APPLICATION NO:
F/2000/1522

LOCATION:
42 Kenton Road, Earley Reading.

APPLICANT:
Mr A Richardson C/O Glen Beard

PROPOSAL:
Proposed first floor side extension to dwelling and conversion of garage to study.

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Joss Miller**

X SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Richardson
C/O Glen Beard
Studio Gate
Pearson Road
Sonning
Berkshire
RG4 6UL

Application Number: F/2000/1522

Parish: **EARLEY**

Location: **42, Kenton Road, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and conversion of garage to study.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 21/07/00 showing extension set in .5m at first floor level and set down .7m at ridge height.

Condition
5. The 2 storey extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on plan/drawing number 277/2a.

Condition
6. The extension hereby approved shall not be used as an independant unit of residential accomondation without the permission in writing of the Local Planning Authority.

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

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

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

Reason
5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
6. In the interests of the character of the area.

John Mitchell
Development Control Manager
Date: 26/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1522
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr A Richardson
C/o Glen Beard
Studio Gate
Pearson Road
SONNING
Berkshire

Dear Sir

PLANNING PERMISSION F/2000/1522
SITE: 42 KENTON ROAD, EARLEY

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

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1522 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1522	JM
BUILDING CONTROL NUMBER	FP 2000/1058 Alan	
~~APPLICANT~~/AGENT	Glen Beard	
ADDRESS OF SITE	42 Kenton Road EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	277/5B	277/5A
ELEVATIONS	277/3B +5B 277/4A	277/3A +5A 277/4A
FLOOR PLANS	277/1A 277/2B	277/1 277/2A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	ground floor internal	
DATE	31/9/00.	

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/2000/1522

Applicant : Mr A Richardson C/O Glen Beard.

Location : 42, Kenton Road, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and conversion of garage to study.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 25/5

Date of Site Visit : 31/5

Date Registered : 16/05/2000

Earliest Date for Decision : 18/06/2000

Latest Consultation Date/Site Notice Expiry Date : 18/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses :
Highways - Conditions
Earley - Terracing effect
Neighbour - objects - Parking - loss of privacy

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

Application Number: F/2000/1522

Appraisal :

This application is for a 2 storey side extension.

Neighbours.
No 40 has no side windows and a garage adjacent to the boundary. The extension will have no windows and the rear footprint is flush with the property and the front footprint is set back from that of the main house. Although the rear elevation is mainly glazed, the views to the neighbours at No 40 would be oblique. Therefore any impact regarding overlooking overshadowing and privacy issues would be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene. at first floor level
The proposal is set back from the front footprint of the house by .5m and the eaves are set down by 1m and there is a half dormer on the front elevation. The ridge line is .7m lower than the original one. Therefore any impact regarding bulk and massing and terracing on the street scene will be minimised.

There is sufficient parking within the curtilage to satisfy highway policies.

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

Application Number F/2000/1522
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC04	SR04	'Permission' 'plans' 21/4/00'
			Extension set in .5m at
			first floor level and set
			down .7m at ridge height.
5.	SC14	SR23	'2 storey extension
			'277/2a'
6			The extension hereby approved shall only
			be occ. be used as an independent
			unit of residential accommodation without
			the permission in writing of the LPA
			- in the interests of the character of the
			area

John Mercer
26/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 42 Kenton Road
Earley Reading.

APPLICATION NUMBER: F/2000/1522

OFFICER: Joss Miller

DATE OF SITE VISIT: 31/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Semi-detached houses on both sides of road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
40 No side windows - garage adjacent to applicants garage.
44. 4 side windows at f/f. 1st ground floor.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 2 spaces possibly 3 ✓

LEVELS .8m higher than road.

BOUNDARY TREATMENT open at front. 1.8m wall to 44.

OTHERS 1.8m fence to 40.

Applicationo	Name & Address
F/2000/1522	Mr J Bellfield 40 Kenton Road Earley RG6 7LG

App approved,
Letter sent 01/08/00

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dipl. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 0118 9272712

PLANNING SERVICES	HPT 32067
POL	TLS
DC JM	ENF
APP	
CS	
21 JUL 2000	
COPIES TO:	ACK:
	FILE:

Ms. J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

20 July 2000

Dear Ms. Miller,

Re: **42 Kenton Road, Earley, Reading. App. No. F/2000/1522**

Further to your call and our discussions regarding the extension I am pleased to submit the revised proposals. these are amended to set the extension back from the front face of the building and lower the roof on both front and rear elevations.

The break with the main house massing is distinct and the extension is now diminished form relative to the house and streetscape.

please accept these revised proposals as amendments to the Planning Application.

Yours sincerely,

G. Beard.

encs. drawings 274/ 2A,3A,4A & 5A

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 25 May 2000

Application Number: F/2000/1522

Proposal: Proposed first floor side extension to dwelling and conversion of garage to study.

Parish: EARLEY TOWN

Site Address:
42, Kenton Road, Earley, Reading.

Applicant:
Mr A Richardson C/O Glen Beard.

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).

~~Remarks~~ Conditions

Condition SC: 23 (insert PARKING)
Reason SR: 06.

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

Condition: SC: 32.
(Vegetation will have to be trimmed to the height of the wall at front).
Reason SR: 13

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

13/06/00.

FROM: Joss Miller

DATE: 25 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1522

Proposal: Proposed first floor side extension to dwelling and conversion of garage to study..

Site Address: 42, Kenton Road, Earley, Reading.

Applicant: Mr A Richardson C/O Glen Beard.

31 MAY 2000 Earley Town Council

Your observations are required in respect of this application **by 18/06/2000** .

Councillors considered that this proposal, if allowed, would create a terracing effect. There was also some concern that adequate parking would be available on the site. For these reasons, it was considered that this application should be refused.

PLANNING SERVICES
POL
DC
APP
CS
27 JUN 2000
COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0155	SLCM
06 JUN 2000	
COPIES TO:	ACK:

40 KENTON ROAD
EARLEY
READING
RG 6 7LG.
04/05/2000

DEAR SIRS,

REF. APPLICATION NO. F/2000/1522 EXTENSION TO PROPERTY AT 42 KENTON RD EARLEY.

HAVING INSPECTED THE ABOVE PLANS AND BEING THE OWNER/OCCUPIER OF Nº 40 KENTON ROAD I HAVE THE FOLLOWING COMMENTS TO MAKE.

1) Nº42 IS A DETACHED HOUSE LINKED BY A GARAGE TO OUR PROPERTY AT Nº40. THE GARAGES ARE LINKED BY A COMMON 5" THK. CAST CONCRETE SLAB, IF AN EXTENSION WAS BUILT AS SHOWN AND A SIMILAR EXTENSION WERE BUILT ON OUR PROPERTY, THE DETACHED RESIDENCES WOULD VIRTUALLY BECOME SEMI-DETACHED AND WOULD DE-VALUE THE PRICE OF OUR PROPERTY, WHICH WE BOUGHT AS A DETACHED RESIDENCE.

2). THERE WOULD BE CONSIDERABLE DISRUPTION TO OUR PROPERTY AND POSSIBLE STRUCTURAL DAMAGE.

3). WITH THE CURRENT PROBLEM OF CARS PARKING ON KENTON RD. I WOULD CONSIDER IT A RETROGRADE STEP TO REMOVE A GARAGE FROM THE PROPERTY WHEN THERE IS AMPLE SPACE ON THE OTHER SIDE OF THE PROPERTY TO BUILD AN EXTENSION, WHICH WOULD MEAN THE GARAGE COULD BE MAINTAINED & WITHOUT DISRUPTION TO AN ADJOINING PROPERTY, AS THE DRIVE OF A SEMI-DETACHED HOUSE (Nº44) ADJOINS THE DRIVE OF Nº42 ON THIS SIDE.

4) IF THE PROPOSED STAIRWAY IS TO BE GLAZED AS SHOWN THIS SHOULD BE IN OBSCURE GLASS TO PROTECT THE PRIVACY OF ADJOINING PROPERTIES.

Yours faithfully.
John & Penfield.

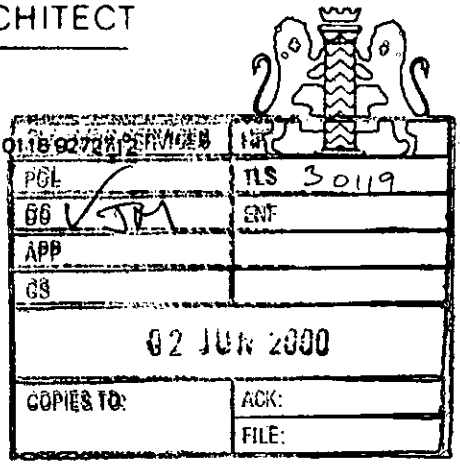
COPY TO.

EARLEY TOWN COUNCIL
RABSTOCK LANE
EARLEY
READING
RG. 6 5UL.

Glen Beard CHARTERED ARCHITECT

Glen Beard B.Sc. (Hons) Dipl. Arch. (Birmingham) R.I.B.A.

Studio Gate, Pearson Road, Sonning, Berkshire. RG4 0UL Tel 01189272172



Mr. J. Mitchell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

31 May 2000

Dear Mr. Mitchell,

Re: **42 Kenton Road, Earley, Reading. App. No. F/2000/1522**

Thank you for your letters of 25.5.00. The design is specifically set out to ensure that all the work is contained within the curtilage of the site. This includes gutter lines eaves, verges and foundations.

The Block plan shows the parking layout I enclose a further copy with the spaces marked green. I understand that the 4th bedroom generates an extra space requirement above the 2 spaces for a 3 bedroom house. 3 spaces are provided.

I look forward to receiving the Site Notice.

Yours sincerely,

G. Beard.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 MAY 2000
Officer: JM	Application No. F/2000/1522.

Map No. 52 Site 006

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO STUDY

Location: 42 IRENTON ROAD

Parish: EARLEY Ward: L. Hungerford 25.5.2000

Applicant: MR RICHARDSON

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	possible encroachment. ✓		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.5.2000 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: ✓

* Encroachment ✓

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 + 40, 44, 45, 47 + 49 Kenton Rd.
71, 73 + 75 Silverdale Rd
3 + 4 Raggleswood close ✓

16.MAY2000* 1522

ADDRESS 42 KENTON ROAD PARISH EARLEY

PLOT No. 16 ORD. SHEET No. SU. 7571 (52

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
490/53	Imperial Chemical Industries Ltd	outline	7/8/53	N/A Cl
133/55	Cooper Estates Ltd	House - Semi/Det.	8/3/55	App. Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4 Applies

DRAINAGE

Environmental Services

For office use only.
Application number: 16.MAY2000* 1522

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. A. RICHARDSON 42 KENTON ROAD GARTH READING.
2	Agent's Name Address and postcode Phone number	GLEN BEARD STUDIO GATE PEARSON ROAD SONNING. BERKSHIRE RG4 6UL | 0118 9277212
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.	As Labour
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION & CONVERSION OF GARAGE UNDER TO FORM STUDY & BEDROOM
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.	BRICK TO MATCH EXISTING INTERLOCKING CONCRETE ROOF TILES TO MATCH EXTG. WHITE WINDOWS 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 ☐

Crystal Mark

Please turn over

1305B

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.	
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. A. RICHARDSON.

Date 13.5.00

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