APPLICATION NO:
F/2000/0816

LOCATION:
195 Beech Lane, Lower Earley Reading.

APPLICANT:
Mr Dudakia C/O Mr S S Chana

PROPOSAL:
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension and loft conversion

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Dudakia
C/O Mr S S Chana
294 London Road
Slough
Berks
SL3 7HU

Application Number: F/2000/0816

Parish: **EARLEY**

Location: **195, Beech Lane, Lower Earley, Reading.**

Proposal: **Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension 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 in the east and west elevations.

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: 11 May 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.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 26 June, 2000
My ref. BC/DC/2000/0816

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) 977 8909
DX: 33506 – Wokingham

Mr D Dudakia
c/o Mr S S Chana
294 London Road
Slough
Berkshire
SL3 7HU

Dear Sirs

PLANNING PERMISSION 2000/0816
SITE: 195 BEECH LANE, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0816 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

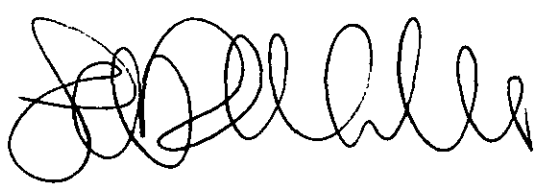
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully



Joss Miller
Planning Assistant

failed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0816	JM
BUILDING CONTROL NUMBER	FP2000/0731	Alan
~~APPLICANT~~/AGENT	Mr S. S. Chana.	
ADDRESS OF SITE	195 Beech Lane. EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/s rear ext & part 2 storey front dormer & loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Sc/00/111	Sc/00/111
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - internal dormer.	
DATE	16/6/00	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0816

Applicant : Mr Dudakia C/O Mr S S Chana.

Location : 195, Beech Lane, Lower Earley, Reading.
Proposal : Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension and loft conversion

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4/00

Date Registered : 08/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :
Earley TC - No objection

Planning Issues :
Effect on street scene and neighbouring properties DRC.
Identified settlement.

Application Number: F/2000/0816

Appraisal :

This application is for a part single storey part 2 storey rear extension to dwelling plus front dormer extension & loft conversion.

Neighbours

No 197 is approx. 5m from the proposal with a 1.5m fence on the boundary. The extension is 4.2m in depth with a ridge height of 4m hipped away from ~~the~~ 197. The proposal is situated to the east of 197, which has 2 windows to the side elevation, however, both the windows are secondary.

No 193 has a garage on the boundary. The extension is approx 6.4m to the ridge, the same height as the existing bungalow. This neighbour is situated on the west of the extension and has a 1.8m fence. There is also a high level living room window on a side elevation. The levels in the vicinity differ slightly but this doesn't adversely affect the neighbours. 193 is situated on the west of the extension but as the roof is hipped away from the neighbour any impact will be minimised.

The front dormer faces the road so there will be little impact. These issues show that any adverse impact on the neighbouring properties ~~is~~ would not be sufficient to warrant a refusal. The neighbours to the rear are a sufficient distance for any impact to be minimised.

Street scene.

The dormer window is of a similar design to the original bungalow. The majority of the extension will be obscured by the main footprint of the bungalow so any impact on the street scene will be minimised.

There is sufficient car parking on the site to satisfy highway policies.

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

(tick appropriate box)

Cllr Mills
Grns 01.

Application Number F/2000/0816
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC58	SR12	works
4	SC08	SR05	first floor level.
			east & west elevations.

RECORD OF SITE VISIT

SITE ADDRESS: 195 Beech Lane
Lower Earley Reading.

APPLICATION NUMBER: F/2000/0816

OFFICER: Joss Miller

DATE OF SITE VISIT: 10/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Detached houses, chalet bungalows & bungalows on one side of road.

3. DESCRIPTION OF SITE/BUILDING
Detached bungalow of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
Bungalow.
197, 1.5m fence. 2 side windows Both secondary.
193 Extn added to rear. Garage on boundary.
1 high level living room window.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 4 spaces.

LEVELS Garden 1m higher than dwelling.

BOUNDARY TREATMENT 1.8m fence to 193.

OTHERS

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0816**

195, Beech Lane, Lower Earley, Reading.

Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension and loft conversion

I wish ~~this application to be listed~~ should the officers recommendation be for refusal

and my reason(s) are dependant on your views. please contact me

Signed: [signature]

Councillor Rolls

Date: 30/5/00

GM

FROM: Joss Miller

DATE: 14 March 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0816

Proposal: Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension and loft conversion.

Site Address: 195, Beech Lane, Lower Earley, Reading.

Applicant: Mr Dudakia C/O Mr S S Chana.

Your observations are required in respect of this application **by 07/04/2000**.

PLANNING SERVICES	MPT
POL	TLS
DC	ENF
APP	
CS	

27 MAR 2000

COPIES TO:	ACK:
	RLF:

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **14 March 2000**

My ref: F/2000/0816

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0816
195, Beech Lane, Lower Earley, Reading.
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension 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/2000/0816**
195, Beech Lane, Lower Earley, Reading.
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension 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: **14 March 2000**

My ref: F/2000/0816

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/2000/0816**
195, Beech Lane, Lower Earley, Reading.
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension 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**********

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

Tel: (0118) 974 6463

Date: **14 March 2000**

My ref: F/2000/0816

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/2000/0816
195, Beech Lane, Lower Earley, Reading.
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension and loft conversion

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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/2000/0816**
195, Beech Lane, Lower Earley, Reading.
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension 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**********

Received by Wokingham District Council

Application No: F/2000/0816

PROPOSAL:
Proposed part single storey part 2 storey rear extension to dwelling plus front dormer extension and loft conversion

LOCATION:
195, Beech Lane, 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. (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 07/04/2000. 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: ~~16 FEB 2000~~ VALID 06 MAR 2000

Officer: JM | Application No. F 2000 0816

Map No. 58 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description: (F.) PROPOSED part Part 2 storey SINGLE STOREY REAR EXTENSION TO DWELLING PLUS FRONT DORMER EXTENSION AND LOFT CONVERSION

Location: 195 BEECH LANE

Parish: EARLEY Ward: Redhatch 14.3.2000

Applicant: MR DUDAKIA

Fee Received 95-00 (9) 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 ✓		06 MAR 2000	
5	Elevation plans	Existing elevations needed	25/2	
6	Floor plans ✓			
7	Metric scale disclaimer ✓			
8	Encroachment letter		✓ 8 MAR	
9	Miscellaneous	Velux not shown on plan. Rear elevation shows gable end, sides don't. Dressing room windows aren't consistent.	25/2	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.3.2000 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:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

Pc 03 07 195

ADDRESS 195 BEECH LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
261/51	Mrs. O.M. Robotham	New Kitchen	12·6·51	App. N
PD/602/59	"	Garage	12·1·60	App. N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

08.MAR2000* 0816

Environmental Services

For office use only.
Application number: 08.MAR2000* 0816

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. D · DUDAKIA 195 BEECH LANE LOWER EARLEY READING 01189-872-822
	Agent's Name Address and postcode Phone number	MR S.S.CHANA 294 LONDON ROAD SLOUGH BERKSHIRE SL3 7HU 01753-543-708
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.	195 BEECH LANE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & LOFT CONVERSION OF A BUNGLOW
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.	CONCRETE BLOCKWORK RENDERED TO MATCH EXISTING. TILES TO MATCH EXISTING TILES
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: 2	Proposed: 3
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: S Khan

on behalf of MR D. DUDAKIA

Date 10.2.00

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