APPLICATION NO:
F/2000/3092

LOCATION:
14 Northbourne Close, Earley Reading.

APPLICANT:
Mr & Mrs Morris C/O Mr K Williams

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/02/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE FP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Morris
C/O Mr K Williams
10 Soham Close
Earley
Berkshire
RG6 4JD

Application Number: F/2000/3092

Parish: **EARLEY**

Location: **14, Northbourne Close, Earley, Reading.**

Proposal: **Proposed two storey side extension 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.

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 extensions hereby approved except for any which may be shown on the approved drawing(s).

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.

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 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

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.

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

Received by Wokingham District Council

Application No: F/2000/3092

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
14, Northbourne Close, 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 29/01/2001. 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

05 January 2001

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

Tel: 0118 974 6442

Date: **05 January 2001**

My ref: F/2000/3092

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/2000/3092
14, Northbourne Close, Earley, Reading.
Proposed two storey side extension to dwelling.

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/2000/3092**
14, Northbourne Close, Earley, Reading.
Proposed two storey side extension to dwelling.
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 6442

Date: **05 January 2001**

My ref: F/2000/3092

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3092**
14, Northbourne Close, Earley, Reading.
Proposed two storey side extension to dwelling.
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 6442

Date: **05 January 2001**

My ref: F/2000/3092

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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14, Northbourne Close, Earley, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3092**
14, Northbourne Close, Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3092	GA
BUILDING CONTROL NUMBER	FP 2001/1695	Alan
~~APPLICANT~~/AGENT	Mr K. Williams	
ADDRESS OF SITE	14. Northbourne Close EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	rec'd. 19/3/01	rec'd 22/12/00
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/01	

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	

WORK SHEET FOR: George Allpress

Application Number: F/2000/3092

Applicant: Mr & Mrs Morris C/O Mr K Williams.

Location: 14 Northbourne Close, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		11/01/01

Date of Neighbour Notifications : 05/01/01

Date of Site Visit : 18/01/01

Date Registered : 22/12/2000 .

Earliest Date for Decision : 29/01/2001

Latest Consultation Date/Site Notice Expiry Date : 29/01/2001
05/02/01 (GA)

This application will have expired on: 16/02/2001. 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 :

Councillor Rolls returned the listing form with comments: should the officers recommendation be for approval I would like to be assured that there is no side windows to no.53.

(The applicant has submitted a block plan which may have been taken from the original permission for development of the estate and which numbers the application property as 52 and the neighbour no.53. The addresses are now nos.14 and 15 respectively.)

Earley Town Council - Councillors considered that this application should be refused. It was felt that, if allowed, this proposal would mean that insufficient adequate parking would remain on the estate.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3092

Appraisal :

The application property is a detached house, situated at the end of a cul-de-sac, on a modern estate of uniformly designed houses.

The application proposes a two storey side extension with dormer window. The extension would project by around 1.7 metres rearward beyond the existing back elevation. The reward projection is so that first floor accommodation can be achieved and minimising impact to a first floor side window at no.15. The ridge of the proposed extension being behind the plane of the existing rear roof slope and the long sloping roof would comes down to single storey height at the front.

The application property is built to the boundary with no.15. No.15 has a side passage and gap of around 1.0 metre between its flank wall and boundary where the extension is proposed. There is a single non-habitable room window facing the site of the proposed extension.

The proposed extension would partially cut across the line of this window and would obscure some light reaching it. However, the roof design is such that it ought to minimise impact. The extension is considered acceptable given the window is to a non-habitable room.

The building envelope of the two dwellings is such that no adverse impact would result from the rearward projection.

The side passage at no.15 is non-usable amenity space and therefore no overbearing impact or loss of outlook would result.

No other dwellings would be impacted upon.

The extension would be recessed between the two dwellings and would have minimal visual impact on the street scene. The proposed extension is nevertheless considered to be in keeping with the character of the existing dwelling. No harm to the street scene would therefore result.

The extensions would provide a dinning room and garage at ground floor and an enlarged bedroom at first floor. The property would remain a four bedroom dwelling, and therefore no additional parking demand would result. The on site parking provision that would remain is considered to meet Plan standards.

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

Application Number: F/2000/3092
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
approved.....			INSERT: .....in the side elevation of the extensions hereby
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

RECORD OF SITE VISIT

SITE ADDRESS: 14 Northbourne Close, Earley, Reading.

APPLICATION NUMBER: F/2000/3092

OFFICER: George Allpress

DATE OF SITE VISIT: 18/01/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling with single storey side garage extension.

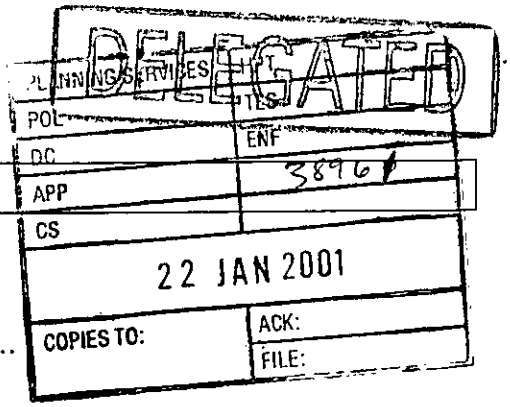
4. RELATIONSHIP TO ADJOINING PROPERTIES No.4 Kingsdown Close to the north, no.15 Northbourne Close to the south, no.12 to the west.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Single garage plus space in front at side of house and two spaces in front garden.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing at rear.
OTHERS	None

FROM: George Allpress

DATE: 05 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3092

Proposal: Proposed two storey side extension to dwelling..

Site Address: 14, Northbourne Close, Earley, Reading.

Applicant: Mr & Mrs Morris C/O Mr K Williams.

Your observations are required in respect of this application **by 29/01/2001** .

Councillors considered that this application should be refused. It was felt that, if allowed, this proposal would mean that insufficient adequate parking would remain on the site.

SIGNED: _____ DATE: 18 JAN 2001

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/2000/2092 relates.

Address of site 14, NORTHBOURNE CLOSE,

EARLEY READING RG6 5YJ

Signed

Date 11th January 2001

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

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3092** By hand 8/1/01

14, Northbourne Close, Earley, Reading.

Proposed two storey side extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for approval and my ~~reason(s)~~ are I would like to be assured that there are no side windows in no 63

Signed: Councillor Rolls

Date: 8/1/01

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 JAN 2001	
COPIES TO:	ACK:
	FILE:

Cllr Rolls Tel 986 4131

Discussed previously by phone with Cllr Rolls - agreed that if there was a side window to a habitable room I would call him to discuss otherwise would delegate as of no interest. 5/02/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 DEC 2000
Officer: GA	Application No. F 2000 3092

Map No. 58 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 14 NORTHBOURNE CLOSE

Parish: EARLEY Ward: Redhatch. 5.1.2001. D

Applicant: MR/MRS MORRIS

Fee Received 95-00 (8) 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	Scale? 1:1250		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale? 1:500		
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 : 15.1.2001 → 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 (INTERNAL) .....
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:

..... Pre-app attached .....
.....
.....

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 14 Northbourne Close PARISH Earley

PLOT No. 52 OR 253 (AREA U - OAKWOOD VI) ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
423/56	MR BLANCH	O/L. RES. DEV.	23.7.56	N/A REF
01945	CAE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDANCE	TO MINUTES
04530	GOUGH COOPER	O/L. RES. DEV.	16.6.75	N/A REF
07235/45	DAVIS	B.T.&.T.Y. - DIST. ROADS TO ALL PHASES	24.11.77 15.12.77	N/A CIA
04936	GOUGH COOPER	O/L. RES. DEV.	15.3.79	N/A CIA
12343	"	DETACHED HOUSE & GARAGE	17.1.80	N/A CIA
BR1360	"	"	3.9.80	UNR. N/A
15839	J. MILLER & PARTNERS	"	25.6.81	N/A CIA
BR17365	"		1.9.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 22.DEC.2000* 3092

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 T NORRIS. 14 NORTHBOURNE CLOSE EARLEY READING
2	Agent's Name Address and postcode Phone number	MR K WILLIAMS 10 SOHAM CLOSE LOWER EARLEY READING RG6 4SD. 0118 9 56 76 98.
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.	14 NORTHBOURNE CLOSE EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	RED BRICK 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: 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 ☐	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

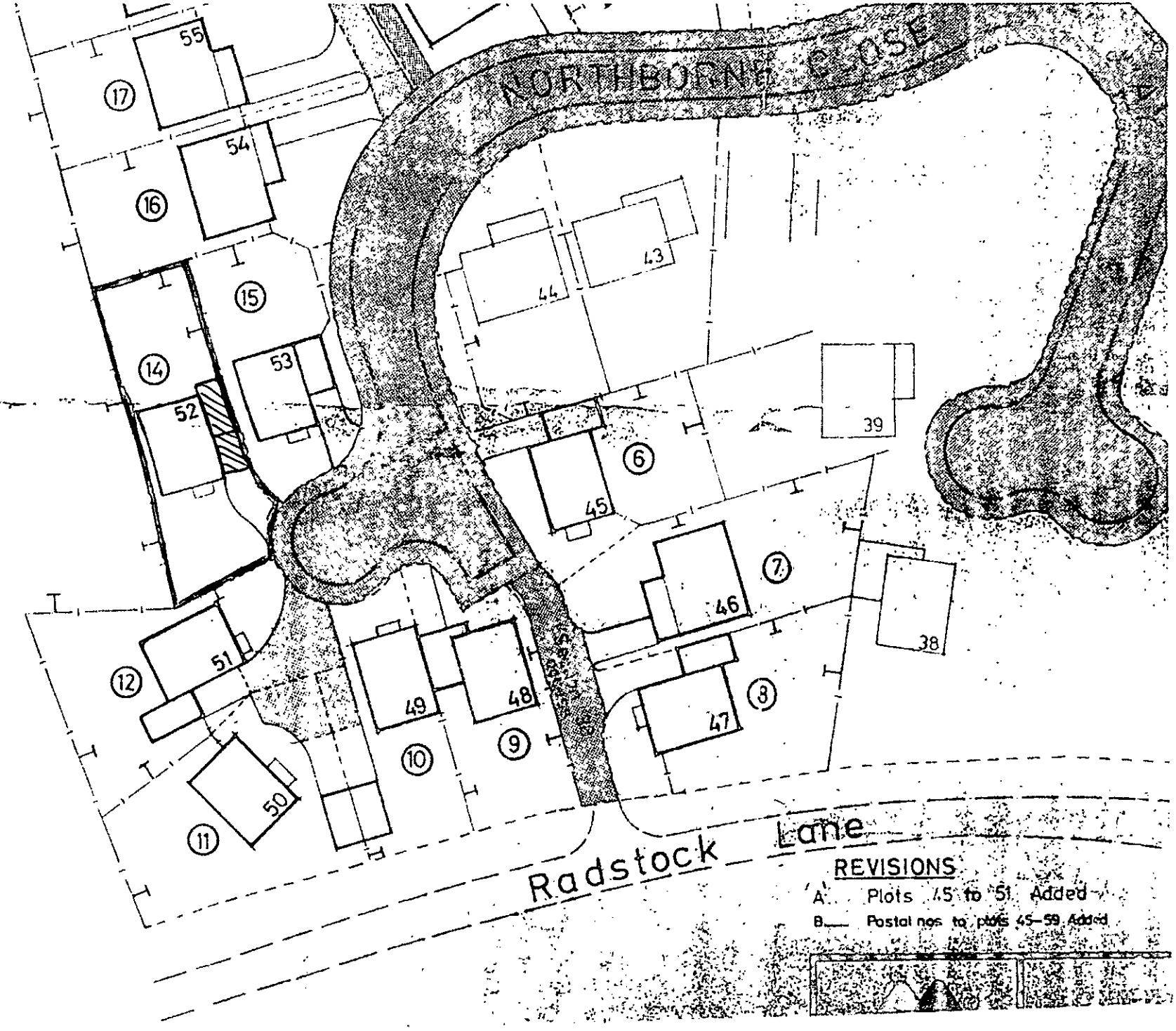
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MRS J. MURRAY

Date 22/12/00

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

22.DEC.2000* 3092



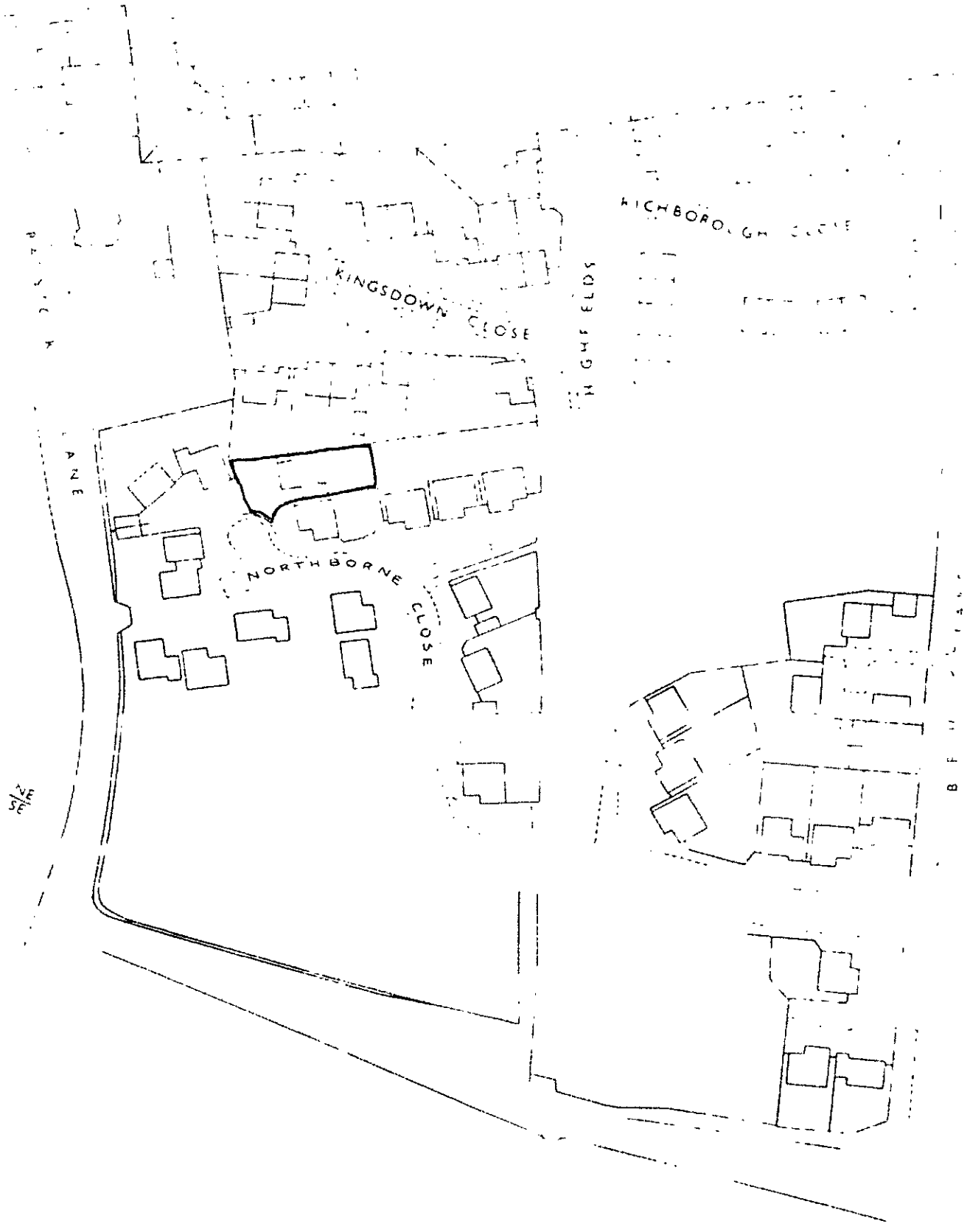
1:500

Scale 1:1250

~~WOKING BOROUGH~~

Crown copyright

ADMINISTRATIVE AREA WOKING



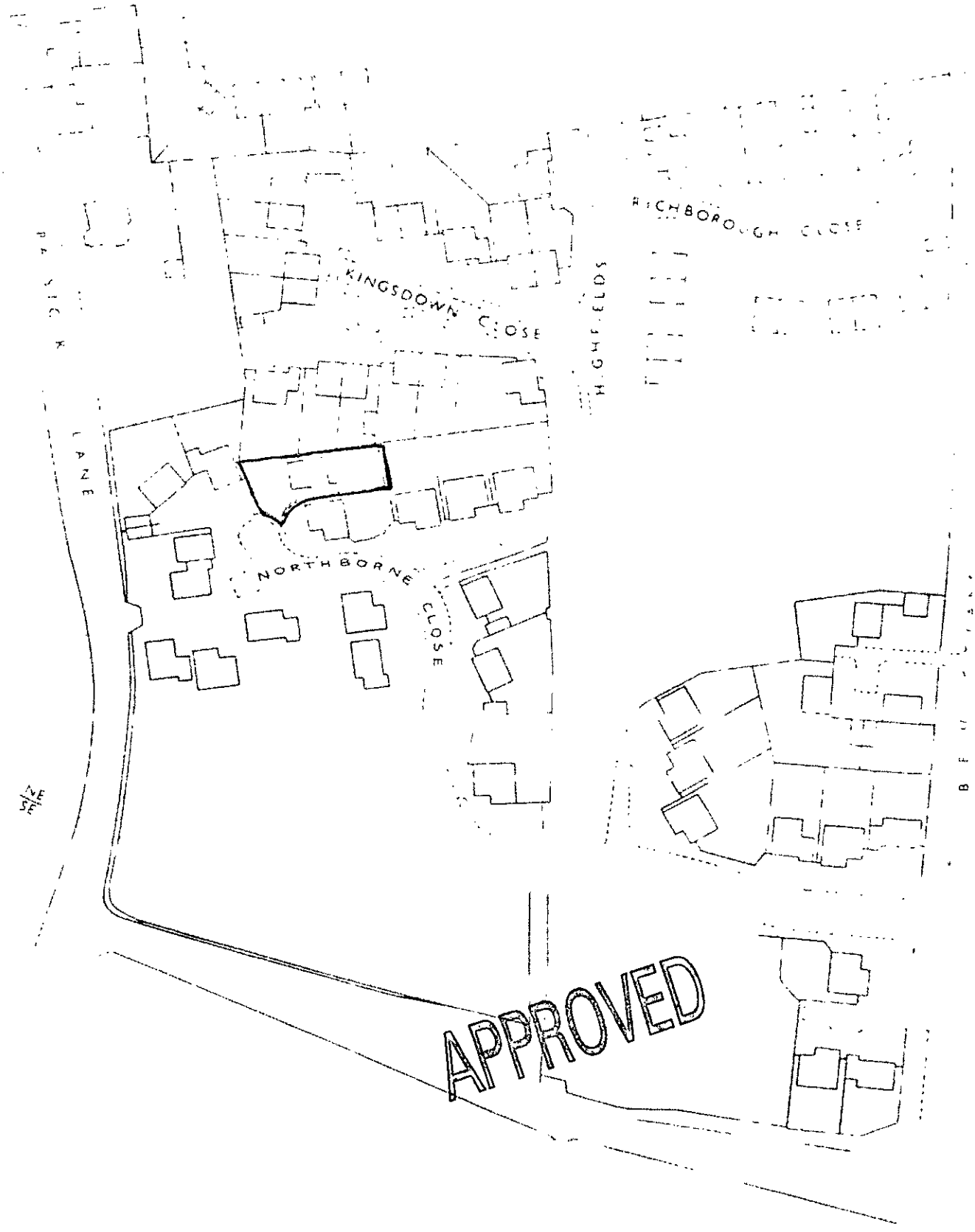
Scale 1:1250

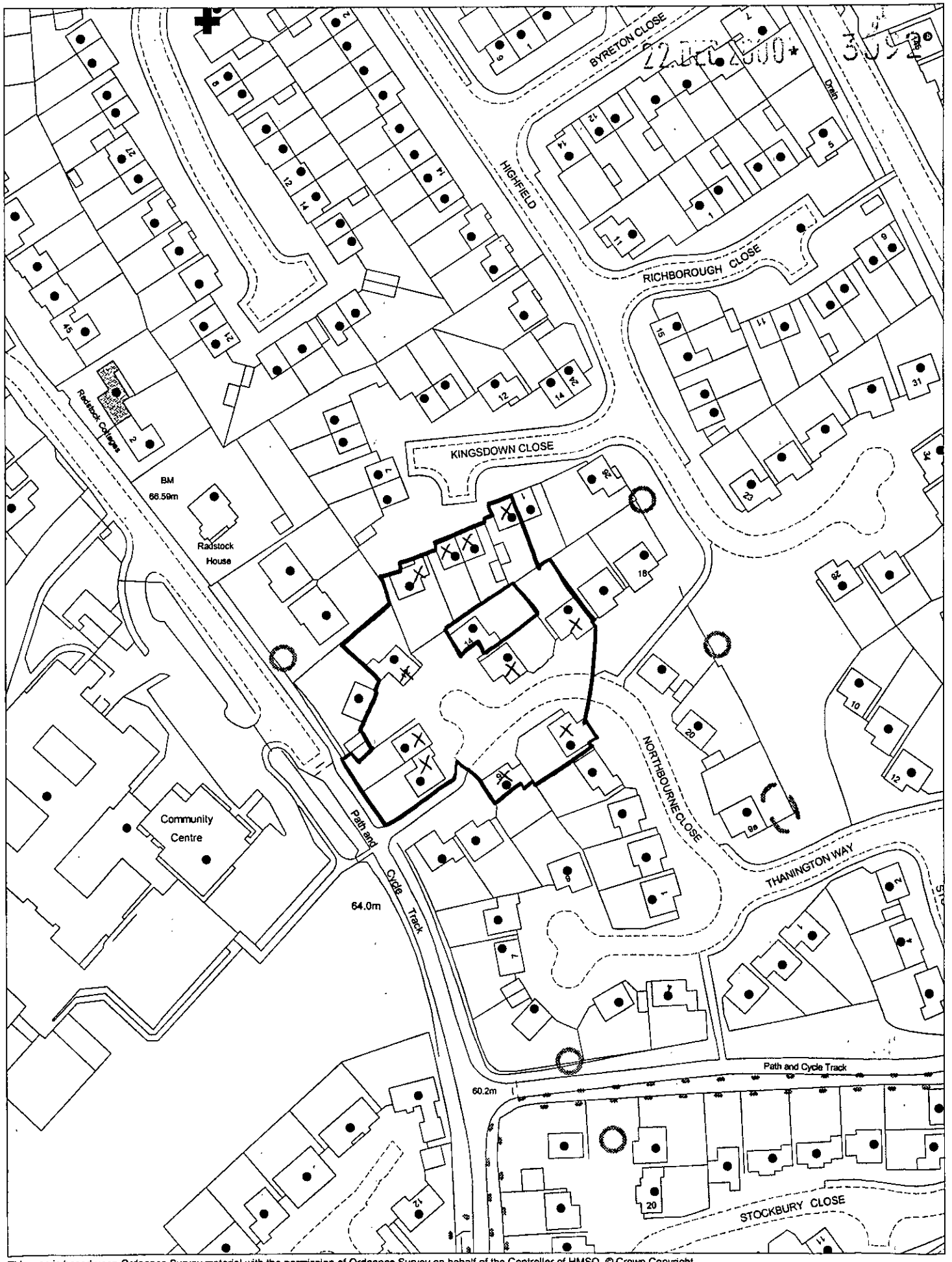
WOKINGHAM DISTRICT

Crown copyright

22. DEC. 2008* 3592

ADMINISTRATIVE AREA WOKING





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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001

Scale: 1 : 1250

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W E
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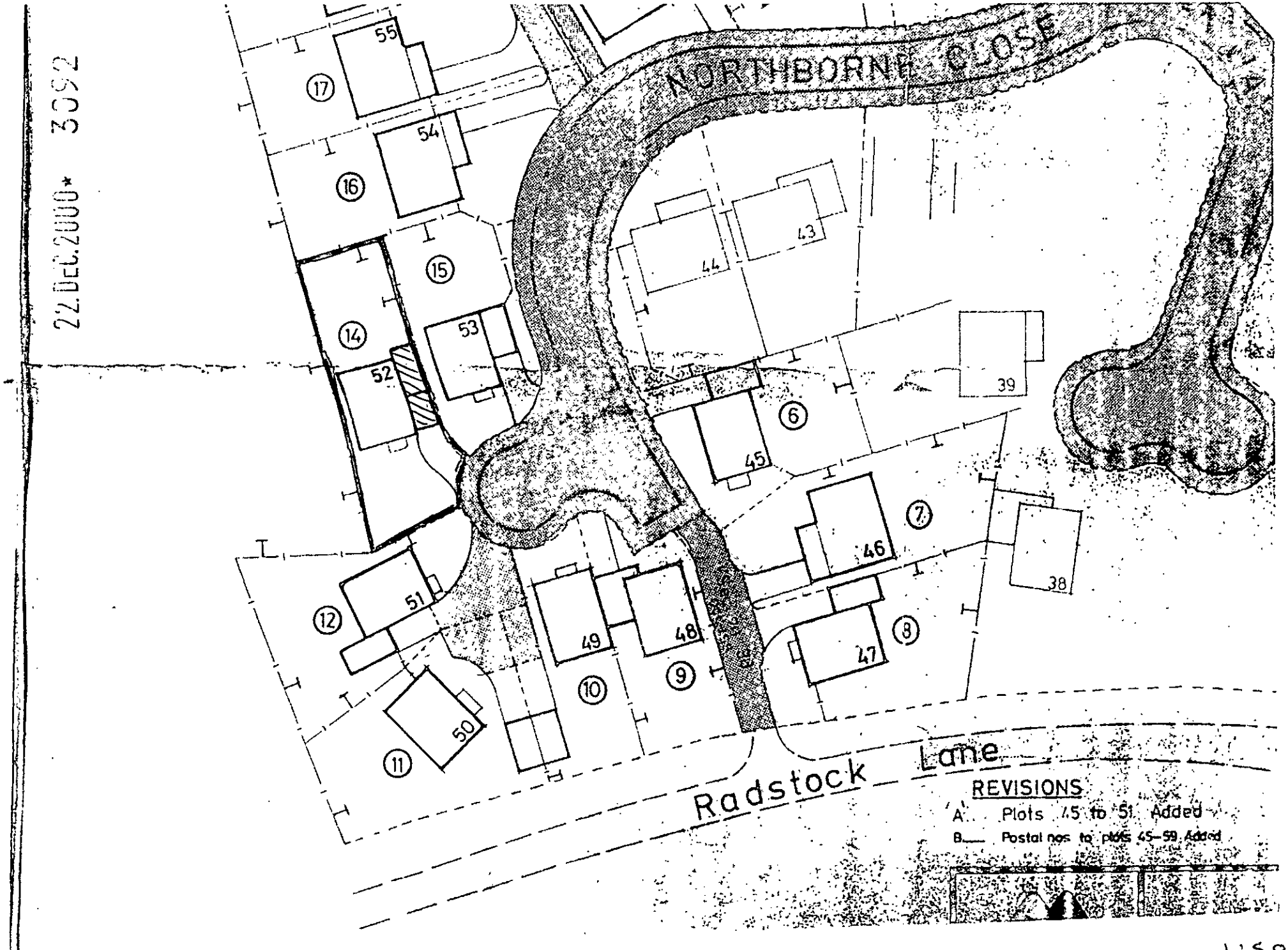
22 DEC 2000 * 3092
NORTHBORNE CLOSE
Radstock Lane
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44
43
39
38
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16
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14
12
11
10
9
8
7
6
REVISIONS
A Plots 45 to 51 Added
B Postal nos to plots 45–59 Added
1:500