APPROVED 21/01/03

APPLICATION NO:

F/2002/8195

LOCATION:

10 Sibley Park Road, Earley Reading.

APPLICANT:

Mr/Mrs A Criddle C/O Roger Pring & Sons

PROPOSAL:

Proposed 2 storey side/front extension to dwelling.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 10/02/2003

CASE OFFICER: **Richard Knight**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Criddle
C/O Roger Pring & Sons
26 Easby Way
Earley
Reading
Berks
RG6 3XA

Application Number: F/2002/8195

Parish: **EARLEY**

Location: **10, Sibley Park Road, Earley, Reading.**

Proposal: **Proposed 2 storey side/front 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. The first floor window in the side elevation shall be obscure glazed and fixed shut, and shall thereafter be maintained as proposed.

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 with or without modification) no additional windows or similar openings shall be constructed in the first floor and above of both side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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. In the interests of privacy to neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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 LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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 : Richard Knight

Application Number : F/2002/8195

Applicant : Mr/Mrs A Criddle C/O Roger Pring & Sons.

Location : 10, Sibley Park Road, Earley, Reading.
Proposal : Proposed 2 storey side/front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/01/03.

Date of Neighbour Notifications : 24/12/03.

Date of Site Visit : 16/01/03.

Date Registered : 16/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application <u>will have expired on</u>: <u>10/02/2003.</u> 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 :
Objections from nos 7, 8 Fulmer close.
(1) overbearing and out of character.
(2) loss of light.
(3) loss of privacy
(4) underground electricity cable.

Planning Issues :
would be overbearing with loss of privacy to neighbours.
Would be detrimental in street scene.

Application Number: F/2002/8195

Appraisal :

Application site.
Detached property at end of Cul-de-Sac set in irregular shaped plot. Sides on to rear gardens in Fulmer Close.
There is a 2m CB fence with 4m - 6 metres heylandii hedge on side bonday. A double garage is set in front of the property opposite the proposed extension.

The Proposal:
A 2 storey side extention with a front projection. Roof line is half-hipped on front and side to match existing.

Relationship with neighboring properties
Nos 7, 8 and 9 abut the side bonday at a minimum distance of approx. 15 metres. (This will be reduced to 12m by the extension).
The distance between the front and side bonday of 9 Sibely Park is 14 metres. (this will be reduced to 12.5 metres. There is a C.B fence and part hedge and shrubs on this bonday.

Planing Considerations.

The proposal complies with the Planing Guidline (B2) in respect of distances. The small front projection of 1.8 m. will help to break up the longer facade. This and the overall design is in keeping with character of the property. The roof design matches the existing.
The location will ensure there is no detriment to the street scene.
The obscure glazed and fixed window in the 1st floor of the side elevation will ensure no loss of privacy to ~~Sibley~~ Close. The distance factors will ensure the extension is not overbearing. The intervening double garage and screening will ensure no loss of privacy to no 9. Given the distance factors there will be no undue loss of daylight/sunlight. It is considered ∴ that the objections cannot be substantiated.
NB. The electricity cable is not considered to be relevant to this case. (referred to by the objector at nos. 7 and 9 Fulmer Close.

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

Application Number F/2002/8195
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
03			The first floor window in the side elevation shall be obscure glazed and fixed shut and shall thereafter be maintained as proposed.
			Reason. In the interests of privacy to neighbouring properties.
04	C044	R044	first floor and above of both side elevations
05	C122	R122	
06	C049	R049	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3. WBE1,
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp J.S. Andrews
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 21/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 10 Sibley Park Road
Earley Reading.

APPLICATION NUMBER: F/2002/8195

OFFICER: Richard Knight

DATE OF SITE VISIT: 16/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on lamp post

2. DESCRIPTION OF SURROUNDINGS
Detached houses with double garages. Stock brick, half-hip & gable roofs. Set in Close with neighbouring houses set sideways on high hedges to side boundaries.

3. DESCRIPTION OF SITE/BUILDING
Detached property on irregular shaped plot. Level land.
Double detached garage to front.

4. RELATIONSHIP TO ADJOINING PROPERTIES.
12 metres from proposed side elevation to rear of 8 Fulmer Close.
12.5 metres from front to side boundary of no 9 Sibley Park with intervening double garage.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A.

LEVELS Level site.

BOUNDARY TREATMENT 2m CB fence with leylandii hedge 4.0-6m high

OTHERS

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8195	RK
BUILDING CONTROL NUMBER.	FP 2003/3871	
APPLICANT/AGENT	Rogers Improvements	
ADDRESS OF SITE	10 Staley Park Road GARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side/front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/419/01	02/419/01
ELEVATIONS	02/419/06	02/419/06
FLOOR PLANS	02/419/05A	02/419/05.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	31/1/03	

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	

FROM: Richard Knight

DELEGATED

DATE: 24 December 2002

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES

POL	
DC	
APP	
CS	
20 JAN 2003	
COPIES TO	

Application Number: F/2002/8195

Proposal: Proposed 2 storey side/front extension to dwelling..

Site Address: 10, Sibley Park Road, Earley, Reading.

Applicant: Mr/Mrs A Criddle C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 16/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

R

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8195. (Case Officer:Richard Knight)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

14 JAN 2003
ACK 15/1
COPIES TO
FILE:

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 CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8195

YOUR NAME: Mrs G.E. & Mr J.E. Turney

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
8 FULMER CLOSE
EARLEY
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

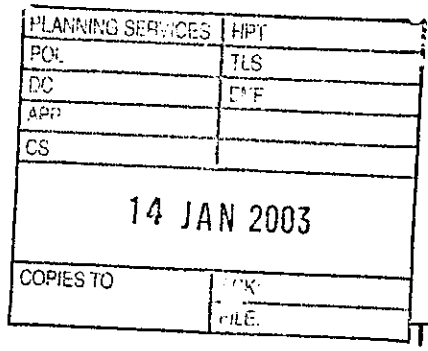
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

PLEASE SEE ATTACHED

12/JAN/03

Continue over the page if more room required



8 Fulmer Close
Earley
Reading
RG6 5UR

Tel: 0118 961 1678
Mobile: 07710 463036
Fax: 0118 961 0813

Mr. Richard Knight
Case Officer
Wokingham Unitary
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir,

Re: Application No: F/2002/8195
Site: 10 Sibley Park Road – Proposed Extension.

Having examined the plans of the proposed extension to the house at 10 Sibley Park Road, the property that abuts our rear garden, we wish to object and inform you of an electrical cable that may have some bearing on the matter.

We object on the grounds that

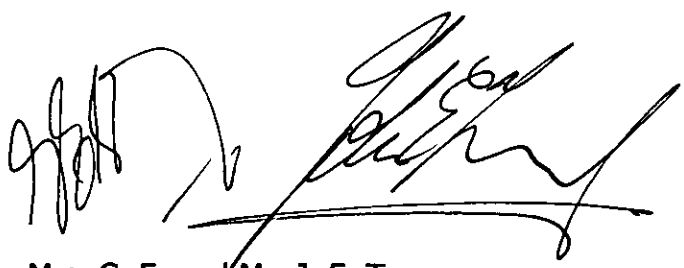
- It will be over bearing to our property. The proposed northwest face including new roof-line will be much bigger than it is now and brought approximately 2 metres closer to our south east boundary
- It will reduce the light and sunlight entering our garden. Our garden is southeast facing and the proposed extension to the north of 10 Sibley Park Road will create shade in our garden. Although we have planted and maintain a 3.5 metre hedge on the boundary this at some later date may be removed and the extension would then be even more shading
- We note that a window is planned in the first floor of the northwest wall of the extension. This window will over look our property and considerably reduce our privacy.

Also we would bring your attention to the enclosed map made by Scottish and Southern Electricity. It details, with a red line, the path of an underground high current electricity cable. We hold that the proposed extension will either interfere or be constructed too close to this cable and that could be grounds to refuse planning permission.

Please do not hesitate to contact us if you require further clarification or explanation of what is written here.

We look forward to hearing from you regarding this matter.

Yours faithfully



Mrs. G. E. and Mr. J. E. Turney

6B8

PLANNING SERVICES	RPT
POL	TLS
DC RKK	ENF
APP	
CS	

13 JAN 2003

COPIES TO	ACK 14/1/03
	FILE:

7 Fulmer Close,
Earley,
Berks. RG6 5UR.

Tele: 0118 9670321.

10th January, 2003.

Mr. Richard Knight,
Devolopment Control Officer,
Wokingham Unitary, Environmental Services Dept,
Planning Services,
PO Box 157
Shute End, Wokingham, Berks.
RG40 1WR.

Dear Sirs,

Re: Application no. F2002/8195 – 10 Sibley Park Road, Earley.

Please note the following objections to the proposed extension.

a) The proposed extra window on the side of the extension will deprive privacy to the gardens in Fulmer Close.

b) An electrical cable installed by Scottish and Southern Energy plc on land running from Fulmer Close, through the garden of 7 Fulmer Close and through land that the proposed extension is to be built. Under terms of an agreement with the Electricity Company, no building can be erected within 1 metre of the laid cable. (Grid reference SU74187064)

c) The overall look of the extension is not in keeping with other buildings and will look unsightly and overbearing.

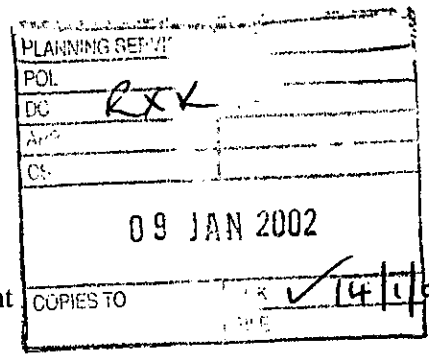
Kindly note that the date of your letter was 24th December and due to the Christmas holiday this letter was not delivered until 31st December. It has been difficult to contact the Electricity authorities to look at the plans of the cables and reply within the 21 days of your letter. Surely and extension to the 21 day period should be made to take into account the Christmas holiday.

Yours faithfully,

David Storrie.

OBS

PLANNING SERVICES
POL
DC RXK
APP
CS
09 JAN 2002
COPIES TO ✓ 14/1/03



9 Fulmer Close
Earley
Berkshire
RG6 5UR
0118 – 9866905

Richard Knight
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

6 January, 2003

Dear Mr Knight,

Planning Application Ref. F/2002/8195
10, Sibley Park Road, Earley

We hereby register our **strong objection** to the proposed application for a 2 storey side/front extension to 10, Sibley Park Road, Earley.

Our house, 9 Fulmer Close, Earley, backs on to part of the property of the applicant and is therefore directly affected by the proposed extension – we have marked our property on a copy of the Location Plan and Site Plan lodged with the application, which is attached to this letter.

Our reasons for objecting to the application are as follows:

- The two-storey extension will add a distance of c. 3.2m to the (NW) side elevation of the house which extends directly towards our neighbour's house (8 Fulmer Close) and reduces the light available to the rear garden of our house. From our rear garden, there is only a short skyline between the University Halls of Residence and 10 Sibley Park Road, which will be significantly reduced.
- The construction of a new window with dimensions of approx. 1.8m * 1.5m in a first floor bedroom ("bedroom 4") will overlook our rear garden and into the two bedrooms at the rear of our house. Additionally, both this new window and a replacement of the existing window ("bedroom 5") will be constructed as part of the extension at a distance of 1.8m from the existing wall – in the direction of our house/garden closer. The impact of both will be intrusive and result in a loss of privacy to ourselves.
- The construction of a new first floor window in the NW side elevation of the extension, albeit "obscure, glazed window, fixed sheet" will also reduce our privacy (you can still see though this type of glass) – no window currently exists on this elevation of the house.
- The properties in this part of Earley are already densely sited. The proposed extension will result in the over-development of properties in its immediate vicinity and lead to the loss of quality of life currently enjoyed.

Yours sincerely,

Frank & Doris Stroud

Application Number: F/2002/8195

Case Officer : RXK.

Valid Date : 16.12.02.

Map No : 58

Site Area : 0.07.

Received Date: 16/12/2002

Level : Delegated Application

Description : Proposed 2 storey side/front extension to dwelling.

Location : 10, Sibley Park Road, Earley, Reading.

Parish : EA Ward : Redhatch. 24.12.02 B.

Applicant : Mr/Mrs A Criddle C/O Roger Pring & Sons.

Fee Required: £110 Fee Received: £110 (2)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
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 24.12.02 B

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

● ~~Forestry Commission~~ Dinton Pastures ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

~~English Nature~~

~~Woodland Trust~~

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

Curtilage touches ancient woodland.

NEIGHBOURS

S/N & See map.

No pre-aps

Organisation_Name	Building_Name	address1	Postcode
		7FULMER CLOSEREADING	RG6 5UR
		8FULMER CLOSEREADING	RG6 5UR
		9FULMER CLOSEREADING	RG6 5UR
		10SIBLEY PARK ROADREADING	RG6 5UB
		11SIBLEY PARK ROADREADING	RG6 5UB
		9SIBLEY PARK ROADREADING	RG6 5UB

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

Tel: (0118) 974 6502

Date: 24 December 2002

My ref: F/2002/8195

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8195
10, Sibley Park Road, Earley, Reading.
Proposed 2 storey side/front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8195**
10, Sibley Park Road, Earley, Reading.
Proposed 2 storey side/front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Rolls

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6502

Date: 24 December 2002

My ref: F/2002/8195

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

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8195
10, Sibley Park Road, Earley, Reading.
Proposed 2 storey side/front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8195**
10, Sibley Park Road, Earley, Reading.
Proposed 2 storey side/front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Spratling

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

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

Tel: (0118) 974 6502

Date: 24 December 2002

My ref: F/2002/8195

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

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8195
10, Sibley Park Road, Earley, Reading.
Proposed 2 storey side/front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8195**
10, Sibley Park Road, Earley, Reading.
Proposed 2 storey side/front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Hare

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

Received by Wokingham District Council

Application No: F/2002/8195

PROPOSAL:
Proposed 2 storey side/front extension to dwelling.

LOCATION:
10, Sibley Park 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 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/2002/8195 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 Richard Knight P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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
24 December 2002

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

16 DEC 2002
8195

ARCHITECTURAL & SURVEYING CONSULTANTS

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

13, December 2002

Dear Sirs/Madam,

Re; Householder planning application for permission to erect a two storey side/front extension at 10, Sibley Park Road, Earley, Reading, Berkshire, RG6 5UB.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 02/419/01 to 07 and my cheque, made payable to Wokingham District Council for the sum of £110.00p, in respect of the application fee.

The application drawings take into account the guidance contained in the Council's Draft Planning Guidelines, B2. In view of this we do not anticipate any problems with the application and look forward to hearing from you shortly.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Criddle.

REGISTERED NO. 2284491

Environmental Services

For office use only.
Application number: 16.DEC.2002 8195

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.

8195

WOKINGHAM UNITARY
Aiming for Excellence

16 DEC 2002

1	Your name	MR & MRS. A. CRIDDLE.
	Address and postcode	10, SIBLEY PARK ROAD, EARLEY, READING, BERKSHIRE, RG6-5UB
	Phone number	0118 986 4243
	Agent's Name	ROGER PRING & SONS,
	Address and postcode	26, EASBY WAY, LOWER EARLEY, READING, BERKSHIRE, RG6 3XA
	Phone number	0118 935 3385
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.	10 SIBLEY PARK ROAD EARLEY READING BERKSHIRE RG6 5UB
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE/FRONT 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.	ALL FASCIAS, SOFFITS, WINDOWS, BRICKWORK, ROOF TILING 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: 4	Proposed: 1
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 MR. & MRS. A. CRIDDLE

Date 13/12/02

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

ADDRESS 10 SIBLEY PARK ROAD PARISH LOWER EARLEY

PLOT No. 53 AREA Z ORD. SHEET No. SU. 7370-58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			
24749	ROCKFORT HOMES	DET. HOUSE & GARAGE	7.1.86	C/A
BRA 216	"	"	11.3.86	APP
32545	MR. GIBSON	FENCE / GARDEN SHED	17.4.89	C/A
F/2000/2218	Mr & Mrs Criddle	S/St Rear Ext	04.10.00	C/A
F/2002/8195	" " "	2/St side/Fr. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074