APPLICATION NO:
F/2000/1457

LOCATION:
4 Sidmouth Grange Close, Earley Reading.

APPLICANT:
Mr Mosaheb

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **04/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mosaheb
4 Sidmouth Grange Close
Earley
Reading
RG6 1ER

Application Number: F/2000/1457

Parish: **EARLEY**

Location: **4, Sidmouth Grange Close, Earley, Reading.**

Proposal: **Proposed first floor 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the front (north-west) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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 additional windows or similar openings shall be constructed at the first floor level or above.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

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

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1457	EXC
BUILDING CONTROL NUMBER.	BP2001/1756 Paul	
APPLICANT/AGENT	Mr M. J. Paul.	
ADDRESS OF SITE	4. Sidmouth Grange Close EXLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 2/4/01	rec'd 9/5/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/5/01	

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	

FROM: Emy Circuit

DATE: 19 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1457

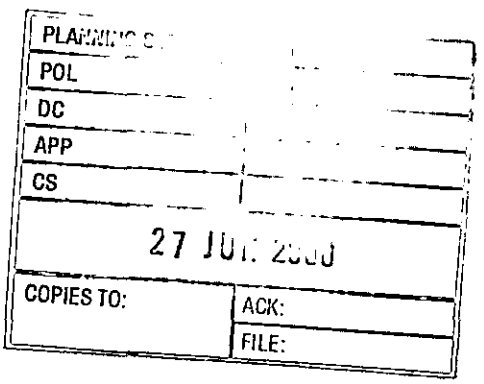
Proposal: Proposed first floor side extension to dwelling.

Site Address: 4, Sidmouth Grange Close, Earley, Reading.

Applicant: Mr Mosaheb .

Your observations are required in respect of this application **by 12/06/2000** .

Members of the Planning Committee considered that this application should be refused as it was deemed to be unneighbourly.



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Applicationo	Name & Address
F/2000/1457	C Catton 6 Sidmouth Grange Close Earley RG6 1ER

APP APPROVED:
Letter sent 27/6/00

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1457

Applicant : Mr Mosaheb .

Location : 4, Sidmouth Grange Close, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....23 May 2000.....

Date Registered : 09/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 04/07/2000

Consultation Responses :

Neighbours – light to side windows/doors
overbearing impact of gable ar side

Planning Issues :

Identified Settlement

Neighbours/street scene

Application Number: F/2000/1457
4 Sidmouth Grange Close, Earley

Appraisal: Conditional planning consent was granted for a first floor side/rear extension, rear conservatory and a garage to replace the existing carport in January 2000.

The current proposal is for a first-floor side extension above the approved garage. This would be set back 1.5 metres from the front and be 3.6 metres deep. The roof would be pitched with a gable to the side and the ridge would be 0.9 metres lower than the existing roof. The extension would not be prominent and there would be about 1.5 metres between its side elevation and that of 6 Sidmouth Grange Close. The relatively shallow depth of the extension would prevent it causing an unacceptable reduction in daylight to the side windows at No 6 - there would be some reduction in sunlight but these are not windows to living rooms.

Recommendation: conditional approval

Application Number F/2000/1457
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work
03	SC20	SR24	bathroom) front (north-west)
04	SC08	SR05	no additional windows ... shall be
			constructed at first floor level or above

John Murdoch
23/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Sidmouth Grange Close Earley Reading.

APPLICATION NUMBER: F/2000/1457

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS

residential
2 storey detached houses + semis.

3. DESCRIPTION OF SITE/BUILDING

2-storey- detached

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 6 – 1st floor landing + one other (same design as No 4)
glf wc + kitchen door

5. SITE CONSTRAINTS

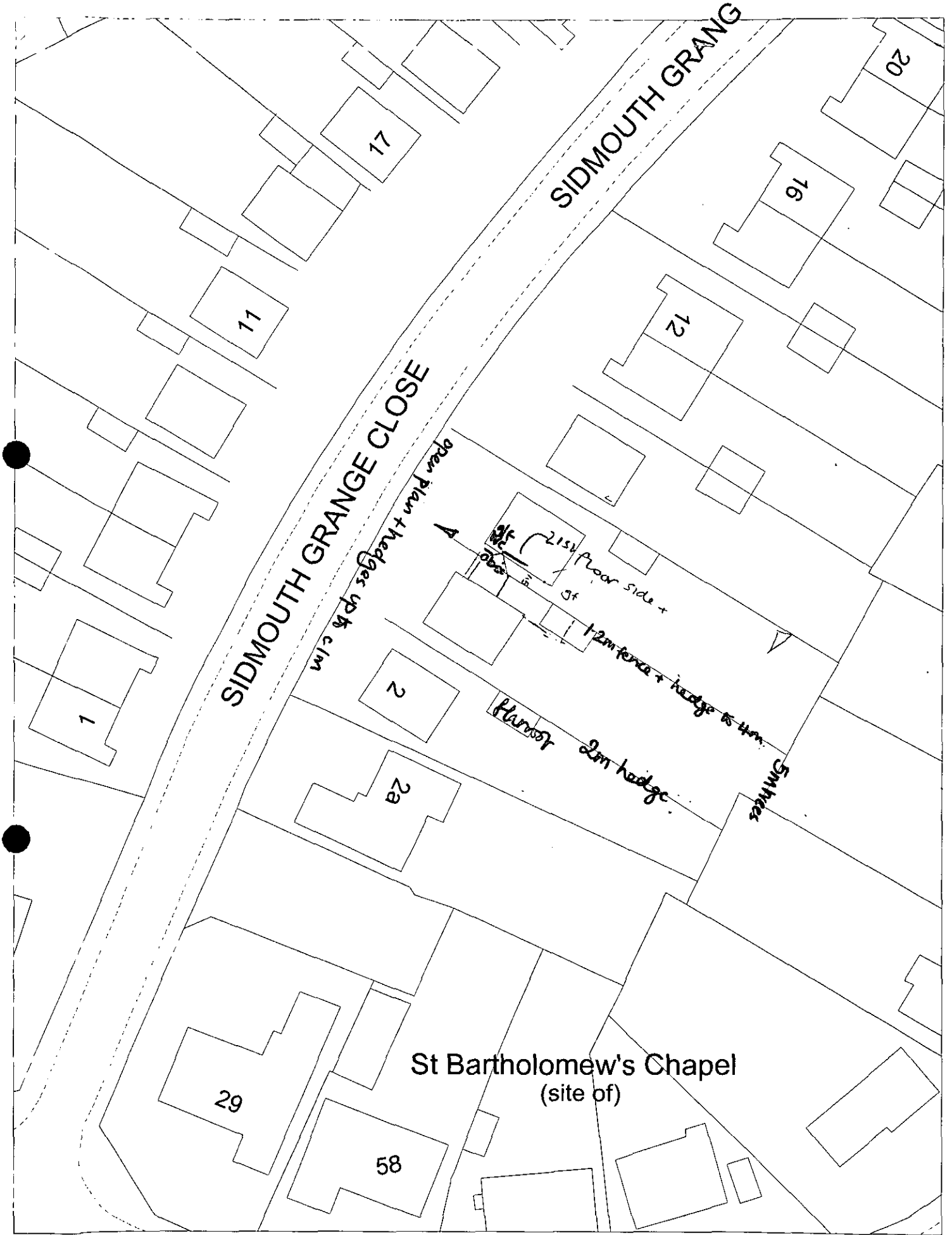
TREES /

ACCESS/PARKING – no change from approval.

LEVELS opposite + to South at lower level.

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/1457

PROPOSAL:
Proposed first floor side extension to dwelling

LOCATION:
4, Sidmouth Grange 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

19 May 2000

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

Tel: (0118) 974 6479

Date: **19 May 2000**

My ref: F/2000/1457

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/2000/1457
4, Sidmouth Grange Close, Earley, Reading.
Proposed first floor 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1457**
4, Sidmouth Grange Close, Earley, Reading.
Proposed first floor 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 6479

Date: **19 May 2000**

My ref: F/2000/1457

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
DX: 33506 – Wokingham

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Application Number: F/2000/1457
4, Sidmouth Grange Close, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1457**
4, Sidmouth Grange Close, Earley, Reading.
Proposed first floor 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**********

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 885 | 25
02 JUN 2000
COPIES TO: | ACK:
FILE:

6 Sidmouth Grange Close
Earley
Reading
Berkshire
RG6 1ER

Tel 0118 962 6100

31st May 2000

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

For attention John Mitchell Development Control Manager

Application Number F/2000/1457 – 4 Sidmouth Grange Close, Earley

With reference to your letter dated 19th May 2000, inviting comments on above planning application.

I have viewed the plans for the above application and my comments are summarised as follows: -

a) I am concerned that there will be a noticeable reduction in the amount of light coming through my first floor landing window, ground floor toilet window, and ground floor kitchen door. I can only surmise that this will be the effect particularly in the latter part of the day and especially during winter months when the passage of the sun will be hidden by the proposed extension. My first floor landing window is the only light source for landing and stairs

b) The overall height of the gable end of the extension will exceed the height of my neighbours current side wall by a substantial amount, and the extension will be right on the boundary between the two properties. In the worst case I estimate the gap between our two properties as approximately three feet taking into account the overhang from my roof. This will give a very claustrophobic and closed-in feeling when using my sideway. I would point out that the kitchen door opens out onto this sideway and therefore the sideway is in continual use.

I would be grateful if you would take the above comments into consideration.

Yours faithfully

D J Catton

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 MAY 2000
Officer: EXC	Application No. F/2000/1457

Map No. 11.. Site ...0-05....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 4 SIDMOUTH GRANGE CLOSE

Parish: EARLEY Ward: Whitegates 19.5.2000

Applicant: MR MOSAHEB

Fee (6) Received 95-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N + 2, 6, 7, 9, 11 Sidmouth Grange Close
48, 50 Hilltop Road.

Environmental Services

For office use only.
Application number: 09 MAY 2008 1457

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	Mr L MOSAHEB.
	Address and postcode	4, SIDMOUTH GRANGE CLOSE EARLEY READING RG6 1ER
	Phone number	9264497
	Agent's Name	
	Address and postcode	
	Phone number	
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.	4, SIDMOUTH GRANGE CLOSE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR 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 AND NEW ROOF TILES TO MATCH EXISTING HOUSE FINISH.
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: 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.	£95.	
	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
Mr D. CATTON	6, SIDMOUTH GRANGE CLOSE EARLEY READING	

None of the land forms part of an agricultural holding.

Your signature: L. Mosales on behalf of

Date 5-5-00

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

4, SIDMOUTH GRANGE CLOSE
EARLEY
READING
RG6 1ER

7TH MAY 2000

Dear Sir,

Please find enclosed Planning Application, Drawings and cheque for £95 for proposed first floor extension, comprising of en suite to main bedroom. We recently received approval for other aspects (99/70849F) still shown on the drawing. So far the only work carried out has been the modification to the rear bedroom.

The new proposal is clearly shown indicated in red on the prints.

Yours faithfully
L. Mosalski

(1) ADDRESS 4 SIDMOUTH GRANGE CLOSE PARISH EARLEY

PLOT No. 26 ORD. SHEET No. SU 7473 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10067	MR C. BADDEN	S/STOREY & GARAGE EXTS.	15.3.79	N/A C/A
BR16353	"	1st FLOOR EXTENSION	4.3.81	REF. N/A
14978	"	" " provide 2 bedrms	12.3.81	N/A C/A
BR 16541	"	"	2.4.81	APP. N/A
KP/93/1158	MR & MRS MUSANGG	INT. ALTS	3.2.93	APP
99/70849/F	Mr Mosaheb	1st Floor Side Ext Front	14.1.00	C/
		Ext Conservatory Conv		
		Garage to Shower Room		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1)

ADDRESS 4 SIDMOUTH GRANGE CLOSE PARISH EARLEY

PLOT No. 26 ORD. SHEET No. SU. 7473 C

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
172/53	Mr J.T Bridges	Revised Layout	14.4.53	N/A C/K
R/183/64	"	Layout for cul-de-sac & dwellings	6.8.64	N/A C/A
PD/164/67	"	Drainage & Rd Details	13.4.67	APP N/
O/40/68	"	Outline	14.3.69	N/A C/K
66/69	"	Detached House	7.8.69	APP C/
271/71	Windon Trading Co Ltd	"	18.3.71	~~APP~~ C/
BR 9497	MR G. FADDEN	EXTENSION & ALTERATIONS	25.9.78	REF. N/A
* 09370 *	"	2/STOREY EXT. & GARAGE EXT	26.10.78	N/A REF
BR 4661	"	"	12.10.78	REF. N/A
BR 10161	"	"	5.2.79	APP N/A

DATE OF COMPLETION

MINISTRY DECISION * 09370 - Appeal Dismissed 17/7/79

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

17 May 2000

Scale: 1 : 1250

N
W E
S