APPLICATION NO:
F/2000/2236

LOCATION:
84 Chiltern Crescent, Earley Reading.

APPLICANT:
Mr Sheikh C/O Peter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling and front porch.

EARLIEST DATE FOR DECISION: **23/09/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/10/2000

CASE OFFICER: **George Allpress**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Sheikh
C/O Peter H Watkins
48 Broomfield Road
TILEHURST
Berkshire
RG30 6AL

Application Number: F/2000/2236

Parish: **EARLEY**

Location: **84 Chiltern Crescent, Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling and front porch.**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to resemble 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 side elevation 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policy WBE1

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

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

John Mitchell

John Mitchell
Development Control Manager
Date: 26/10/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2236	GA
BUILDING CONTROL NUMBER	FP 2000/1037	Paul
~~APPLICANT~~/AGENT	Peter A. Watkins	
ADDRESS OF SITE	84 Chiltern Crescent EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext (and porch - DC)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20091	PW 20091 A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/11/00.	

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	

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

Tel: 0118 974 6442

Date: **30 August 2000**

My ref: F/2000/2236

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/2000/2236
84, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and front porch.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2236**
84, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

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

Tel: 0118 974 6442

Date: **30 August 2000**

My ref: F/2000/2236

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2000/2236**
84, Chiltern Crescent, Earley, Reading.
Proposed two storey side extension to dwelling and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

Received by Wokingham District Council

Application No: F/2000/2236

PROPOSAL:
Proposed two storey side extension to dwelling and front porch.

LOCATION:
84, 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 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/09/2000. 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

30 August 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2236

Applicant: Mr Sheikh C/O Peter H Watkins.

Location: 84 Chiltern Crescent, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and front porch.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		**07/09/00**

Date of Neighbour Notifications: 30/08/00

Date of Site Visit: 14/09/00

Date Registered: 21/08/2000

Earliest Date for Decision: 23/09/2000

Latest Consultation Date/Site Notice Expiry Date: 23/09/00
28/09/00 (GA)

This application will have expired on: 16/10/2000. 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 - recommend approval subject compliance with Plan standards.

Earley Town Council - Councillors felt that the first floor of the proposed extension should be set back by 1.0 metres to minimise the terracing effect.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to the street scene, neighbour amenity, parking and highway safety.

The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2236

Appraisal:

The application proposes a two storey side extension and front entrance porch.

The first floor of the proposed extension would be set back behind the front elevation by a recess at a depth of 1.0 metre, and the roof line would be subservient to the existing. The side extension would project beyond the rear building line by around 1.0 metre abut an existing garage at the rear and form a continuous boundary with the garage on the side facing no.82 the unattached neighbour.

The first floor element conforms with other similarly extended dwellings on this street. The alterations would read as subservient to the existing dwelling and minimise any terracing affect if repeated on the adjacent house.

No.82 has three small obscure glazed flank windows. No habitable rooms would be impacted upon, and therefore no material loss of light would result.

The two dwellings share the same building line and therefore no overbearing impact would result.

The applicant has submitted revised drawings which demonstrate the Council's parking standards can be met.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/2236
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT ....in the side elevation of the extension .....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1 and LBE2: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

2	N06		WITHIN CURTILAGE
3	N04		PLANNING PERMISSION ONLY (NOT BR APPROVAL)

26/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 84 Chiltern Crescent, Earley, Reading.

APPLICATION NUMBER: F/2000/2236

OFFICER: George Allpress

DATE OF SITE VISIT: 14/0/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street comprising two storey semi-detached houses built of a design, pattern and style that is more typical of inter-war years suburban housing. A number of houses have side extensions the typical pattern is that the first floor level is recessed to retain the semi-detached nature to the dwellings.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey brick built house with hip roof and plain clay roof tiles and attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES South western half of attached pair, attached neighbour being no.86. Unattached no.82 to south west and separated by its own half of the shared driveway.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	Single garage and off street front parking for one car.
LEVELS	Land falls to the west.
BOUNDARY TREATMENT	Dwarf walls to front, timber fencing to rear.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 30 August 2000

Application Number: F/2000/2236

Proposal: Proposed two storey side extension to dwelling and front porch.

Parish: EARLEY TOWN

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

Applicant:
Mr Sheikh C/O Peter H Watkins.

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) Highways recommend that the driveway is widened to 4.8m (minimum) and the crossing extended to accommodate this. SR:14

(2) Please ensure that the garage has minimum internal dimensions of 2.5m x 5.0m to comply with our standards, this is not the case currently.

(3) SC:23 (INSERT: Parking & Garaging) SR:06

Signed: [signature] **Print name:** ADAM COSSINS

31/8/00

Adam,
Can I have your comments re: Revision.
Thanks [initials] 23/10

Numerous precedents
most recent 6 Chiltern Crescent
F/2000/1161

3458C

FROM: George Allpress

DATE: 30 August 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2236

Proposal: Proposed two storey side extension to dwelling and front porch..

Site Address: 84, Chiltern Crescent, Earley, Reading.

Applicant: Mr Sheikh C/O Peter H Watkins.

Your observations are required in respect of this application **by 23/09/2000** .

Councillors felt that the first floor of the proposed extension should be set back by 1m to minimise the terracing effect.

DELEGATED

SIGNED: _____ DATE: 21 SEP 2000

Clerk To Earley Parish/Town Council.

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/[illegible]/7336 relates.

Address of site 84, CHILTERN CRESCENT

EARLEY, READING, BERKS, RG6 1AN.

Signed

Date 7-9-00.

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 AUG 2000

Officer: GA | Application No. F/2000/2236

Map No. 41.. Site ..0:06.....

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 FRONT PORCH

Location: 84 CHILTERN CRESCENT

Parish: EARLEY Ward: WHITEGATES

30.8.00

Applicant: MR SHEIKH

Joint cheque with B/conv.

Fee Received 95-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of new porch	30.8.00	
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 : 30.8.00. 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 (BABTIE) .....
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 + 65, 67, 82, 86 Chiltern Crescent ✓
11, 15 Sidmouth Grange Close ✓

Environmental Services

For office use only.
Application number: 21.AUG.2000* 2236

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	M. SHEIKH 84 CHILTERN CRES EALEY
	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG 30 6AL 942369C
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.	84 CHILTERN CRES
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXT^N
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.	CLAY TILES + BRICK TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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.	£95-00	
	c Six copies of each set of plans and drawings listed below.	✓	
	• 1:2500 scale location plan with the site outlined in red.	—	
	• 1:500 scale site layout plan.	—	
	• 1:100 or 1:200 scale floor plans and elevations.	—	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR SHETH

Date 31-7-2000

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

PC 03 190 084

ADDRESS 84 CHILTERN CRESCENT PARISH EARLEY

PLOT No. 32 ORD. SHEET No. SU.7473(4

BUILDER

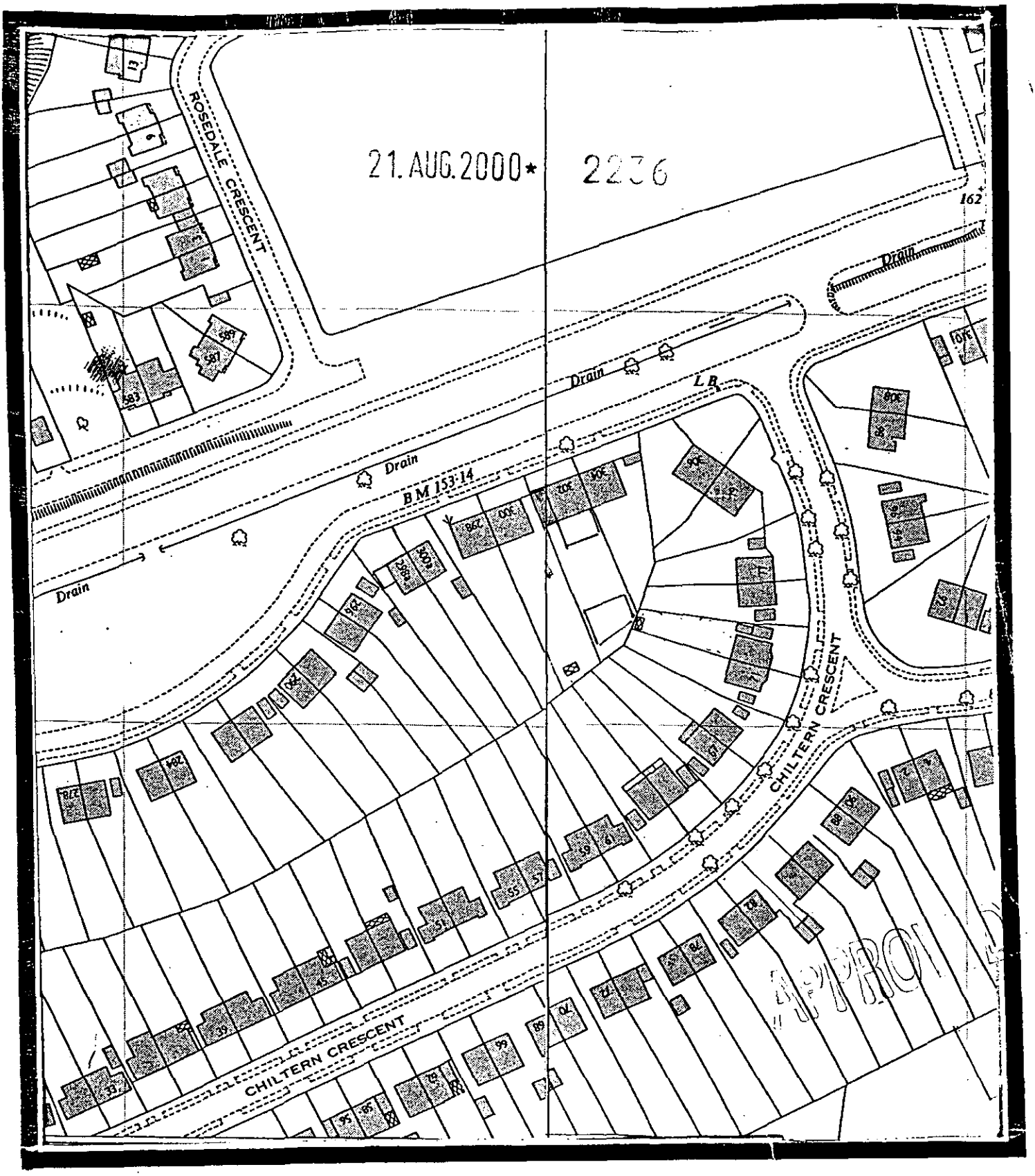
Plan No.	Applicant	Description of Development	Date of Decision	Decision
221/49	Erleigh Estates Ltd	Layout	14/6/49	N/A - C/A
601/51	A. McClelland & Co	Semi/Det. House	13/11/51	App. App
1426/73	Mrs B.L. Rowland	Extg Kitchen & lounge	27/9/73	- C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



NICHOLAS

CHARTERED SURVEYORS

Est. 1882

BASED UPON OR REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE

PHOTOCOPY OF ORDNANCE EXTRACT

ORIGINAL SCALE 1: 1250

DATE Oct 96

All rights reserved © NICHOLAS Chartered Surveyors

miscell\ordsurfr.ame