APPLICATION NO:
F/2000/1195

LOCATION:
55 Radstock Lane, Earley Reading.

APPLICANT:
Mr & Mrs Hodgson C/O BDS Chartered Surveyors

PROPOSAL:
Proposed first floor side extension to dwelling and loft conversion.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hodgson
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/1195

Parish: **EARLEY**

Location: **55, Radstock Lane, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and loft conversion.**

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. 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.

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

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

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

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

Reason
3. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 27/06/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 18 April 2000

NB amended description

Application Number: F/2000/1045

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

Site Address:
27, Falstaff Avenue, Earley, Reading.

Applicant:
Mr & Mrs Bajk 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).

CONDITIONS AS PREVIOUS.

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

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1195

Applicant : Mr & Mrs Hodgson C/O BDS Chartered Surveyors.

Location : 55, Radstock Lane, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and loft conversion.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/5/00

Date of Neighbour Notifications : 19/4

Date of Site Visit : 7/5/00

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

Highways - condition
Earley TC - No objection.

Planning Issues :

Effect on street scene & neighbouring properties DRE.
Identified settlement.

Application Number: F/2000/1195

Appraisal :

This application is for a two storey side extension and loft conversion.

Neighbours.

No 57 has a side window at first floor level (secondary) approx. 4m from the extension. There is also a window in the side of the garage. The extension is situated to the north-west of the neighbour. ~~The proposal is flush with the existing house however, the neighbouring plot sizes are varied and the only similar house type is No 57.~~ Therefore any impact in terms of overshadowing, overbearing & loss of daylight is not sufficient to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The proposal is flush with the existing house, however, the neighbouring plot sizes are varied and the only similar house type in the immediate vicinity is No 57. The first floor of 57 is approx. 4m so terracing effect will be minimised. The proposal is of a similar design to the original house so the overall effect on the street scene will be minimised.

There are sufficient car parking spaces to satisfy Council policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1195
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC08	SR05	first floor level and above.
			south-east elevation.

John Mitchell
27/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 55 Radstock Lane
Earley Reading.

APPLICATION NUMBER: F/2000/1195

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at entrance to dwelling

2. DESCRIPTION OF SURROUNDINGS
Detached houses of varying ages.

3. DESCRIPTION OF SITE/BUILDING
Modern detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
57 Window to rear of garage at side.
Kitchen & bed window approx .7m in from side.
1 side window at first floor.
53 lots of side windows to habitable rooms.

5. SITE CONSTRAINTS

TREES Large tree in front garden (neighbours)

ACCESS/PARKING 4 spaces.

LEVELS \

BOUNDARY TREATMENT 1.8m fence all round end 3m firs to rear.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1195**

55, Radstock Lane, Earley, Reading.

Proposed first floor side extension to dwelling and loft conversion.

I wish this application to be listed should the officers recommendation be for refusal and my reason(s) are please contact me (not 11–17 May)

Signed: [signature]

Councillor Rolls

Date: 9/5/00

[illegible]	HPT
[illegible]	TLS
[illegible]	[illegible]
APP	
CS	

10 MAY 2000

COPIES TO: [illegible]

FROM: Joss Miller

DATE: 19 April 2000

PLANNING SERVICES	HPT
POL	TES
DC	ENF
APP	
CS	
23 MAY 2000	
COPIES TO:	ACK:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1195

Proposal: Proposed first floor side extension to dwelling and loft conversion.

Site Address: 55, Radstock Lane, Earley, Reading.

Applicant: Mr & Mrs Hodgson C/O BDS Chartered Surveyors.

Your observations are required in respect of this application **by 13/05/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 19 April 2000

Application Number: F/2000/1195

Proposal: Proposed first floor side extension to dwelling and loft conversion.

Site Address:
55, Radstock Lane, Earley, Reading.

Applicant:
Mr & Mrs Hodgson C/O BDS Chartered Surveyors.

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).

Comment

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR FOUR VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY, SPACES TO BE :-

2.5 x 5m (INTERNAL) – GARAGE

2.4 x 5.5m – IN FRONT OF GARAGE DOORS

2.4 x 4.8m – ELSEWHERE ON DRIVEWAY.

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

25-4-00

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1195

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1195
55, Radstock Lane, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1195**
55, Radstock Lane, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1195

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Head of Planning and Transportation

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Case officer: **Joss Miller** Application Number: **F/2000/1195**
55, Radstock Lane, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1195

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1195**
55, Radstock Lane, Earley, Reading.
Proposed first floor side extension to dwelling and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1195

PROPOSAL:
Proposed first floor side extension to dwelling and loft conversion.

LOCATION:
55, Radstock Lane, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

NO APP

Start date:	
Officer: JM	Application No. F/2000/1195

Map No. 58 Site 0:04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 55 RADSTOCIC LANE

Parish: EARLEY Ward: Redhatch

19.4.2000

Applicant: MR/MRS HODGSON

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

(14)

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 : 19.4.2000 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 Radstock House, 57 + Radstock School - Radstock Lane
6 + 7 Kingsdown Close

ADDRESS LAND ADJ RADSTOCK HOUSE PARISH LYDLEY

PLOT No. = 55/57 RADSTOCK LANE ORD. SHEET No. SU 7470 5E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38929	STEPHENS/SPRINGETT	2 DET. HOUSES & GARAGES	8.4.92	C/A
				REMOVAL PD RIGHTS
KP94/2224	NEWHOMES ESTATES	" "	18.2.94	C/APP.
		PLOTS 1 & 2	"	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ENVIRONMENTAL SERVICES

10.APR.2000* 1195

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:		
1	YOUR NAME	**Mr & Mrs Hodgson**		
	ADDRESS	**55 Radstock Lane,**		
		Earley		
	POST CODE	**RG6 5UL**	TEL.NO.	**0118 924 7200**
	AGENT'S NAME	**BDS Chartered Surveyors**		
	ADDRESS	**Windward House,**		
		Hollow Lane,		
		Shinfield		
		Reading		
	POST CODE	**RG2 9AB**	TEL.NO.	**0118 988 4477**
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**55 Radstock Lane,**		
		Earley		
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**First floor extension & loft conversion**		

5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**No**
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**Face brickwork/rendered panels to match existing** **Interlocking 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.	**No**
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**Yes**

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **4**	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**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

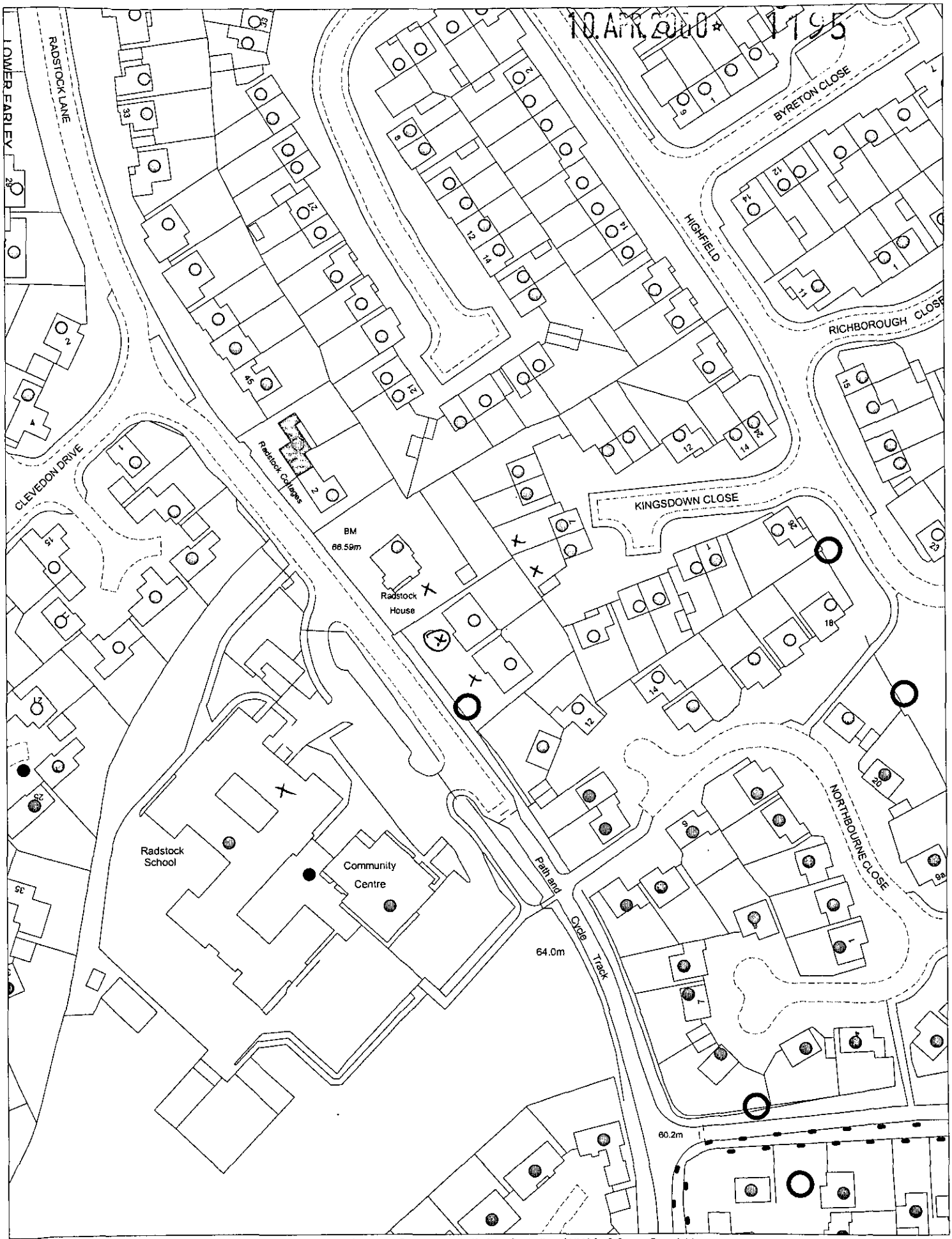
* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **Mr & Mrs Hodgson**

DATE **07.04.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

10 APR 2000 1795



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Development Control Support Section, Environmental Services, Wokingham District Council.
13 April 2000 Scale: 1 : 1250

N
W E
S