APPLICATION NO:
F/2000/1379

LOCATION:
65 Sutcliffe Avenue, Earley Reading.

APPLICANT:
Mr Qadeer C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of garage to form annexe.

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **23/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Qadeer
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1379

Parish: **EARLEY**

Location: **65, Sutcliffe Avenue, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and conversion of garage to form annexe.**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the ground floor in the east elevation.

Condition
4. The area shown on the permitted drawings for vehicle parking 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
5. The annex hereby approved shall always remain ancillary to, and shall not be sold, leased or otherwise disposed of separately from the main dwelling.

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

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 22/06/2000

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.

FROM: Joss Miller

DATE: 16 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1379

Proposal: Proposed single storey rear extension to dwelling and conversion of garage to form annexe..

Site Address: 65, Sutcliffe Avenue, Earley, Reading.

Applicant: Mr Qadeer C/O Peter H Watkins.

18 MAY 2000

Your observations are required in respect of this application **by 09/06/2000** .

Members of the Planning Committee considered that this application should be refused as it was felt that the proposal represented an overdevelopment and would create a terracing effect.

DC
COPIES TO:
ACK:
FILE:

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 22 JUN 2000

Joss Miller
Wokingham District Council
Planning Services
Shute End
Wokingham

65 Sutcliffe Ave.

MRS N. ARTIST
63 SUTCLIFFE AVENUE
EARLEY, READING
RG6 7JN

Dear Madam,

5 June 2000

Your reference F/2000/1379

Further to your letter dated 16 May 2000 re a proposed single storey rear extension to dwelling and conversion of garage to form annex at 65 Sutcliffe Avenue, Earley, I have now had an opportunity to inspect the plans held at Radstock House, and would like to make the following comments:-

1) As the NEW extension will not encroach even further along the 63/65 boundary the light in my dining room will not be made worse.
2) I am concerned that the rain water is to be channelled to the existing soakaway. This is situated at the corner of the previous extension and runs along the boundary between 63 and 65. Another roof would generate more water, and my garden is already affected during heavy rain. Also I keep the electric storage heater working throughout the whole year so that the dining room is kept dry.
3) If the garage is not to be available for cars, where will parking take place? Sutcliffe Avenue is used as a rat-run during the morning rush hour and cars/vans parked on the grass verges can cause obstruction. Neither do they improve the appearance of the street as the sunken tyre marks are above the excavations made by the water, gas and cable companies. Also a number of children use the street whilst going to school, or activities at St. Nicholas Church.

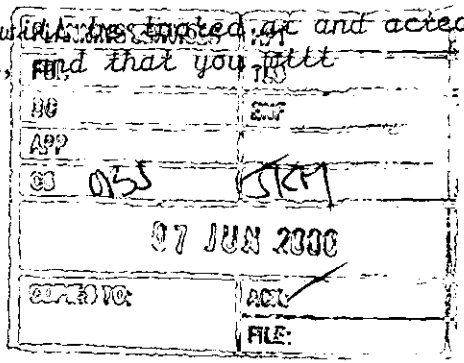
I trust that these concerns will be investigated and acted upon if considered necessary, and that you will communicate with me.

Yours faithfully

N Artist

(Mrs N. Artist)

Copy to Earley Town Council
Radstock House
Earley



finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1379	JM
BUILDING CONTROL NUMBER.	FP2000/0593	Martin
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	65. Sutcliffe Avenue EARLY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext & Convert garage to form granny annexe	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20052	PW 20052
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/7/00.	

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/2000/1379

Applicant : Mr Qadeer C/O Peter H Watkins.

Location : 65, Sutcliffe Avenue, Earley, Reading.
Proposal : *Proposed single storey rear extension to dwelling and conversion* of garage to form annexe.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : 16/5

Date of Site Visit : 31/5

Date Registered : 28/04/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 23/06/2000

Consultation Responses :
Highways - Conditions.

Planning Issues :
Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/1379

Appraisal :

This application is for a single storey rear extension and garage conversion.

Neighbours.
No 67 has a 1.8m fence that starts at the rear footprint of the house. The proposal involves the change of use of the existing garage, which already has established impact. The single storey extension is 3.4m deep 2.5m to the eaves and 4.5m to the ridge. The applicant has an existing 4m deep single storey extension with a hipped roof. The nearest part of the extension is 2.5m from No 67 and is sited to the north-west. No 63 is 3m from the extension and there is a 1.8m fence on the boundary. All other neighbours are a sufficient distance for any impact to be minimised. Any issues regarding overbearing overshadowing & privacy are not sufficient to warrant a refusal.

Street scene.
Part of the proposal ~~is~~ would be screened from the street scene by the main footprint of the house. The design is appropriate for the applicant's dwelling therefore, any impact on the street scene will be minimised.

There is sufficient parking to satisfy Council policies.

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

Application Number F/2000/1379
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC08	SR05	No windows on ground floor
			East elevation.
4	SC23	SR06	Parking. annex hereby approved
5.		SR10	The ~~proposed development~~
			shall always remain
			ancillary to, ~~[illegible]~~
			and shall not be sold, leased
			~~of~~ or otherwise disposed of
			separately from, the main
			dwelling

John Mitchell
22/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 65 Sutcliffe Avenue Earley Reading.

APPLICATION NUMBER: F/2000/1379

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Semi-d & d, houses chalets and bungalows.

3. DESCRIPTION OF SITE/BUILDING
Semi-d house of brick render & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
67 - 2 upstairs windows, 3 downstairs on side. Applicants garage set back approx 3m from rear footprint of applicant.
63 - 1.8m fence on boundary.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 4 spaces.

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence starts at rear

OTHERS footprint of 67. house.

Applicationo	Name & Address
F/2000/1379	Mrs N Artist 63 Sutcliffe Avenue Earley RG6 2JN

App approved,
Letter sent 05/07/00

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 16 May 2000

Application Number: F/2000/1379

Proposal: Proposed single storey rear extension to dwelling and conversion of garage to form annexe.

Parish: EARLEY TOWN

Site Address:
65, Sutcliffe Avenue, Earley, Reading.

Applicant:
Mr Qadeer C/O Peter H Watkins.

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).

Comments

H 35B : The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.

Signed: _____ **Print name:** Stephanie Knowles.

30/05/00.

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

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1379

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1379
65, Sutcliffe Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and *conversion of garage to form annexe.*

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1379**
65, Sutcliffe Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and conversion of garage to form annexe.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1379

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1379**
65, Sutcliffe Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and conversion of garage to form annexe.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6463

Date: **16 May 2000**

My ref: F/2000/1379

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1379*
65, Sutcliffe Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and *conversion of garage to form annexe.*

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1379**
65, Sutcliffe Avenue, Earley, Reading.
Proposed single storey rear extension to dwelling and conversion of garage to form annexe.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/1379

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of garage to form annexe.

LOCATION:
65, Sutcliffe Avenue, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. 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

16 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 APR 2000
Officer: JM	Application No. F/2000/1379

Map No. 52 Site 001
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO FORM ANNEXE (?)

Location: 65 SUTCLIFFE AVE

Parish: EARLEY Ward: L. Hungerford 16.5.2000

Applicant: MR QADEER
Joint cheque with B/control

Fee 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	New parking provision?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Possible encroachment of new roof section – letter required		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.5.2000 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 + 552, 554, 556 Wokingham Road. ✓

63, 67, 54, 56 Sutcliffe Avenue

Environmental Services

For office use only.
Application number 2E/APR2006* 1379

Apr

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. QADEER.
	Address and postcode	65 SUTCLIFFE AVENUE EARLEY
	Phone number	9626507
	Agent's Name	PETER H WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
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.	65 SUTCLIFFE AVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXT & GARAGE CONV TO FORM GRANNY ANNEX
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.	CLAY TILES & BLOCK TO MATCH
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: 3	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.	£95-00	
	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.

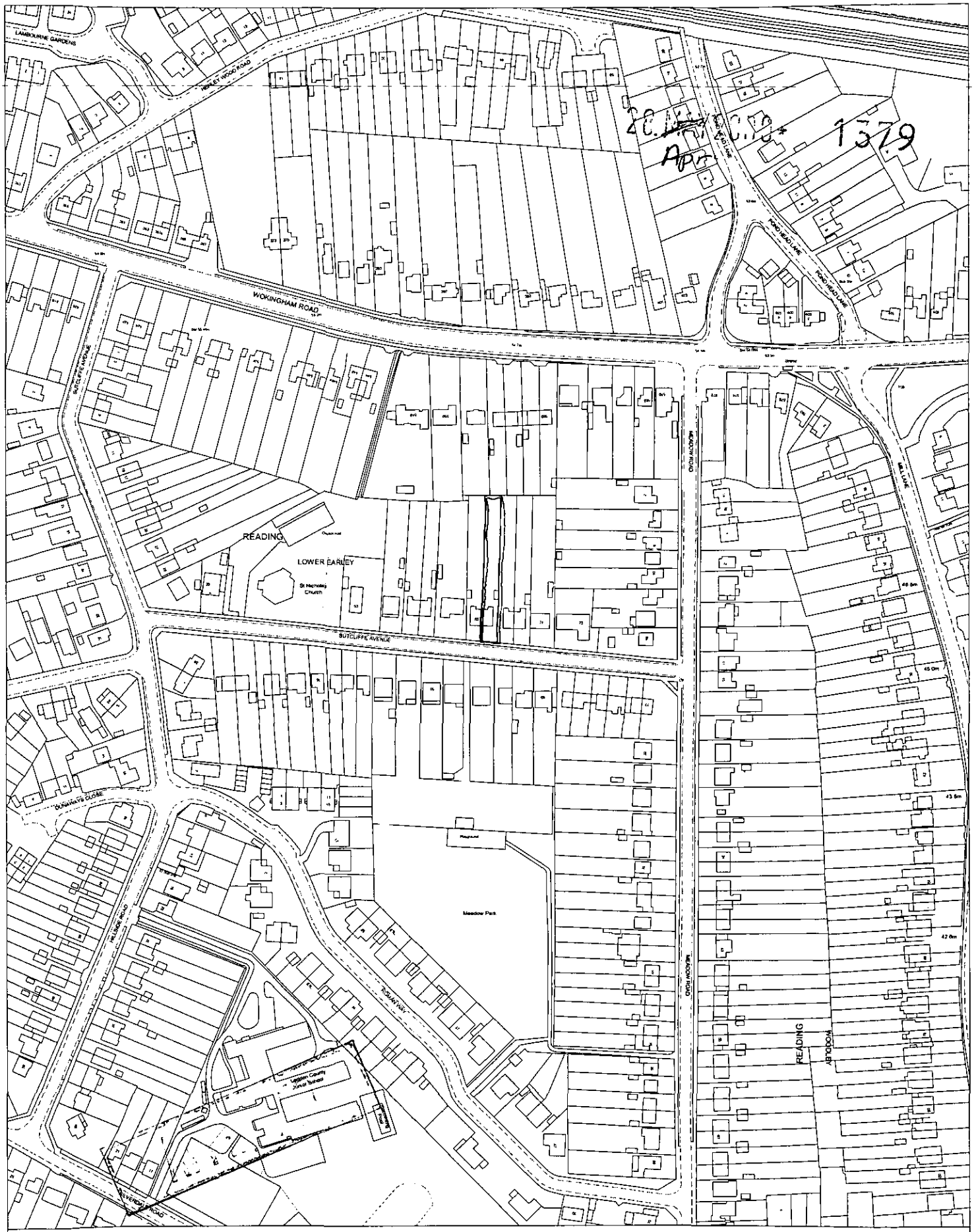
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. QADEER

Date 15-4-2000

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



Site Plan, Scale: 1 to 2500

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Date: 12 May 2000

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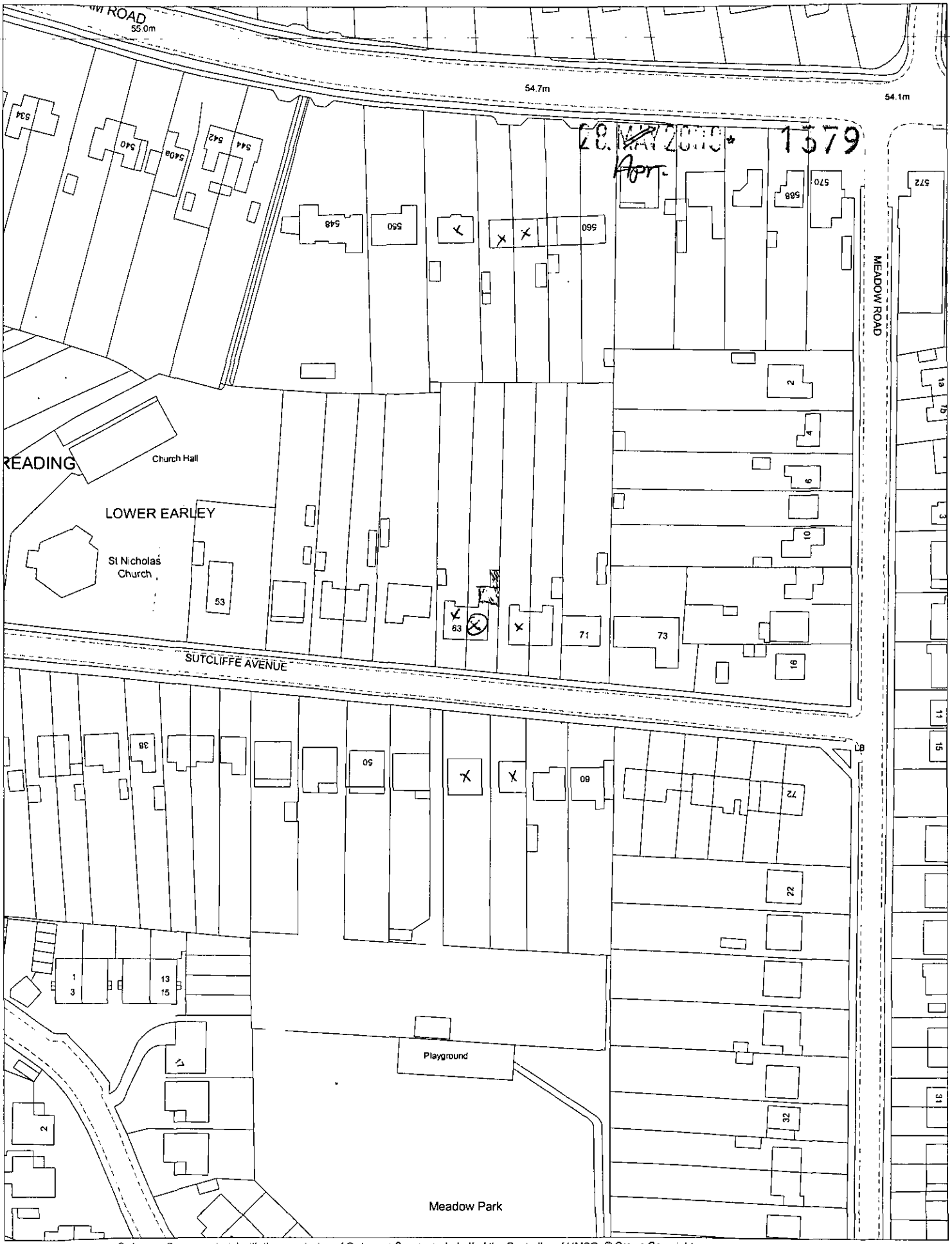

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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 1250

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W E
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