26/8

APPLICATION NO:
F/2002/7046

LOCATION:
74 Hilmanton, Lower Earley Reading.

APPLICANT:
Mr/Mrs K Rowell C/O W M Graham Associates

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **22/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/09/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

D1969

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Rowell
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Application Number: F/2002/7046

Parish: **EARLEY**

Location: **74, Hilmanton, Lower Earley, Reading.**

Proposal: **Proposed single storey side and rear extensions to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

Informative
1. 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

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

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 29/08/2002

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.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/7046

Applicant : Mr/Mrs K Rowell C/O W M Graham Associates.

Location : 74, Hilmanton, Lower Earley, Reading.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/8/02

Date of Neighbour Notifications : .....

Date of Site Visit : ....6/8/02.....

Date Registered : 22/07/2002

Earliest Date for Decision : 22/08/2002

Latest Consultation Date/Site Notice Expiry Date : 22/08/2002

This application will have expired on: 16/09/2002. 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 :

Earley Town Council - no objection.

Planning Issues :

Identified settlement

Impact upon neighbours

Impact upon streetscene.

Application Number: F/2002/7046

Appraisal:

Development
The proposed is for single storey side and rear extensions to form lounge, study and toilet room. The site is a link detached dwelling with attached garage located within the identified settlement of Earley. The dwelling is set away from the boundary with No's 71-73 by 1.2m with a 1.8m fence. The proposed will fill in the gap behind the garage up to the rear building line, with a lounge extension to the rear that will extend 2.8m from the rear of the dwelling. The proposed will have a flat roof at a height of 2.7m.

1) Impact upon neighbouring properties
The proposed development would be single storey with a flat roof and a brick wall to the boundary with No.75. A 1.8m panel fence forms the boundary with No.75 with a 1.6m fence to the rear and vegetation up to 3m in height. The proposed would extend 5.8m from the rear building line of No.75. It is noted that other single storey extensions exist at No.71, 72 and 73. The proposed would be approximately 4m from the side boundary with No.70, 71, 72 and 73. It is therefore considered that there would be no adverse impacts in terms of overlooking, overshadowing and being overbearing.

2) Impact upon the character of the streetscene
No part of the proposed would be visible from the front of the house and it is therefore considered that this would have no adverse impact upon the character of the streetscene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/7046
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 74 Hilmanton Lower Earley Reading.

APPLICATION NUMBER: F/2002/7046

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 6/9

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes. on stake in front garden.

2. DESCRIPTION OF SURROUNDINGS

detached + attached/integral garages some detached garages.
open plan.

3. DESCRIPTION OF SITE/BUILDING

detached, linked by attached garage.
small shed to rear r/h corner.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 75 2 rear 1st fl bed windows o/l
bedroom 1st fl windows to rear. - also s/st/r ext.

71 + 72 o/l (bedrooms)

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING X

LEVELS level

BOUNDARY TREATMENT 1.8m panel fence sides + rear - 1.6m to rear.

OTHERS tree to rear of 75 by side boundary.
varying height veg to rear, up to 3m.

72+73 has conservatory to rear
71 small rear ext to garage.

Received by hand 29/8/02 after consultation panel had ended.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7046. (Case Officer:Dawn Hancocks)

PLANNING SERVICES	HPT
POL	TLS
DC DH	ENF
APP	
GS	
29 AUG 2002	
COPIES TO	ACK 3878
	FILE

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7046

YOUR NAME: MRS PAMELA PITHER (OWNER 75 HILMANTON)

YOUR ADDRESS: (if these details are incorrect please amend)
75 HILMANTON
LOWER EARLEY
READING
RG6 4HN

c/o WESTWOOD, 40 HOLLOW LANE SHINFIELD READING, BERKS RG2 9BJ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
HAVE TENANTS IN PROPERTY SO NEVER RECEIVED THE LETTER. I OBJECT TO THE DEPTH OF THE EXTENSION & THE CLOSE PROXIMITY TO THE BOUNDARY. I DO NOT GIVE PERMISSION FOR ANY OVERLAP OF FOOTING OR ROOF/GUTTER OVERHANGS ONTO MY PROPERTY
I WOULD LIKE MY COMMENTS NOTED.

Continue over the page if more room required

P.G. PITHER

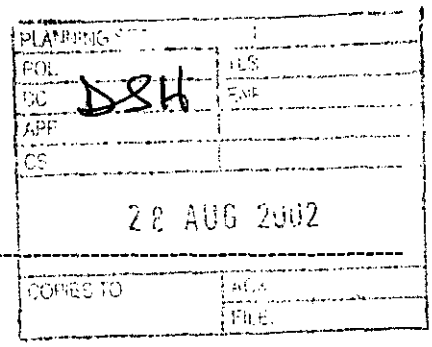
TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2002/7046 PLANNING OFFICER:

PARISH: Earley

PROPOSAL: Single storey side and rear extensions

ADDRESS: 74 Hilmanton



NO OBJECTION

SIGNED: _____ DATE: 22 AUG 2002

CLERK TO EARLEY TOWN COUNCIL

Application Number : F/2002/7046	Map No : 65
Case Officer : DH.	Site Area : 0.03
Valid Date : 22 JUL 2002	Received Date: 05/07/2002

Level : Delegated Application

Description : Proposed single storey side and rear extensions to dwelling.

Location : 74, Hilmanton, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs K Rowell C/O W M Graham Associates.

Fee Required: £110 Fee Received: £110 (S)

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	mark extensions on plan	18/7	✓ 22 JUL 2002
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	one set of lounge windows missing. — 2 sets of rear doors shown on floor plans, only windows on elevations.		✓ 22 JUL 2002
NO SCALE OR SCALE IS IMPERIAL		←	THESE ARE WINDOWS.
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

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

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No - pre-apps

NEIGHBOURS

1 S/N + See map

.....

.....

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7046	DH
BUILDING CONTROL NUMBER	FP 2002/3715	
~~APPLICANT~~/AGENT	W M Graham Associates	
ADDRESS OF SITE	74 Helmdon Lower Earley	
DESCRIPTION OF PROPOSED WORK	S/S side + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	2382 01	2382 01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/11/02	

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	

Received by Wokingham District Council

Application No: F/2002/7046

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

LOCATION:
74, Hilmanton, Lower 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/2002/7046 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/08/2002. 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.

Trevor Watson
Development Control Manager
29 July 2002

Organisation_Name	Building_Name	address1	Postcode
		67HILMANTONREADING	RG6 4HN
		68HILMANTONREADING	RG6 4HN
		70HILMANTONREADING	RG6 4HN
		71HILMANTONREADING	RG6 4HN
		72HILMANTONREADING	RG6 4HN
		73HILMANTONREADING	RG6 4HN
		74HILMANTONREADING	RG6 4HN
		75HILMANTONREADING	RG6 4HN
		76HILMANTONREADING	RG6 4HN
		85HILMANTONREADING	RG6 4HN
		86HILMANTONREADING	RG6 4HN

Neighbour consultation list F/2002/7046

22.JUL.2002 7046

Tel. (0118) 974 6429 or 6433

Date: 18 July 2002

Your Ref:

My Ref: F/2002/7046

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs K Rowell
C/O W M Graham Associates
1
Rectory Road
Wokingham
Berks
RG40 1DJ

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 Sir/Madam

Reference Number: 2002/7046

Site Address: 74, Hilmanton, Lower Earley, Reading.

Proposal: Proposed single storey side and rear extensions to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

- *Please mark proposed development on block plan.*
- On floor plans all lounge windows not shown. 2 sets of rear doors shown on floor plans but not on elevations.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

22.JUL.2002 7046

WOKINGHAM UNITARY
Aiming for Excellence

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

Tel. (0118) 974 6429 or 6433

Date: 18 July 2002

Your Ref:

My Ref: F/2002/7046

Mr/Mrs K Rowell
C/O W M Graham Associates
1
Rectory Road
Wokingham
Berks
RG40 1DJ

Dear Sir/Madam

Reference Number: 2002/7046

Site Address: 74, Hilmanton, Lower Earley, Reading.

***Proposal:* Proposed single storey side and rear extensions to dwelling.**

I return your application, as it is invalid and cannot be determined for the following reason(s);

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Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

22.JUL.2002 7046 704 b

05 JUL 2002

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2382/wmg/cm

4 July 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157 Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

74 HILMANTON WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Householder Town Planning application
b) Fee note for £110 (cheque enclosed)
c) OS extracts
d) Dwg. No. 2382 - 01

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

7046 05 JUL 2002

Environmental Services

For office use only
Application number 22. JUL. 2002 7046

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS K ROWELL
	Address and postcode	74 HILMANTON LOWER EARLEY RG6 4HN
	Phone number	0118 9311 609
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	74 HILMANTON LOWER EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	Side and rear single storey extension to provide study and lounge
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 ☑ None affected
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: No change
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.	£110	
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: W M GRAHAM ASSOCIATES

on behalf of MR & MRS K ROWELL

Date 14.05.2002

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

1764

MASTER CARD FOR

ADDRESS HILMANTON

PARISH EARLEY

E.

PLOT No. AREA II LOWER EARLEY

ORD. SHEET No. SU 7369 65

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73				
01945 -				
04557 -		O/L		
07235/95				
25046A	BOVIS HOMES 28457	SHOWHOUSE / OFFICE	24.2.86	C
	130460	DISPLAY UNIT		
	344	COMPOUND		
42564				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 253/84

DRAINAGE

1764

ADDRESS 74 HILMANTON

PARISH EARLEY

PLOT No. 86 AREA II LOWER EARLEY

ORD. SHEET No. SU 7369 (65)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23554	BOVIS	LINK DETACHED	18/7/85	C
BR 25234	"	"	19/3/86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

22.JUL.2002 7046



Site Plan, Scale: 1 to 2500

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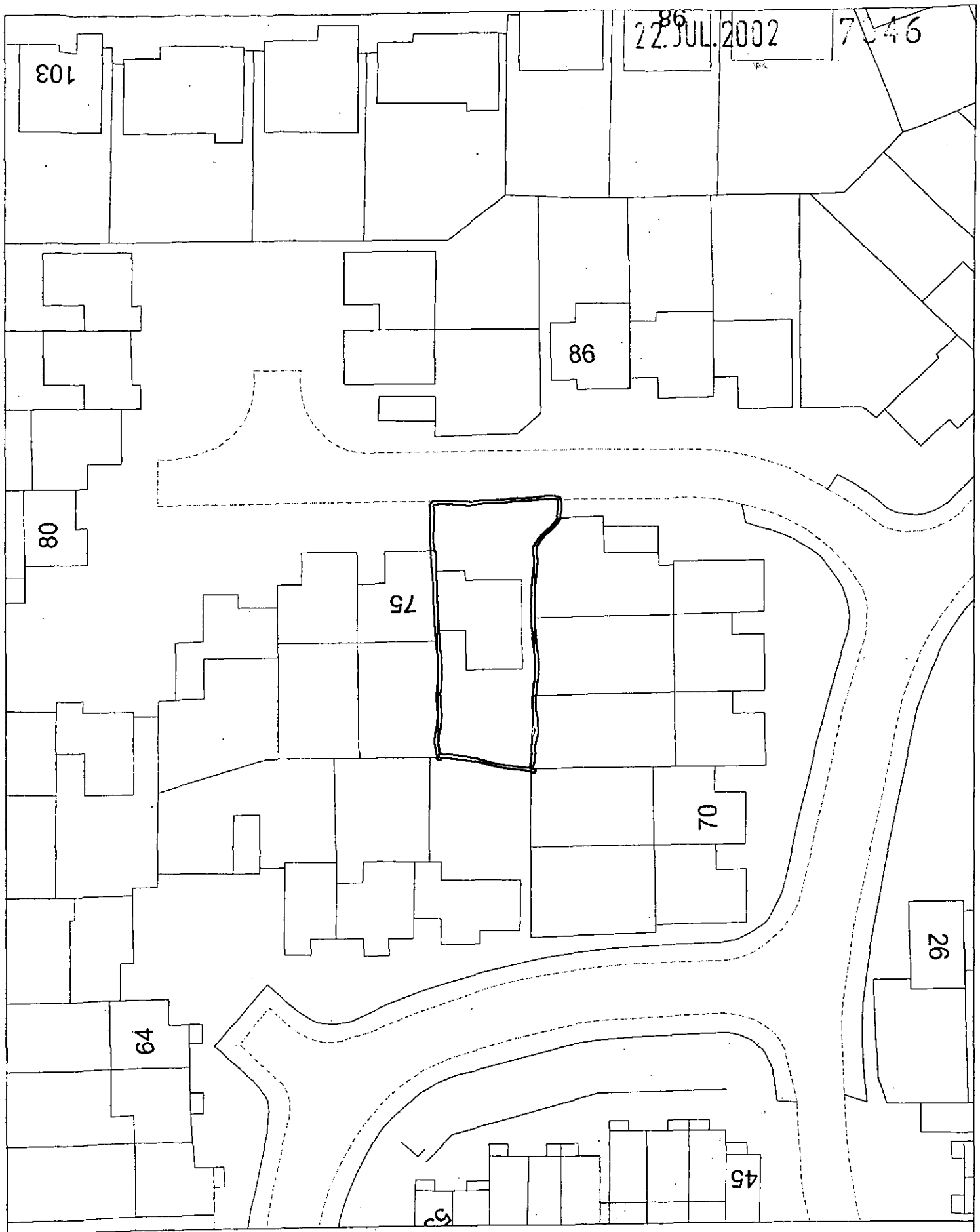
Date: 28 February 2002

N
W E
S



EXISTING Site Plan, Scale: 1 to 500

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Date: 28 February 2002

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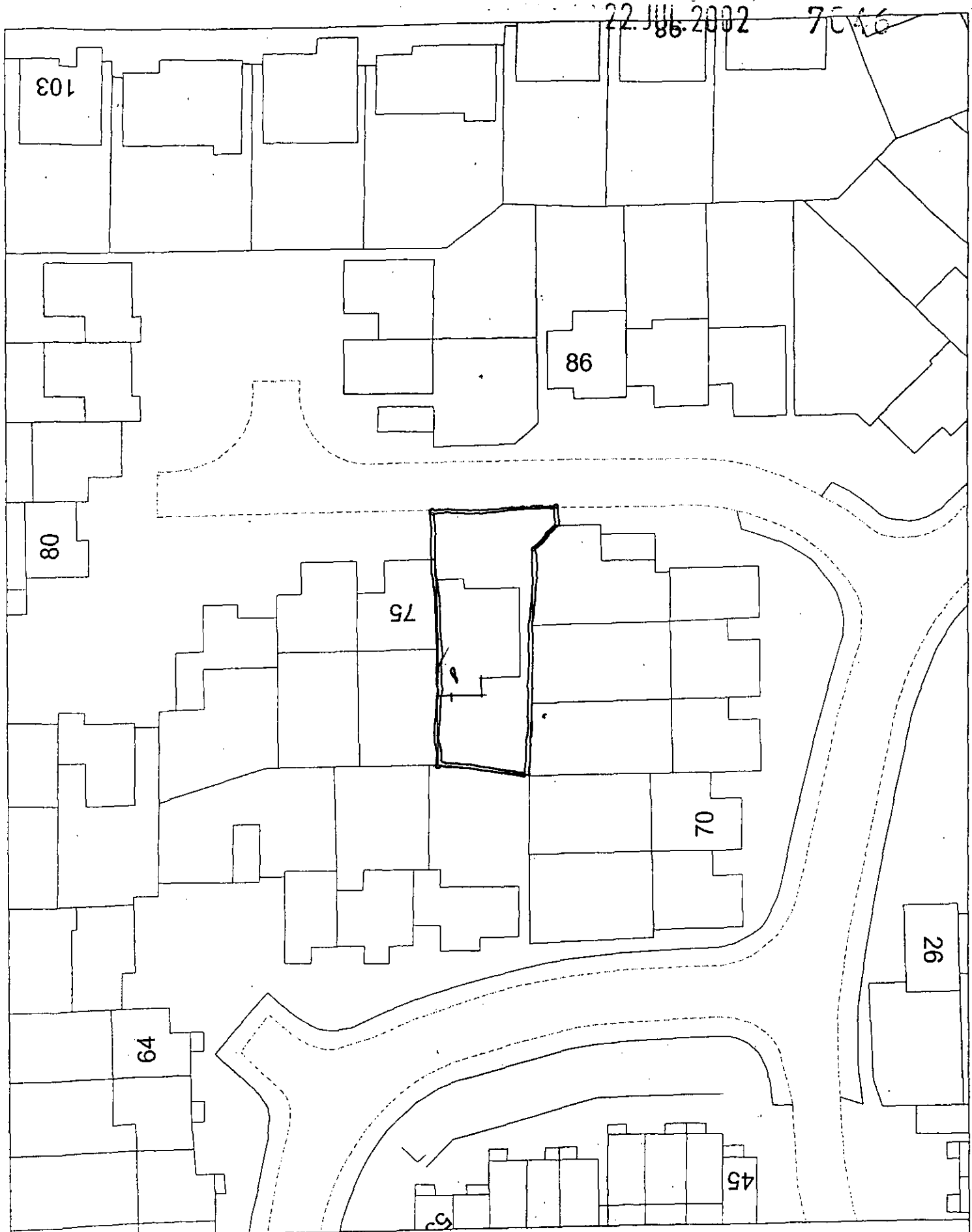
22 JUL 2002



PROPOSED Site Plan, Scale: 1 to 500

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Date: 28 February 2002

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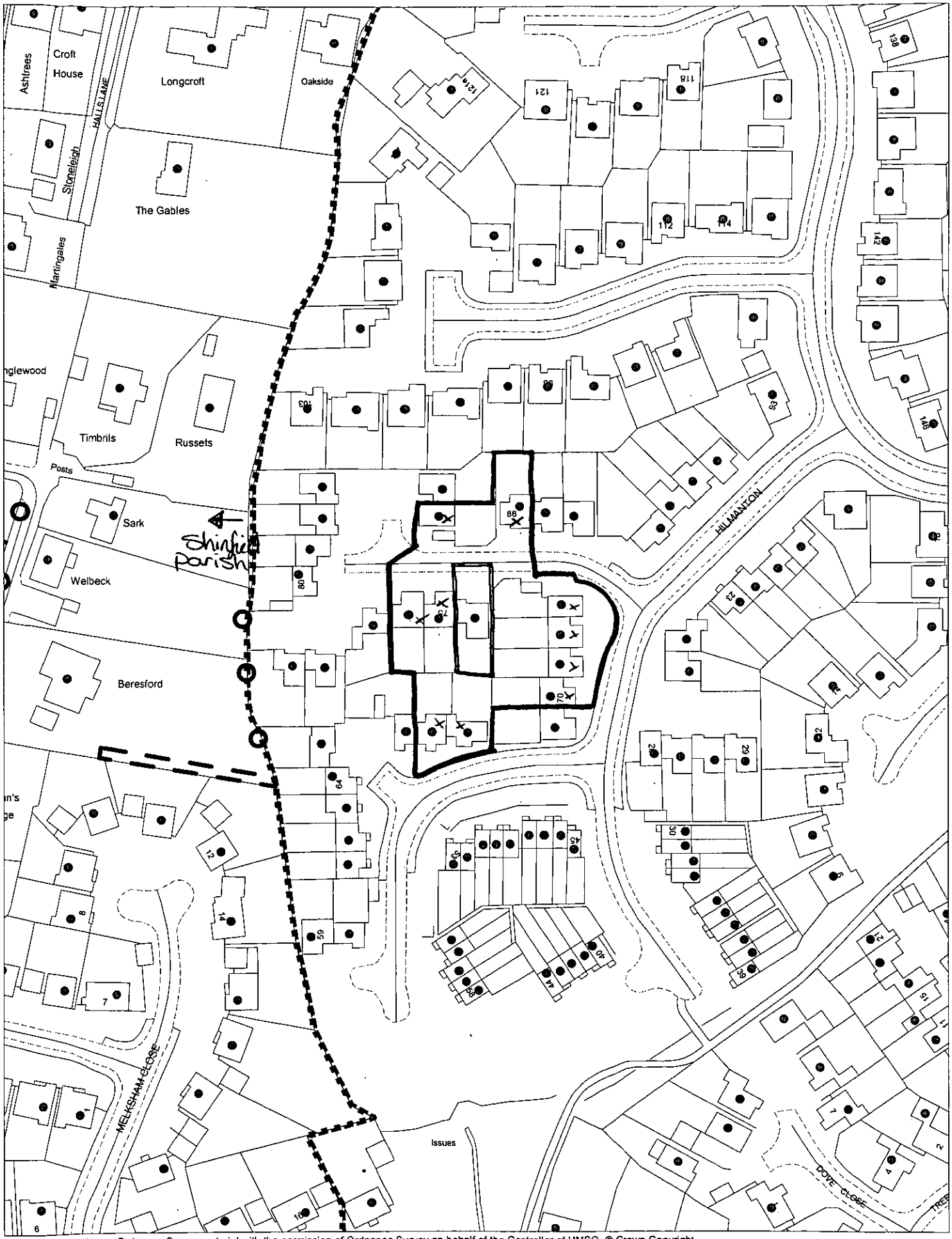
22.JUL.2002 7546



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Development Control Section, Environmental Services, Wokingham District Council.

9 July 2002 Scale: 1 : 1250

N
W E
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