APPLICATION NO:
F/2000/1052

LOCATION:
589 London Road, Earley Reading.

APPLICANT:
Mr & Mrs G Medford C/O Mr O A Springer
Oasis Building And Planning

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Recorded

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Medford
C/O Mr O A Springer
Oasis Building And Planning
20 Wantage Road
Reading
Berkshire
RG30 2SE

Application Number: F/2000/1052

Parish: **EARLEY**

Location: **589, London Road, 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. The area shown on the permitted drawings for vehicle parking, garaging and turning 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 and above in the north west 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.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell
Development Control Manager
Date: 29/06/2000

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.*

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1052

Applicant : Mr & Mrs G Medford C/O Mr O A Springer Oasis Building And Planning.

Location : 589, London Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : 6/4/00

Date of Site Visit : 12/4

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :
Highways – Condition and IN08.
Earley TC – Improvement on last application but still unneighbourly resulting in loss of light.

Planning Issues :
Effect on street scene & neighbouring properties DREEL.
Identified settlement.

Application Number: F/2000/1052

Appraisal :

This application is for a 2 storey side extension and single storey front extension.
Neighbours.
No 1 Rosedale Crescent is situated at an angle to the applicant. The nearest part of the extension would be a distance of 9m from the dwelling. The ground floor extn has a height of 3.0m, a width of 3.4m and a depth of 9.9m. The 2 storey element has a height of 7.1m a width of 3.3m and a depth of 3.9m. The extension is situated to the south of no. 1 and has 2 obscure glazed first floor windows. However, the distance between these neighbours is such that any impact regarding overbearing and overshadowing issues will be minimised.

All other neighbours are a sufficient distance away for any impact to be minimised.
Street scene.
The extension is set back 3.6m from the front footprint of the house at first floor level, and the ridge height is 7.1m, 1.4m lower than the original ridge. The roof is hipped in on all sides and, therefore, any impact on the street scene is minimised.
There is sufficient parking on site to satisfy Council policies.

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

Application Number F/2000/1052
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging & turning
3	SC53	SR12	works
4	SC08	SR05	first floor level and above.
			North-west elevation
		IA08	

RECORD OF SITE VISIT

SITE ADDRESS: 589 London Road
Earley Reading.

APPLICATION NUMBER: F/2000/1052

OFFICER: Joss Miller

DATE OF SITE VISIT: 19/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES
1. 1 bedroom 1 bath window garage next to applicant..
587 - Other side.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 3 spaces.

LEVELS \

BOUNDARY TREATMENT Open.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 06 April 2000

Application Number: F/2000/1052

Proposal: Proposed two storey side extension to dwelling.

Site Address:
589, London Road, Earley, Reading.

Applicant:
Mr & Mrs G Medford C/O Mr O A Springer Oasis Building And Planning.

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, TURNING & GARAGING (SR 06)

IN08.

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

18-4-00

FROM: Joss Miller

DATE: 06 April 2000

PLANNING SERVICES	RPY 28651
POL	LS
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1052

Proposal: Proposed two storey side extension to dwelling..

Site Address: 589, London Road, Earley, Reading.

Applicant: Mr & Mrs G Medford C/O Mr O A Springer Oasis Building And Planning.

Your observations are required in respect of this application **by 30/04/2000** .

Whilst Councillors welcomed the improvements these latest proposals represented in comparison to the previous application on this site, it was still considered that this application was unneighbourly and would create a loss of light.

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **06 April 2000**

My ref: F/2000/1052

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/2000/1052
589, London Road, 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1052**
589, London Road, 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 Storry

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

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

Tel: (0118) 974 6463

Date: **06 April 2000**

My ref: F/2000/1052

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
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Head of Planning and Transportation

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589, London Road, 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 Lissaman

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

Received by Wokingham District Council

Application No: F/2000/1052

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
589, London Road, 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 30/04/2000. 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

Start date: 23 MAR 2000	
Officer: JM	Application No. F/2000/1052

Map No. 41 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: 589 LONDON ROAD

Parish: EARLEY Ward: Whitegates 6.4.2000

Applicant: MR/MRS MEDFORD

re-submission 2000/0439 refused

Fee Received 00-00 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	Scale ?		
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 : 6.4.2000 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:

2 x S/N - Rosedale Crescent
London Road ✓
587, 296, 298a, 300a London Rd
1 + 2 Rosedale Cresent. ✓

ADDRESS 589 LONDON ROAD PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0439	Mr & Mrs G Medford	2st. side ext: dem garage.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

23. MAR 2010

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS G. MEDFORD.
	ADDRESS	589 LONDON ROAD.
		EARLEY READING.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR O. A. SPRINGER.
	ADDRESS	OASIS BUILDING & PLANNING.
		20, WANTAGE ROAD, READING.
		BERKSHIRE.
	POST CODE	RG30 2SE. Tel. No. 0118 9573554
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	589 LONDON ROAD
		EARLEY READING.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	PROPOSED SIDE TWO STOREY
		GARAGE EXTENSION.

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
RED FACING BRICKS
RED PLAIN CLAY ROOF TILES.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

RE-SUBMISSION APP/00 F/2000/0439

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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:

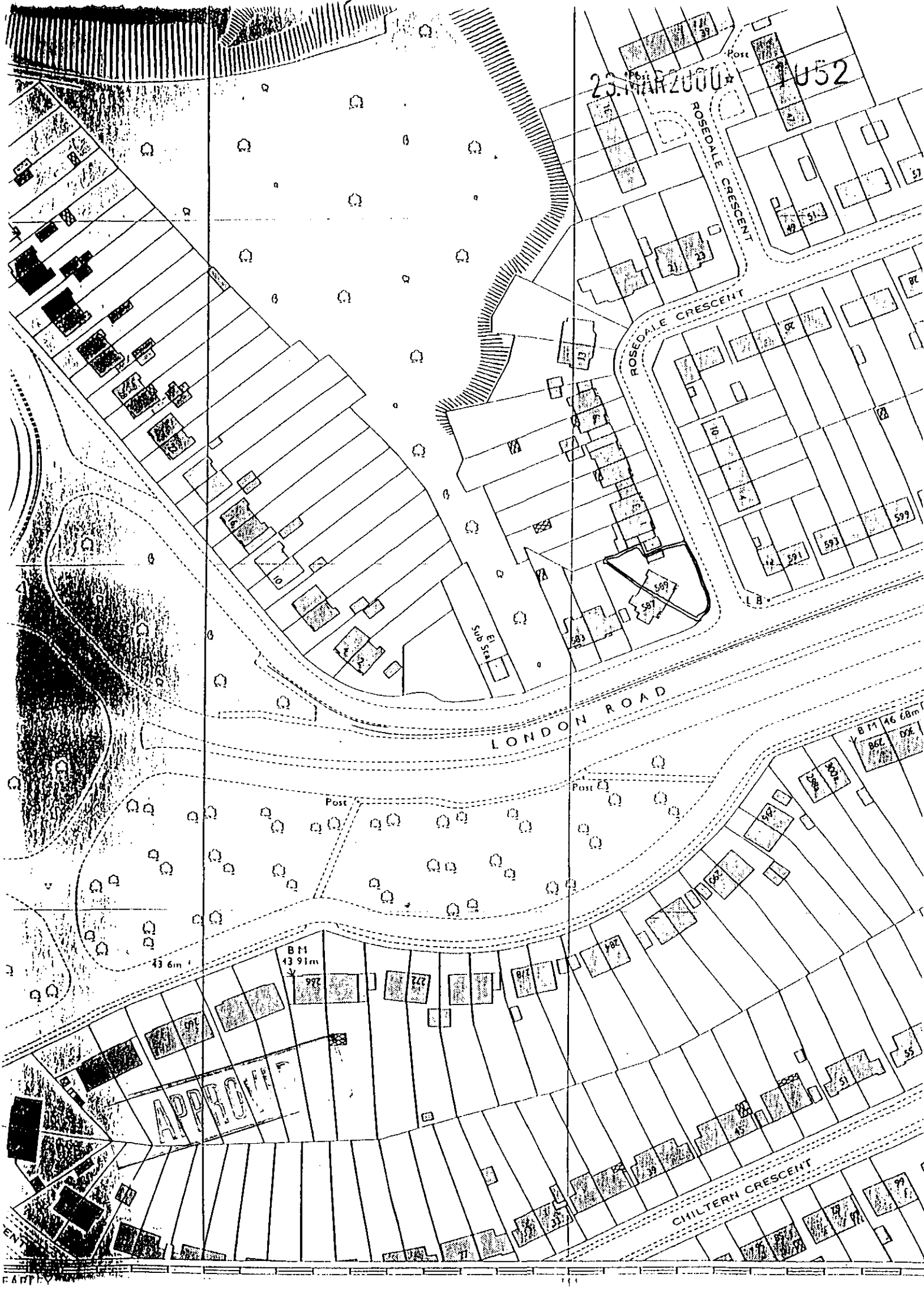
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

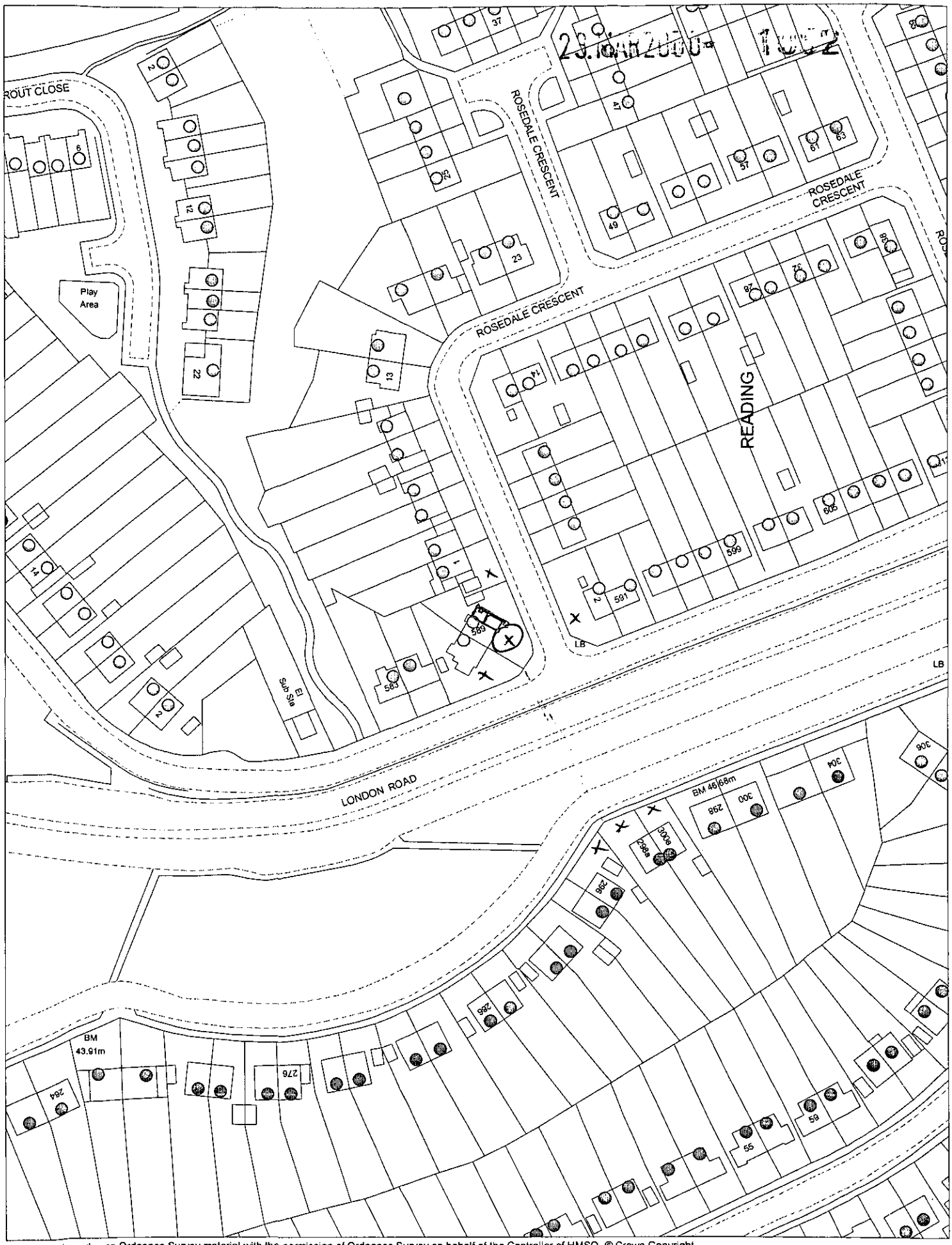
Owner's (a) name	Address at which notice was served	Date on which notice was served
PROPERTY DEPT	WOKINGHAM DISTRICT COUNCIL, COUNCIL OFFICES. SHUTE END WOKINGHAM.	

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR. EMES G. MEDFORD.

DATE 20/3/2000.


23.MAR2000 1052
ROSEDALE CRESCENT
ROSEDALE CRESCENT
LONDON ROAD
CHILTERN CRESCENT
Post
Post
Post
El Sub Sta
B M 43 91m
43 6m
B M 46 68m
APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.
30 March 2000 Scale: 1 : 1250

N
W E
S

8.5 3.6m