Ring

APPLICATION NO:
F/2000/1491

LOCATION:
27 Meadow Road, Earley Reading.

APPLICANT:
Mr Singh C/O M C Design

PROPOSAL:
Proposed two storey side/rear extension to dwelling

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **06/07/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Singh
C/O M C Design
DEC House
145 Cardiff Road
Reading
Berks
RG1 8JF

Application Number: F/2000/1491

Parish: **EARLEY**

Location: **27, Meadow Road, Earley, Reading.**

Proposal: **Proposed two storey side/rear 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 resemble in size, colour, texture and profile 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 with or without modification) no additional windows or similar openings shall be constructed in the north and south elevations at first level or above of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. 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.

Condition
6. Before development commences a parking plan showing 2 parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

Informative;
This permission relates to the application as amended with revised plan numbered MC/1102/01/A submitted to the Local Planning Authority on 7/8/2000 showing the rear extension reduced to 2.8 metres in depth at first floor level, the side extension set back from the front footprint of the property by 1 metre and the ridge height reduced by 0.8 metres and does not approve the proposals as originally submitted.

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 Policies OS1 and EN1
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE2

The applicant is reminded that if the dwelling is rented to more than 6 students then planning permission will be required.

John Mitchell
Development Control Manager
Date: 02/10/2000

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 6443 (Direct Line)

Date. 11 April, 2002

My ref. CD/FP2002/2972(1491)

Shorne Tilbey Associates
27 Tockley Road
BURNHAM
Bucks
SL1 7DQ

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
E-mail:

Dear Sirs,

TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AT 27 MEADOW ROAD, EARLEY

Thank you for your Building Regulations Application Number FP2002/2972 received on 28 March.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2001/1491, which cannot be dealt with as a minor amendment. The proposal is significantly different.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 2 May. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr Singh, 27 Meadow Road

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1491 J.M.
BUILDING CONTROL NUMBER.	B 2002/2972
~~APPLICANT~~/AGENT	Sharne Tilbey
ADDRESS OF SITE	27 meadow Road EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext.

DRAWING NUMBERS — **BC** Sharne Tilbey — **DC** MC Design ✓

BLOCK PLAN		
ELEVATIONS	3247/3/1	Mc/1102/01A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Mike Hamlin	BC - ground floor smaller. - first floor rear deleted.	
DATE	11/4/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	11/4/02.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

8

Tel. 0118 974 6463 (Direct Line)

Date. 19 February, 2001

My ref. JM/JM/F/2000/1491

Your ref.

Mr M Clayton
Dec House
145 Cardiff Road
Reading
Berkshire
RG1 8JF

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
E-mail:

Dear Mr Clayton,

RE: CAR PARKING PLAN FOR 27 MEADOW ROAD, EARLEY (F/2000/1491)

Thankyou for your letter which was received on 6 February 2001.

I can inform you that the car parking plan is considered acceptable and, therefore, condition 3 of the above application can now be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

PLANNING SERVICES | APT 39580
POL | TLS
DC | ENF
APP |
CS |
06 FEB 2001
COPIES TO: | ACK:
FILE:

MC Designs
Dec House 145, Cardiff Road, Reading Berkshire RG1 8JF
Tel : 0118 9572188 Fax : 0118 9571218
Mobile : 0771 4244 273

2nd February 2001

Wokingham District Council
Council Offices
Shute End
Wokingham
Berks F.A.O. Josh Miller Planning Officer

Dear Madam

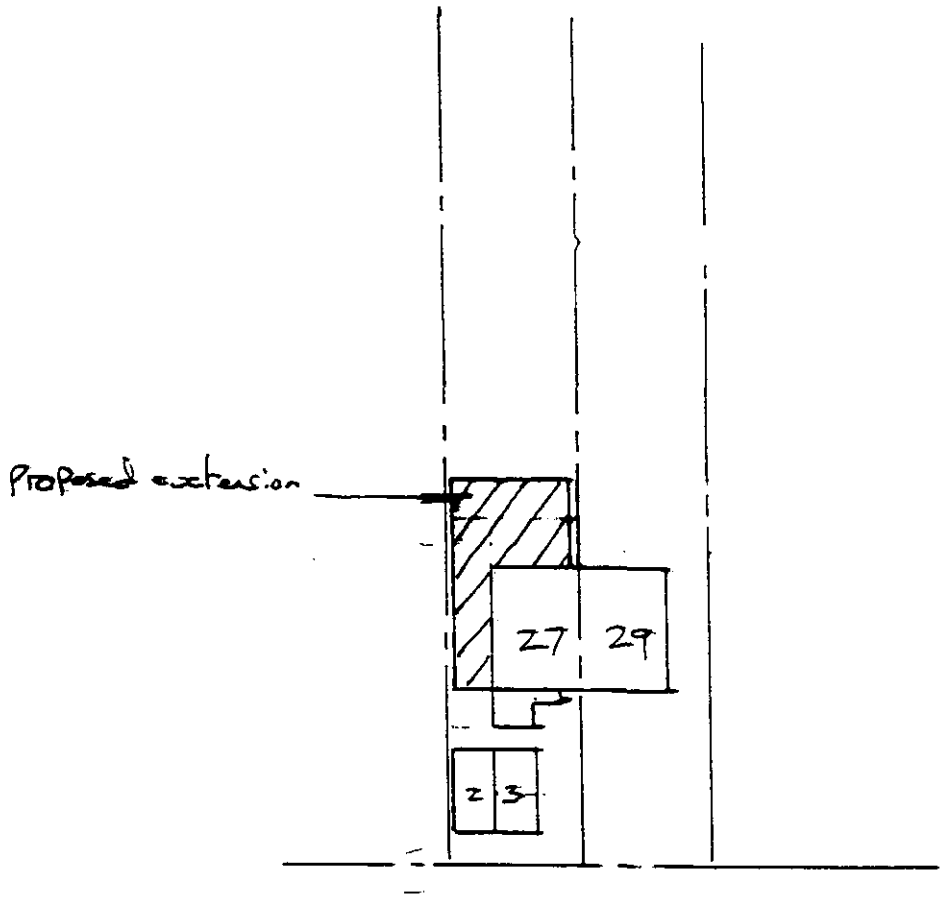
Re : 27, Meadow Road Earley Application No 2000/1491

We write to inform you that we have amended the parking layout as requested, enclosed for your information are copies of this layout.

Should you have any queries please contact the writer.

Yours faithfully

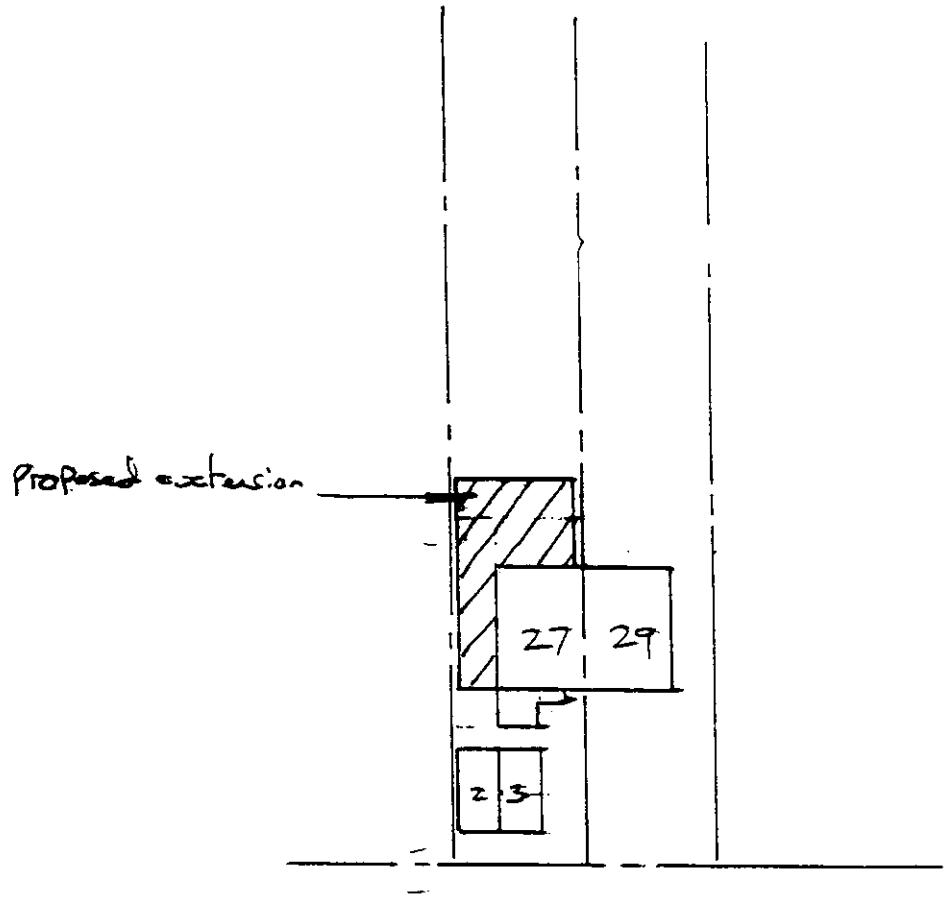
Martin Clayton.



3 N° Parking bays
1 N° in garage
2 N° front Garden
2.4m x 4.8m

Meadow Road.

Block Plan 1:500



3N° Parking bays
1 N° in garage
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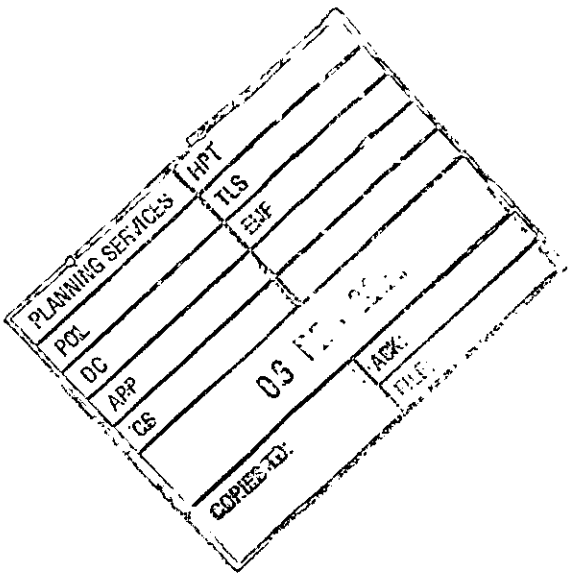
2.4m x 4.8m

Meadow Road.

Block Plan 1:500


PLANNING SERVICES
HPT
TLS
EMF
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:

Tel. 0118 974 6463 (Direct Line)

Date. 30 October, 2000

My ref. JM/JM/F/2000/1491

Your ref.

Ms P Goldsmith
29 Meadow Road
Earley
Reading
RG6 7EX

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
E-mail:

Dear Ms Goldsmith,

RE: TWO STOREY REAR EXTENSION AT 27 MEADOW ROAD, EARLEY (F/2000/1491)

Thankyou for your letter which was received on 11 October 2000.

I am sorry you disagree with the decision regarding the above application, issued on 2nd October 2000. The revised proposals received were seen to comply with the current policies of the Council and, therefore, the application was considered acceptable. Your concerns were taken into account at the time. The decision notice contained several restrictive conditions on the development in an effort to protect your amenities. I can assure you that you are in no way obliged to allow builders onto your land during the course of construction.

If the applicants do not comply with the conditions, you are welcome to telephone the Council to express your concerns. An enforcement officer will then visit the site to assess the situation.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

File:
complaint2000.149

John.
This lady has already made a Stage 1 complaint about timescale for consultation on this appln.
I've not recorded this as a complaint as she just doesn't like the decision.
DO you want to reply or JOSS ?
(I've scanned the letter on Respond as a record with the complaint).
Sandra

REPLY REQUIRED
25/10

APP 35231
CS OBS JM
11 Oct 2000
COPIES TO:
ACK:
FILE:

29, Meadow Road,
Earley,
READING.
RG6.7EX.

8th October 2000

Application No. : F/2000/1491
Site Address : 27, Meadow Road

Dear John Mitchell,

Thank you for informing us of the decision made on this proposal.

We are deeply saddened that permission to build this huge extension has been granted and concerned that this conclusion was reached despite our very strong objections to modifications of this magnitude. Such an extension is going to have a profound and detrimental effect on our quality of life. We would like to understand why our views have been considered and yet clearly deemed not significant enough to affect the decision.

We have lived here, happily, for the last 16 years; dutifully paying our local taxes and enjoying our home and the tranquillity and privacy of our garden. We believe we have the right to continue to enjoy the same quality of life for as long as we remain at this address.

Mr. Singh does not live at 27, Meadow Road (a succession of tenants have resided there since the property was purchased) and yet requires it to be three times larger than it currently is.

You have decided that this is a reasonable request.

Why wasn't our heartfelt objection to loss of light and privacy enough to warrant a radical modification to the scale of the proposal? (Not the trimming of a metre here and a few centimetres there; such proposed compromises did nothing to protect our current light levels).
Did it matter that we were the only ones objecting to the amended proposals? If so, may I remind you of the unreasonable timeframes imposed for receipt of objections to the modified proposal. Perhaps other parties could not respond as quickly as you dictated?
Did all relevant parties receive notification of the modified proposal? The resident at No. 31 had concerns over the effect a large extension would have on the shared drain system yet was not advised of the amendments to the original proposal.

You assure us our 'observations have been taken into account' so clearly our views were not deemed significant enough to affect the decision. We do not understand why Mr. Singh's desire to extend his house threefold takes priority over us continuing to enjoy the light and privacy we have had for the last 16 years. Kindly explain the decision process so we might understand why permission has been granted.

We would appreciate a direct response to the other issues we raised concerning the practicalities of constructing such a large building extension. We reiterate them here for your convenience.

* The proposed additional Bathroom will put the current drainage provision under strain (currently No.27, No.29 and No.31 share a feed to the Main Drain accessed via No.31's driveway so any blockages affect the other properties and incur expense). This may be covered by current Building Regulations, but we would like to be assured that No.27 will have to install an independent direct feed to the Main Drain.

* that any building work will be completed by an agreed deadline and to an agreed standard of finish (the previous resident left the current single storey Kitchen extension of 16 years ago as a breeze-block eye-sore without ever applying pebbledash).

* that builders will not trespass onto our property (can such a two-storey building be constructed with access from only one side?)

* that our pet-proof boundaries will be maintained at all times.

* that no burning of waste will occur (since this could prove fatal to our Aviary of pet birds)

* that the mature Pine Tree currently screening our garden will not be lopped to expose the view of our garden.

Hopefully you will be able to reassure us that we have the right to expect consideration and minimal disruption and that you will intervene, if necessary, to ensure we do.

Yours sincerely,

Penny Goldsmith

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1491

Applicant : Mr Singh C/O M C Design.

Location : 27, Meadow Road, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 24/5

Date of Site Visit : 31/5

Date Registered : 11/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 06/07/2000

Consultation Responses :

29 M Rd - loss of light, overbearing.
Revised plans 29 M Rd - Complaint re. procedure.
Earley TC - Unneighbourly & loss of privacy
Revised plans Earley TC - No objection.

Planning Issues :

Effect on street scene and neighbouring properties DBE1.
Identified settlement

Application Number: F/2000/1491

Appraisal :

This application is for a two storey side & rear extension.

Neighbours.
The side extension has a width of 2.6m a depth of 12m an eaves height of 4.7m and a ridge height of 7.7m. The first floor element is stepped back from the front footprint of the house by 1m and has a depth of 8.8m. The ridge towards the rear of the extension is 6.5m. The roof is hipped on all sides. No. 25 is a bungalow with 2 side windows (bedroom & living room) which are partially obscured by the neighbours garage. The extension will be a sufficient distance from No 25. for any impact regarding overbearing overshadowing and privacy issues will be minimised.
No 29 is joined to the applicant and will not see the side extn as it will be obscured by the rear single/storey and 2 storey one. The 2 storey element has a depth of 2.8m and the single storey element is 2.4m in depth. The applicant is sited to the north of No 29. and there are no side windows, therefore any impact regarding overshadowing overbearing and privacy issues will be minimised.
Street scene.
The rear extn is obscured from the street scene by the main footprint of

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

the dwelling. The side extension is set back and down from the main footprint so it's subsidiary. The design is in keeping with that of the main house and there are sufficient car parking spaces, therefore any impact on the street scene is minimised.

The garage is smaller than the recommended dimensions. However as 2 spaces can be fitted within the curtilage of the dwelling. This is not considered to be a strong reason for refusal.

Neighbours have complained regarding noise - this was a student house. ∴ a condition should be imposed that the extension is for domestic use only & inf. should advise applicant that if more than 6 students are renting, planning permission will be required.

Neighbours expressed concern regarding the speed camera and cars parked around it, rendering it useless. Although the Council install the cameras, their upkeep is the responsibility of the Police. Any concerns relating to problems with the speed camera will need to be discussed with them.

Application Number F/2000/1491
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C044	R044	first floor level & above north & south elevations.
4	C045	R045	Bathroom window north elevation.
5	C049	R049	
	Informative		
		N02	MC/1102/01/A. 7/8/00. Rear extension reduced to 2.8m in depth at first floor level, side extension set back from front footprint of property by 1 metre and ridge height reduced by 0.8m.
		N16	Berkshire Structure plan DS1, EN1.
			Loddon Area Local Plan LTV1, LBE1, LBE2
			Wokingham District Local Plan WDS2, WDS3, WBE1, WBE2,
			Use domestic use.
	Informative		The applicant is reminded that if the dwelling is rented to more than six students then planning permission will be required.
6.		R120.	Before development commenced. a parking plan showing two parking spaces shall be submitted and approved in writing by the L.P.A.

RECORD OF SITE VISIT

SITE ADDRESS: 27 Meadow Road
Earley Reading.

APPLICATION NUMBER: F/2000/1491

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Mixed detached & semi-d bungalows & houses

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
25. Bungalow with garage on boundary & 1.6m fence & side window near rear of garage. and 2m fir.
24. Has no extensions and a 1.4m fence. large fir tree approx 12m from rear footprint of house.

(bedroom & living room) partially obscured by garage

5. SITE CONSTRAINTS
TREES ✓ Sufficient distance for fir not be affected.
ACCESS/PARKING & spaces
LEVELS ✓
BOUNDARY TREATMENT See above
OTHERS ✓

Applicationo	Name & Address
F/2000/1491	P Goldsmith 29 Meadow Road Earley RG6 7EX
F/2000/1491	Mr B H Drew 30 Meadow Road Earley Reading Berks RG6 7EX

App approved
Letter sent 03/10/00

Date: 18 August 2000

To: Case Officer,

We have received Revised Plans for the following planning application:

Application Number: F/2000/1491

Location: 27, Meadow Road, Earley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling

Applicant: Mr Singh C/O M C Design.

Case Officer: Joss Miller

The new plans show the following: Rear extension reduced to 2.8 metre in depth of first floor level, Side extension set back from front footprint of property by 1metre and ridge height reduced by 0.8 metres.

Comments are required by 28/08/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

REVISED PLAN

PLANNING 32687
PCT
CC JM
APP
CS
07 AUG 2000
COPIES TO: ACK:
FILE:

MC Designs

Dec House 145, Cardiff Road, Reading Berkshire RG1 8JF
Tel : 0118 9572188 Fax : 0118 9571218
Mobile : 0771 4244 273

F/2000/1491

F.A.O. Josh Miller (Planning officer)

Amended drgs Re 27, Meadow Road Earley.

(RING ONE)

1970

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/1991 (Planaps) / (Ludhouse) Date Rec. 7/8/00

Location: 27 Meadow Rd

Earley Parish Earley

Applicant:

Description of attached plans Rear extension reduced to 2.8 m in depth at first floor level. Side extension set back from from footprint [illegible] of property by 1m & [illegible] 6m.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 25, 26, 28, 29, 30 Meadow Rd. 44, 46, 48 Mill Lane. Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

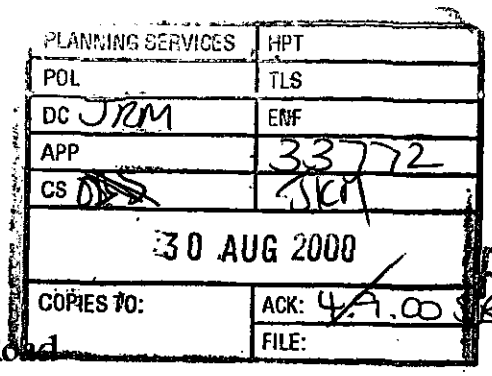
CASE OFFICER JM

Consultations Sent by Admin. on [illegible]

[illegible]

Yellow - Part One Copy
Green - Officer's Copy

29, Meadow Road,
Earley,
READING.
RG6.7EX.



REPLY REQUIRED
13/9

28th August 2000

Application No. : F/2000/1491
Site Address : 27, Meadow Road

Dear Joss Miller,

In addition my formal objection to the above proposed extension which was sent earlier, I feel I must also comment on the unrealistic time-frames applied to this case.

* Your letter dated the 18th August, in fact, arrived on the 23rd August and so was received at 6:40pm upon my return from work.
That letter stipulated a deadline of 28th August - a Bank Holiday - dictating that any objections would have to be posted First Class on Friday 25th August to be sure of meeting that deadline!

* Therefore, I had from 6:40pm on the Wednesday until 5pm (deadline for guaranteed next-day postal delivery) Friday to view the Revised Plans and write to you outlining my objections!

* The said Plans could be viewed at Shute End until 5pm on Thursday - unhelpful when not home from work until 6:40pm - or at Woodley Library until 7pm leaving me a 20 minute window to view the Plans which could have a seriously detrimental effect on my current home and standard of living!

I ask of you -
Why did it take 5 days for this letter to arrive when its contents were so time-sensitive?
Why was a Bank Holiday quoted as the deadline, given the disruption they cause to the Postal Service?
Why are such Plans only easily seen by non-working members of the Community?

Stipulating such unrealistic deadlines shows a certain arrogance and serious lack of appreciation of the lifestyle lived by the majority of professional people in the Wokingham District. Many objections simply will not come to your attention because folk were unable to meet those tight deadlines. Does that mean that controversial Plans may get approved simply because insufficient time was permitted to register any objections? What allowance is made for people away from home - on holiday? or in hospital?

I would appreciate your response to these comments by return, thank you.

Yours sincerely,

Penny Goldsmith

Penny Goldsmith

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1491 PLANNING OFFICER: Joss Miller

PARISH: EARLEY

PROPOSAL: Revised Plans showing reduction in size of extension

ADDRESS: 27 Meadow Road

APPLICANT: Mr. Singh

No Objection

SIGNED: _____
CLERK TO EARLEY TOWN COUNCIL

DATE: 24 AUG 2000

PLANNING SERVICES
POL | TLS
DC | ENF
APP
CS Obs | Joss.
25 AUG 2000
COPIES TO: | ACK: ✓
FILE:

29, Meadow Road,
Earley,
READING.
RG6.7EX.

24th August 2000

Application No. : F/2000/1491
Site Address : 27, Meadow Road

Dear Joss Miller,

Thank you for sending details of the Revised/Additional Plans submitted for the above Planning Application.

However, we feel none of the suggested revisions removes **any** of the concerns we outlined in our original letter of 5th June and we remain **very strongly opposed** to this proposition.

The concerns remain as follows:-

* The proposed two storey rear extension will severely reduce the light entering both our Kitchen and 3rd Bedroom (used as an 'Office') and the adjacent Patio area. What is currently a single storey flat extension would be replaced by a two storey blank wall with tiled pitched roof above. Such a structure would considerably over-shadow our home - both with regard to light levels and aesthetics !
The modification of restricting the first floor depth to 2.8m does nothing to address this issue.

* The proposed upper storey Bedroom windows are enlarged and will over-look our Garden. (Although, currently screened by a mature Pine Tree any future indiscriminate lopping would expose the view of our garden - a hobby of ours so privacy is particularly important).

* The proposed two storey side extension will block the evening sun which currently we enjoy on our Decked area.
The modification of reducing the side extension by 1m and dropping the ridge height by 0.8m will not permit evening sun exposure.

* The proposed additional Bathroom will put the current drainage provision under strain (currently No.27, No.29 and No.31 share a feed to the Main Drain accessed via No.31's driveway so any blockages affect the other properties and incur expense). This may be covered by current Building Regulations, but we would like to be assured that No.27 will have to install an independent direct feed to the Main Drain.
(We understand other Residents have voiced similar concerns and the Plan modifications do not alter these worries).

* Although the proposal provides for parking for 3 vehicles, the need for additional parking could be exacerbated by multi-occupation, resulting in vehicles being regularly parked on the Road outside, invalidating the installed Speed Camera and inconveniencing neighbours residing opposite as they enter and leave their homes.
(Again, we understand other Residents have voiced similar concerns and the Plan modifications do nothing to allay these fears).

* The proposed second storey rear extension seems unnecessary. The side extension alone would convert the property into a 4 bedroom home, if that is the requirement.

So our comments on how the proposed extension, once complete, would affect us at No.29 remain the same and the proposed modifications to the original Plan do nothing to address them.
We also remain concerned about the transition period whilst any building was underway and the profound and detrimental affect it would have on our current quality of life.
We reiterate our comments of the 5th June that we recognise that any building work is going to involve noise and dust, but such a large extension is going to dictate that this will be over a long period of time. We are aware that Mr. Singh is not resident at the property and so will not be inconvenienced by the building work himself. To date, Mr. Singh has shown little interest in maintaining his property boundaries leaving us the inconvenience and expense of replacing wind-damaged fencing and trimming overgrown hedges. We are concerned his lack of neighbourly consideration would continue throughout the construction of any extension.
Therefore, if permission for any form of Extension is granted, we would like to be assured of the following:-
* that any building work will be completed by an agreed deadline and to an agreed standard of finish (the previous resident left the current single storey Kitchen extension of 15 years ago as a breeze-block eye-sore without ever applying pebbledash).

* that builders will not stray onto our property (can such a two-storey building be constructed with access from only one side?)
* that our pet-proof boundaries will be maintained at all times.
* that no burning of waste will occur (since this could prove fatal to our Aviary of pet birds)

We thank you for this opportunity to comment on the revised proposals and hope you can see that either set of Plans (Original Proposal or Revised Proposal) would have the same overwhelming, detrimental effect on our home and quality of life.
We extend an invitation to any members of the Planning Committee to visit the site for themselves to fully appreciate our deep concerns.

Yours sincerely,

Penny Goldsmith

FROM: Joss Miller

DATE: 24 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1491

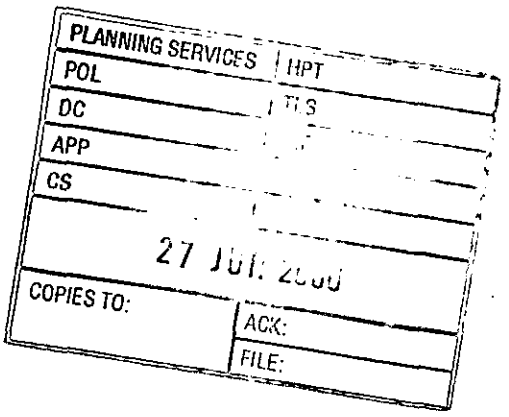
Proposal: Proposed two storey side/rear extension to dwelling.

Site Address: 27, Meadow Road, Earley, Reading.

Applicant: Mr Singh C/O M C Design.

Your observations are required in respect of this application **by 17/06/2000** .

Councillors considered this proposal to be unneighbourly as there would be a loss of privacy to the neighbouring property.



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 May 2000

Application Number: F/2000/1491

Proposal: Proposed two storey side/rear extension to dwelling

Parish: EARLEY TOWN

Site Address:
27, Meadow Road, Earley, Reading.

Applicant:
Mr Singh C/O M C Design.

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).

With an internal dimension of 2.2m x 5.0m, the garage has insufficient width to be used for car parking. Only one vehicle could practicably be parked within the curtilage of the dwelling, which is insufficient - especially for a 4-bed dwelling.

SR06.

Signed: A. Linnell **Print name:** A LINNELL

PL
PC
DC
COPIES TO:

30 MEADOW ROAD
EARLEY
READING
BERKS
RG6 7EX
☎ 0118 961 6459
16/06/00
Application Number F/2000/1491

Dear Mr Miller,

With regards to the above planning application. I was surprised at the size of the proposed extension , as I thought that the maximum allowed was 50% of the original house size, this would seem to be nearer a 100% increase ?

Of more concern to me is the purpose to which this enlarged property is to be used, as it is currently let to "students". Although they are generally well behaved, there has been a gradual increase in the incidents of my being awoken by the return of late night revellers, and the early morning hooting from and slamming of car doors.

An increase in the number of bedrooms will undoubtedly mean more "students" and more vehicles obstructing my access. It is more likely that the garage will be used for storing things other than a motor vehicle.

Yours Sincerely

Mr B H Drew

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0155	JICA
07 JUN 2000	
COPIES TO:	ACK: /
	FILE:

29, Meadow Road,
Earley,
READING.
RG6.7EX.

5th June 2000

Application No. : F/2000/1491
Site Address : 27, Meadow Road

Copy sent to : Earley Town Council (fao Richard Raymond)

Dear Joss Miller,

Having received notification of our neighbour's proposed two storey side/rear extension we have viewed the proposed Application and Plan.

Frankly, we are horrified by the scale of the proposed extension - the living space is virtually doubled !
This degree of extension may be acceptable for a detached dwelling on a sizeable plot but is, we feel, inappropriate for a semi-detached home on a narrow site.
This raises a number of concerns which we outline below.

* The proposed two storey rear extension will severely reduce the light entering both our Kitchen and 3rd Bedroom (used as an 'Office') and the adjacent Patio area. What is currently a single storey flat extension would be replaced by a two storey blank wall with tiled pitched roof above. Such a structure would considerably over-shadow our home - both with regard to light levels and aesthetics !

* The proposed upper storey Bedroom windows are enlarged and will over-look our Garden. (Although, currently screened by a mature Pine Tree any future indiscriminate lopping would expose the view of our garden - a hobby of ours so privacy is particularly important).

* The proposed two storey side extension will block the evening sun which currently we enjoy on our Decked area.

* The proposed additional Bathroom will put the current drainage provision under strain (currently No.27, No.29 and No.31 share a feed to the Main Drain accessed via No.31's driveway so any blockages affect the other properties and incur expense). This may be covered by current Building Regulations, but we would like to be assured that No.27 will have to install an independent direct feed to the Main Drain.

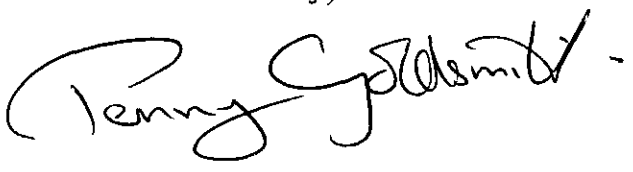
* Although the proposal provides for parking for 3 vehicles, the need for additional parking could be exacerbated by multi-occupation, resulting in vehicles being regularly parked on the Road outside, invalidating the installed Speed Camera and inconveniencing neighbours residing opposite as they enter and leave their homes.

* The proposed second storey rear extension seems unnecessary. The side extension alone would convert the property into a 4 bedroom home, if that is the requirement.

Those are our comments on how the proposed extension, once complete, would affect us at No.29.
However, the transition period whilst any building was underway would also have a profound and detrimental affect on our current quality of life.
We recognise that any building work is going to involve noise and dust, but such a large extension is going to dictate that this will be over a long period of time.
We are aware that Mr Singh is not resident at the property and so will not be inconvenienced by the building work himself. To date, Mr Singh has shown little interest in maintaining his property boundaries leaving us the inconvenience and expense of replacing wind-damaged fencing and trimming overgrown hedges. We are concerned his lack of neighbourly consideration would continue throughout the construction of any extension.
Therefore, if permission for any form of Extension is granted, we would like to be assured of the following:-
* that any building work will be completed by an agreed deadline and to an agreed standard of finish (the previous resident left the current single storey Kitchen extension of 15 years ago as a breeze-block eye-sore without ever applying pebbledash).
* that builders will not stray onto our property (can such a two-storey building be constructed with access from only one side?)
* that our pet-proof boundaries will be maintained at all times.
* that no burning of waste will occur (since this could prove fatal to our Aviary of pet birds)

We thank you for this opportunity to raise our concerns and hope those on the Planning Committee empathise with us - would they want such a dominating extension next-door to themselves ?

Yours sincerely,



Penny Goldsmith

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

Tel: (0118) 974 6463

Date: **24 May 2000**

My ref: F/2000/1491

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/2000/1491
27, Meadow Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1491**
27, Meadow Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling
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: **24 May 2000**

My ref: F/2000/1491

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1491**
27, Meadow Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling
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: **24 May 2000**

My ref: F/2000/1491

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

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Application Number: F/2000/1491
27, Meadow Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling

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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/2000/1491**
27, Meadow Road, Earley, Reading.
Proposed two storey side/rear extension to dwelling
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/2000/1491

PROPOSAL:
Proposed two storey side/rear extension to dwelling

LOCATION:
27, Meadow Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library 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 17/06/2000. 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

24 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 MAY 2000	Map No. 52 Site 0:04
Officer: JM	Application No. F/2000/1491

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 27 MEADOW ROAD

Parish: EARLEY Ward: Little ~~[illegible]~~ Hungerford ✓ 24/5

Applicant: MR SINGH

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (S) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale ? 1:1250	phoned 18/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	[illegible] on 1:500		
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 : 24.5..... 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 + 25, 26, 28, 29 + 30 meadow Rd

44, 46 + 48 mill lane.

ADDRESS 27 MEADOW ROAD PARISH ~~WOODLEY~~ Earley 1.4.82 E

PLOT No. Old Property ORD. SHEET No. SU.7571 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/155/61	Mr. J.F. Butler	Garage	20/4/61	App. N
BR7886	MR. A. HATHAWAY	KITCHEN EXTENSION	24-2-78	APP. W
BR 21506	"	FRONT PORCH	19-9-83	APP W
203099	"	FRONT PORCH.	7.11.83	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11.MAY2000* 1491

1305 **ENVIRONMENTAL SERVICES** 11 MAY 2000* 1491

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR SINGH
	ADDRESS	27 MEADOW ROAD
		EARLEY
	POST CODE	RG6 TEX TEL NO
2	AGENT'S NAME	MC DESIGN
	ADDRESS	DEC HOUSE 145 CARDIFF ROAD
		READING
	POST CODE	RG1 8JF TEL NO 9572188
3	SITE LOCATION	27 MEADOW ROAD
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	EARLEY
4	Give brief details of the proposal ABOUT THE APPLICATION e.g. two storey side extension.	TWO storey pitched roof side / rear extension
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED *e.g. Red brick to match existing, Dark stained timber*	Pebble dash to match existing Brown roof tile 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

5351555 0771 4244273

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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certific obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates

* None of the land forms part of an agricultural holding

CERTIFICATE B

I certify that:

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

Owner's (a) name	Address at which notice was served	Date on which notice was served

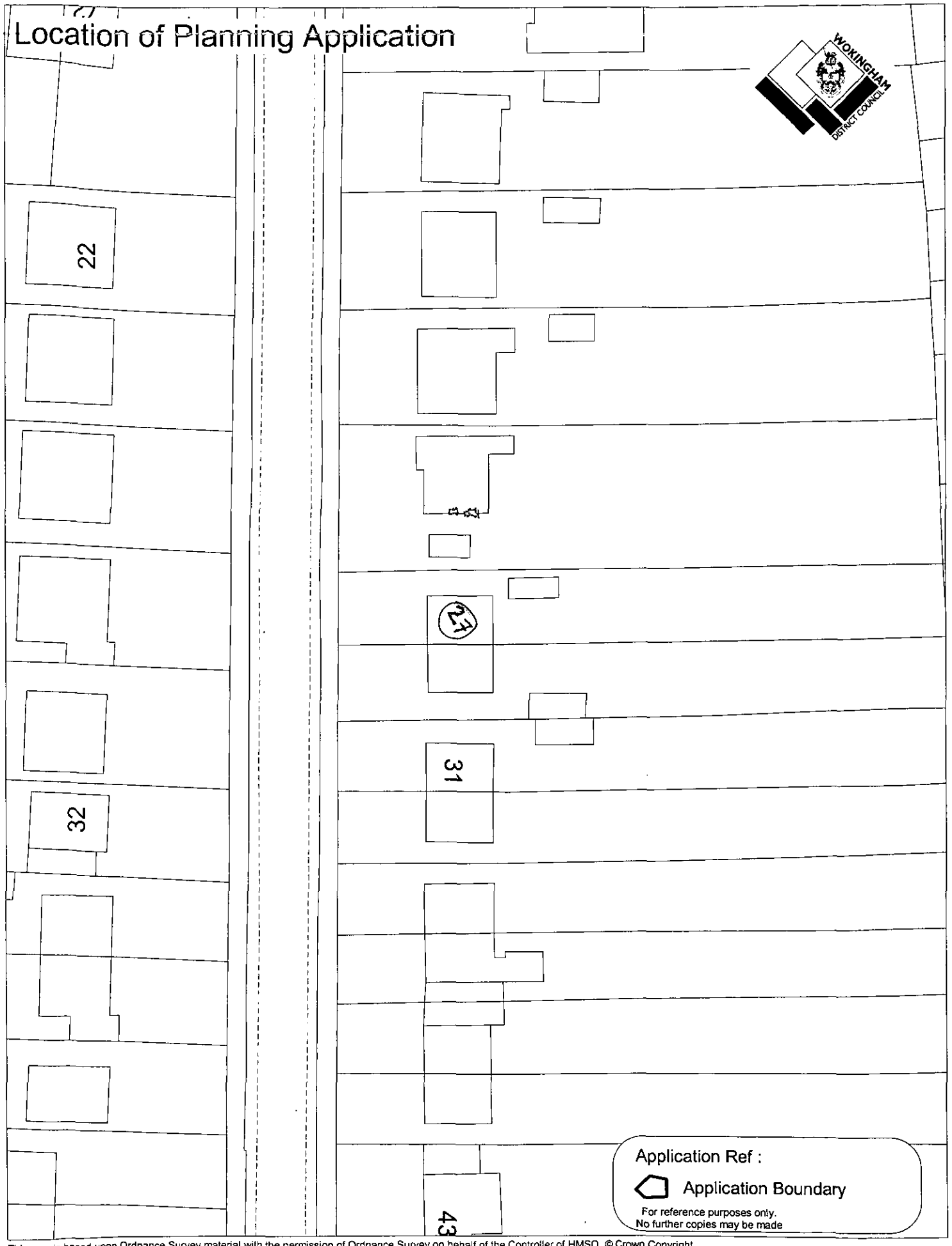
* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR SINGH.

DATE 8/5/00.

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

18 September 2000

Scale: 1 : 500

N W E S



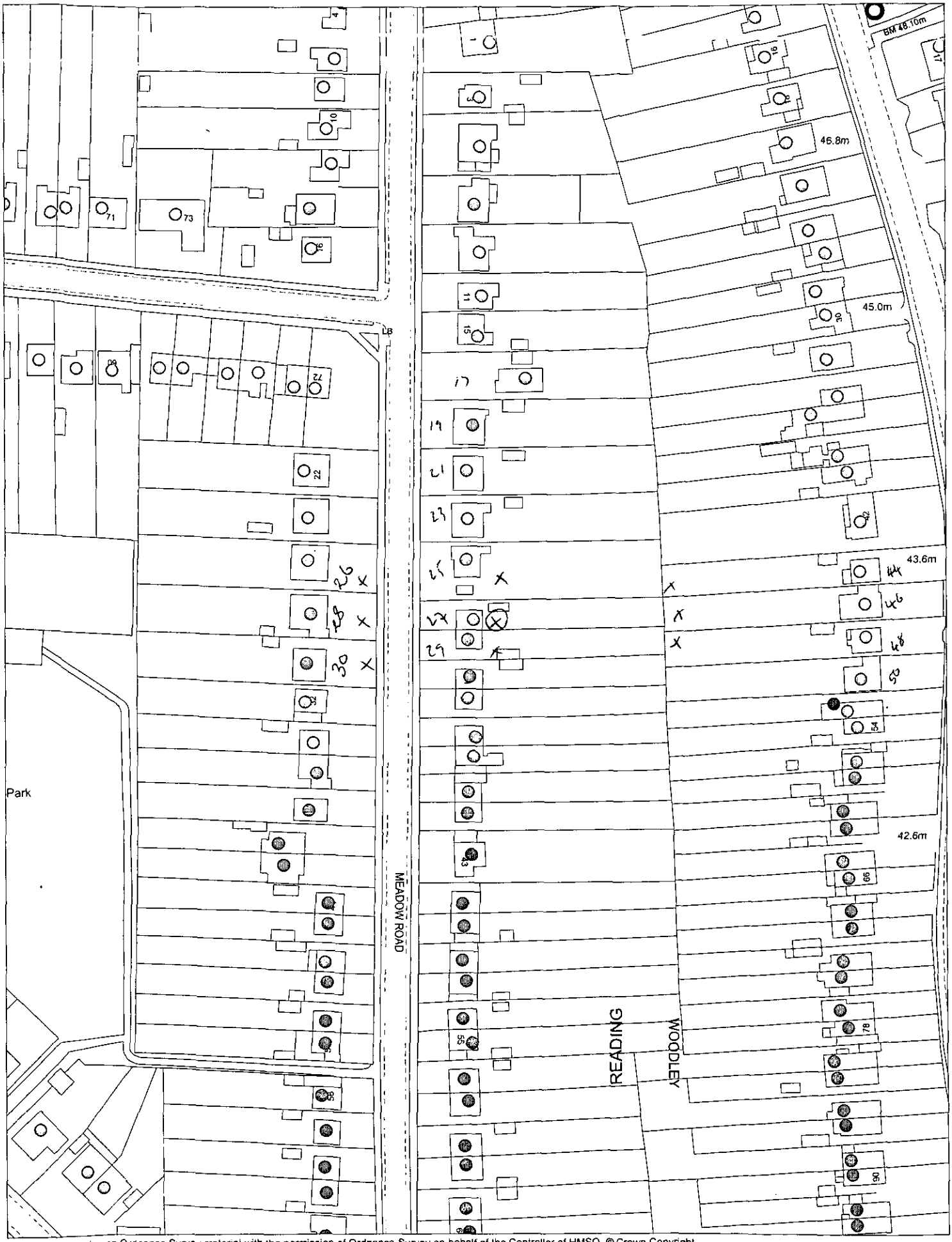
27, Meadow Road.

Block Plan 1:500.

11.MAY2000* 1491

Parking spaces. 4·8M × 2·4M.
1 No parking space in garage
2 No " " on drive

95 Nonnel Lane



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Development Control Section, Environmental Services, Wokingham District Council.
19 May 2000

Scale: 1 : 1250

N
W E
S

11.MAY2000* 1491