Number: F/2000/1161
6 Chiltern Crescent, Earley

Appraisal: 6 Chiltern Crescent is a two-storey detached dwelling with a 3 metre deep single-storey rear extension, spanning the width of the original dwelling. There is a semi-detached garage with a pitched roof at the rear of the property and a flat-roofed extension to this runs to the front of the house, filling the space between the house and the boundary and forming the boundary wall.

The proposal is to demolish the existing rear extension and the flat-roofed part of the garage and to construct a two-storey sided extension and a single-storey rear extension.

The side extension would be 3.3 metres wide. At the front of the property the ground-floor would project forward by 0.6 metres, slightly less than the existing bay windows. It was originally proposed that the first-floor of the extension would be set-back from the existing first-floor by 0.6 metres and have a bay window, which would be flush with the front of the original house. Revised plans have been submitted with the first-floor set back by one metre at the front and the window flush with the wall, which assists in further reducing the massing. The rear of the side extension would be flush with that of the original house at first-floor, while at ground-floor level a 2.5 metre deep, single-storey extension would span the whole width of the property.

The two-storey extension would have a hipped roof, the ridge of which would be 0.4 metres lower than the existing roof. The roof of the single-storey extension would be hipped with a shallow pitch and a maximum height of 3.5 metres.

8 Chiltern Crescent is set back by about one metre in relation to No 6. The two-storey extension would be to the side of the neighbouring property and, therefore, not overbearing. There may be some reduction in daylight to the landing and bathroom windows but not to any of the living rooms. The single-storey extension would project beyond the rear of the neighbouring property but, unlike the existing garage, it would be set in from the boundary by a minimum of 0.9 metres. No 8 is set back from the boundary by 3 metres so this part of the extension would not be overbearing or reduce daylighting. One first-floor side window is proposed, with a lower sill height of and this should be obscure glazed.

In relation to 4 Chiltern Crescent the depth of the replacement rear extension would be less that that of the existing extension and the pitch of the roof would be shallow enough to prevent a reduction in daylighting. Therefore, the proposals would have no significant impact on this property. The rear garden of 6 Chiltern Crescent is almost 20 metres and the properties to the rear have longer gardens so the extension would not affect them.

Recommendation: conditional approval

Applicationo	Name & Address
F/2000/1161	Ms K Butler & Ms S Jones 8 Chiltern Crescent Earley RG6 1AN

App approved,
Letter sent 12/07/00

Received by Wokingham District Council

Application No: F/2000/1161

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

LOCATION:
6, Chiltern Crescent, 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 (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

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

Tel: (0118) 974 6479

Date: **14 April 2000**

My ref: F/2000/1161

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/2000/1161
6, Chiltern Crescent, 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1161**
6, Chiltern Crescent, 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 Storry

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

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

Tel: (0118) 974 6479

Date: **14 April 2000**

My ref: F/2000/1161

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1161
6, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1161**
6, Chiltern Crescent, 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 Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]	Map No 41 ... Site ... 0.04 ...
Officer: EXC	Application No. F/2000/1161
	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: 6 CHILTON CRESCENT

Parish: EARLEY Ward: Whitegates 14.4.2000

Applicant: MR/MRS RASSELL

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

(7)

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			
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 : 14.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No Pre-apps.

NEIGHBOURS:

S/N + 1,3,4 + 8 Chiltern Cresent ✓

13,15 + 17 The Drive

Date: 04 July 2000

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2000/1161

Location: 6, Chiltern Crescent, Earley, Reading.

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

Applicant: Mr & Mrs Rassell C/O P Collis.

Case Officer: Emy Circuit

The new plans show the following: The first-floor, front elevation set back by 1 m and the window flush with the wall, and a 1.8 m boundary fence replacing flank wall of the existing garage. Drawing no 650/99A.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

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

App No. [illegible] (Planaps) / (Ludhouse) Date Rec. 29 June 2000

Location: 6 Chiltern Crescent

Ealley Parish Ealley

Applicant: Mr and Mrs Russell

Description of attached plans The first floor, front elevation set back by [illegible] and the window flush with the wall, and a [illegible] 1.8m [illegible] fence replacing front wall of the existing garage

Drawing No's: 1030 / 99 A

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: Mrs K M Butler and Mrs S I Jones, 8 Chiltern Crescent

Date for Responses FOR INFORMATION

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

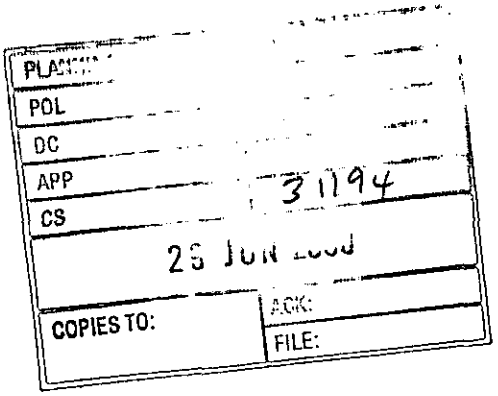
CASE OFFICER FYI

Consultations Sent by Admin. on 04.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

PLAN-it
ARCHITECTURAL CONSULTANTS
The Beren, Hatchgate Farm, Cockpole Green
Wargrave, Berks RG10 8NE
Tel: 0118. 940 1541.

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



Att Emy Circuit.

Dear Sir/Madam,

Ref; 6 Chiltern Crescent, Earley, Reading. Appl No F/2000/1161

I refer to the above application and to our telephone conversation, to which I now enclose five copies of the amended drawings

I look forward to hearing from you.

1161

Yours faithfully

Peter Collis

MINOR AMENDMENTS

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 10 May 2000
My ref: EXC/F/2000/1161
Your ref: 650/99

Mr P Collis
The Beren
Hatchgate Farm
Cockpole Green
WARGRAVE
RG10 8HE

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 Collis

6 CHILTERN CRESCENT, EARLEY – F/2000/1161

With regard to the above planning application, I called at the property on 18 April and, as no one was in, left a postcard asking the applicant to contact me to arrange a site visit. I have not heard from them since and have not been able to contact you on the number given on the application form. Please can you contact me, on 0118 974 6479, to arrange a convenient time to make a site visit?

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

FROM: Emy Circuit

DATE: 14 April 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	DPT 29734
POL	TLC
DC	FIF
CS	
23 MAY 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1161

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

Site Address: 6, Chiltern Crescent, Earley, Reading.

Applicant: Mr & Mrs Rassell C/O P Collis.

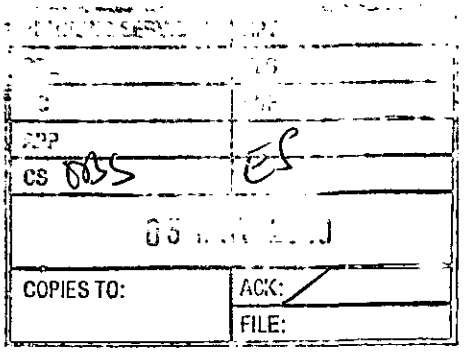
Your observations are required in respect of this application **by 11/05/2000** .

Councillors did have some concerns about this proposal as it stood, and felt that it could create a terracing effect. It was felt that if the two storey side extension was further stepped back than proposed, these concerns would be alleviated.

The Town Council is in receipt of a copy of a letter from a neighbour.

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.



Ms K.P. Butler & Ms S.E. Jones
8 Chiltern Crescent
Earley
Reading
Berkshire
RG6 1AN

Telephone: (0118) 9260080
Email: sharon.jones@ukf.net

28th April 2000

The Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam,

Re: Planning Application No. F/2000/1161 - Proposed two storey side extension to dwelling & single storey rear extension - 6 Chiltern Crescent - Mr & Mrs Rassell.

Having viewed the proposed plans we have the following concerns: -

1. The proposed two storey side extension - side window in 'bedroom 1'.
   1.1 Will directly overlook us.
   1.2 Would affect our ability to apply for a two storey side extension in the future.

2. Loss of light.
   Particularly late afternoon / early evening light from the combination of the two storey side extension and the addition of a pitched roof on the rear extension.

3. Boundary wall between no.'s 6 & 8
   That the foundations of the side extension do not encroach on the boundary wall, in particular where the existing garage is to be replaced we noted that space was limited. Damage to the wall in this area may also result in damage to our side gates.

4. Matters of concern that are not clear from viewing the plans.
   4.1 Boundary wall between no.'s 6 & 8
   From the property information we presently have we do not know who is responsible for the existing 7ft. boundary wall and it is not clear from the plans what the intention is when demolishing the existing side structure. As the roof of this structure is currently fixed and guttered to the top of the boundary wall we are extremely concerned that it might be the intention to remove the wall also. Our concerns are as follows: -

4.1.1 Complete loss of privacy.

4.1.2 Incurring costs such as the need to replace our gates / erect a replacement wall.

4.1.3 The need to keep our pets confined indoors for long periods to ensure their safety.

4.1.4 Open access to our property.

4.2 Rear garden garages.
We noted from the plans that the space between the proposed rear extension and the rear garden garage appeared limited. Our concern is whether there is any intention in demolishing this garage as it is attached to ours.

5. If permission is granted, our concerns are as follows: -

5.1 Management of works, particularly parking and access to and from our property.

5.2 Loss of privacy during summer months if building commences.

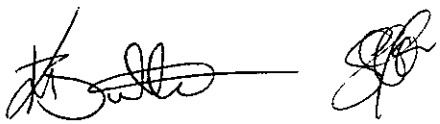
5.3 Drains, ensuring kept clear and made good if damaged.

5.4 That any damage to our property is made good.

6. Other information.

We have observed birds with nesting material entering the roof of no. 6 at the rear corner.

Yours sincerely,



Kim Butler & Sharon Jones

Copy: Richard Raymond
Town Clerk
Earley Town Council
Radstock Lane
Earley
Reading
RG6 5UL

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 14 April 2000

Application Number: F/2000/1161

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

Site Address:
6, Chiltern Crescent, Earley, Reading.

Applicant:
Mr & Mrs Rassell C/O P Collis.

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).

Sc 23 - Parking & Garaging (SR 06)

Signed: N.S.Trotter **Print name:** N Trotter

26-4-00

PC 03 190 006

ADDRESS 6 CHILTERN CRESCENT PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 1224/65	Mr. B.A. Kite	Extension	10/6/65	App. N/A
PD/91/72	"	Conservatory	16-3-72	App N/A
BR 10753	MR. L. LITTLEWOOD	TOILET	24.4.79	App. o/a

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
03.APR.2000* 1161

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	MR & MRS RASSELL 6 CHILTON CRESCENT EARLEY
2 Agent's Name Address and postcode Phone number	P. CONNS. THE BEREN, HATCHGATE FARM, COCKPOLE GREEN, WARGRAVE, RG.10. 8NE. 0118 944 5411.
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.	6, CHILTON CRESCENT, EARLEY.
4 Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION
5 Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6 Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXISTING ROOF TILES TO MATCH EXISTING
7 Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8 Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 1
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.

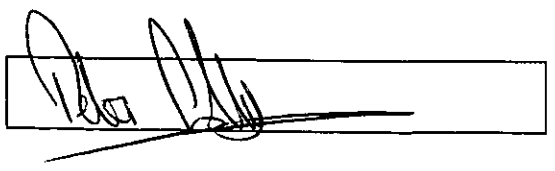
Certificate B

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

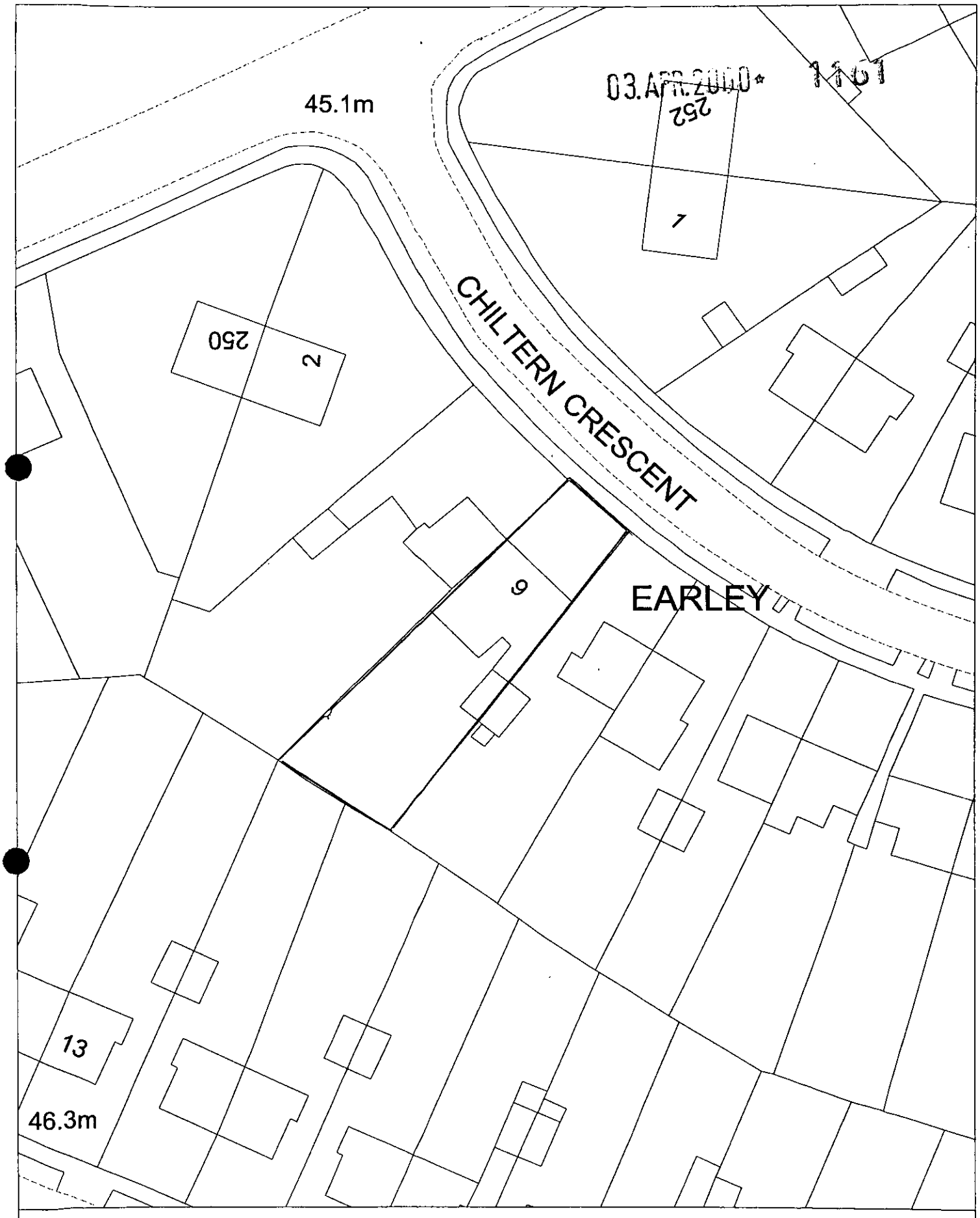
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of Mr & Mrs Rassell.

Date 27.3.00

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



Site Plan, Scale: 1 to 500

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Date: 30 March 2000

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03 APR 2000 1161



Site Plan, Scale: 1 to 2500

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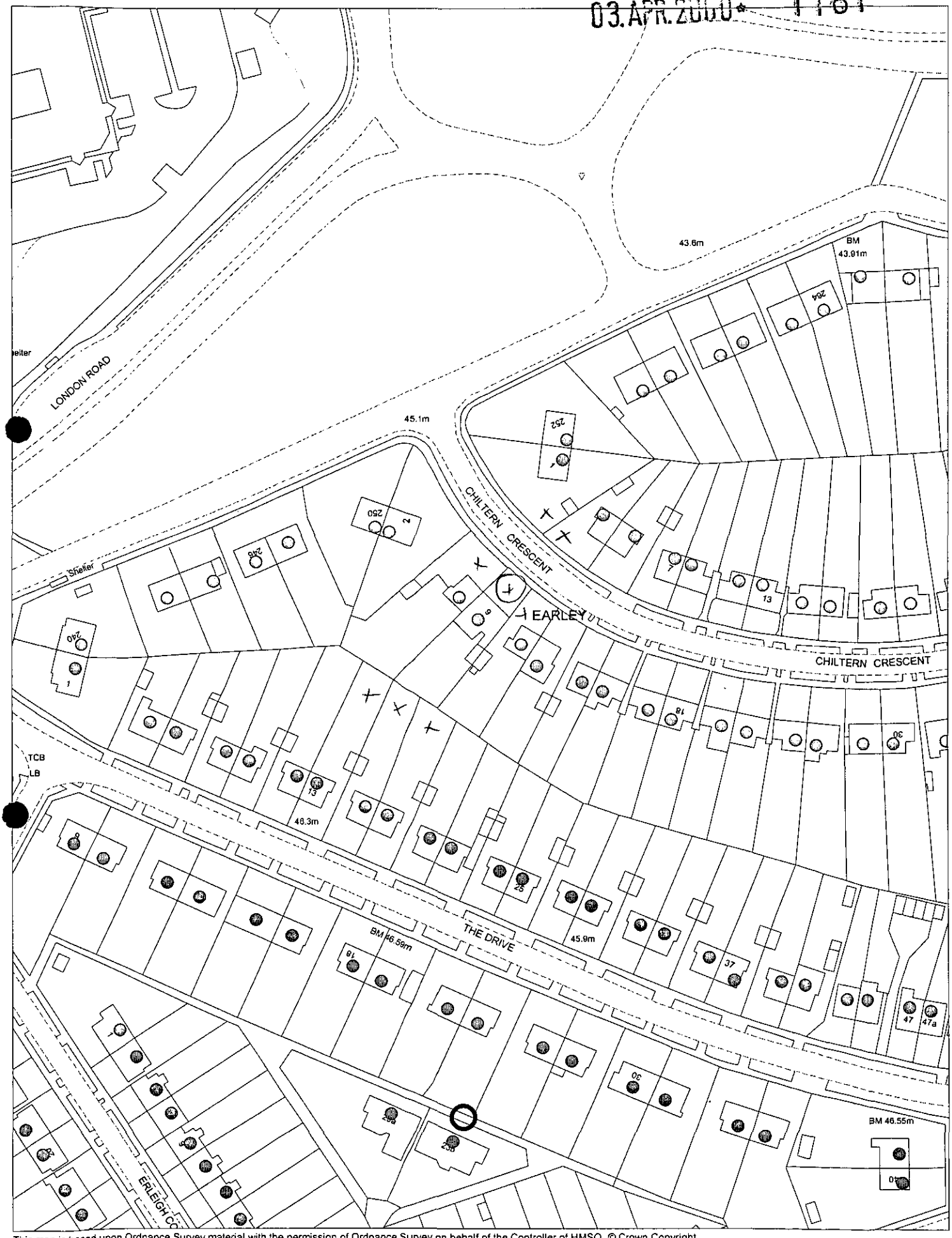

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Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 1250

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