APPLICATION NO:
F/2002/8044

LOCATION:
14 Milton Road, Earley Reading.

APPLICANT:
Mrs Sandhu C/O Surrey Building Services

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **21/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Sandhu
C/O Surrey Building Services
14 Glamis Close
Frimley
Surrey
GU16 8YR

Application Number: F/2002/8044

Parish: **EARLEY**

Location: **14, Milton Road, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level side elevations of the two-storey side extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/01/2003

Notice checked by: _____

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

Mahmood

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8044	LS
BUILDING CONTROL NUMBER.	FP 2003/4255	Alan
~~APPLICANT~~/AGENT	Surrey Building Services	
ADDRESS OF SITE	14 Milton Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	211/10/02/01A	211/10/02/01A
FLOOR PLANS	02A	02A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/6/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

8044 flag

FROM: Louise Smith

DATE: 27 November 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8044

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 14, Milton Road, Earley, Reading.

Applicant: Mrs Sandhu C/O Surrey Building Services.

Your observations are required in respect of this application **by 21/12/2002** .

NO OBJECTION

SIGNED: _____ DATE: 02 DEC 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8044

Applicant : Mrs Sandhu C/O Surrey Building Services.

Location : 14, Milton Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....4/12.....

Date Registered : 20/11/2002

Earliest Date for Decision : 21/12/2002

Latest Consultation Date/Site Notice Expiry Date : 21/12/2002

This application will have expired on: 15/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
No 16 - parking concerns.

Planning Issues :
Ld Sett.
Str. Sc.
Highways.
Neighb.

Application Number: F/2002/8044 – 14 Milton Road, Earley

Appraisal:

Development

The site is a semi-detached dwelling with integral side garage, situated within the identified settlement boundary.

The application being considered proposes two storey side extension and single storey rear extension.

1. Impact upon neighbouring properties

   No adverse impacts are considered for the two storey side extension. No.16 lies 2.5m away and has no primary windows to habitable rooms in the side elevation and the proposed extension would not project significantly to the rear of this neighbouring property.

   The single storey rear extension would project 4.2m to the rear of the dwelling. Householder SPG recommends a 3m projection, however, given that the structure would be flat roofed and hipped back after the 3m mark, it is not considered sufficiently overbearing to warrant a refusal. Similarly, there would not be a significant degree of loss of light or overshadowing.

2. Impact upon the character of the area

   Milton Road is characterised by semi-detached properties and many extensions are visible in the street scene, notably a two storey side extension at No. 10. The proposed extension is not considered to detract from the character of the street scene and the extension would be subservient to the host dwelling.

3. Impact upon highway safety (parking provision)

   The existing garage does not comply with Council standards, however, there would be provision for 3 parking spaces on the existing front driveway.

Approval: **Refusal:**

✓

Application Number F/2002/8044
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	~~[illegible]~~
3	C044	R044.	First floor level ~~of the side elevations~~ side elevations of the 2/S side extension
4	C022	R122	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LTS LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

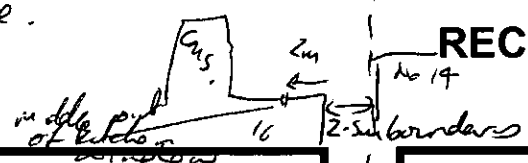
RECOMMENDATION AND CONDITIONS/REASONS AGREED: T S Andrews
(Development Control Manager)

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

Date: 13/1/03

No 14 set c. 1m back - street scene.

No 16 - side obs. gl kitchen door + window



RECORD OF SITE VISIT

SITE ADDRESS: 14 Milton Road Earley Reading.

APPLICATION NUMBER: F/2002/8044

OFFICER: Louise Smith

DATE OF SITE VISIT: 4/12/2

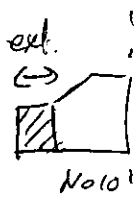
1 SITE/STATUTORY NOTICE DISPLAYED ? Y - gge door

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - by 2/s dwellings - closely packed. hardstanding to front of most properties + extended crossings.

3. DESCRIPTION OF SITE/BUILDING
2/s semi - all hardstanding to front - integral side gge (flat roofed.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 16 - 1st fl. mid - window - hallway? bathroom.
No 10 2/s side ext - flush with front elev. + flat roof!

gk. obs. gl side door & v. window 3m



5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 2/3 ?

LEVELS - even

BOUNDARY TREATMENT

OTHERS
No 16 Not been extended to rear.
No 12 not been extended to rear. + detached gge to rear

No 12 - not extended to rear. — dining room rear window middle point set c. 2m from side boundary
No 16 S/S new conservatory c. 4m proj.

Date: 06 December 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8044

Location: 14, Milton Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Applicant: Mrs Sandhu C/O Surrey Building Services.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 21/12/2002.

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

Surrey Building Services

Architectural & Building Consultants 14 Glamis Close Frimley Surrey GU16 8YR
www.surreybuildingservices.co.uk E-Mail james @ jtempleman.freeserve.co.uk
Tel & Fax 01252 838168

01 December 2002

63911
POL
D: LS
03 DEC 2002
COPIES TO

PLANNING

REF APPLICATION F/2002/8044

14 MILTON ROAD, EARLEY, READING

Please find information enclosed as requested.

James Templeman

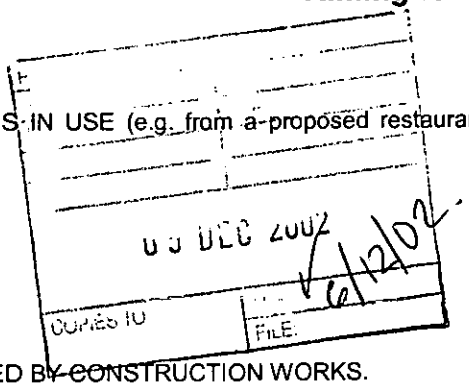
ADDITIONAL PLAN
80 449

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8044. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8044

YOUR NAME: John Philip Mattingley

YOUR ADDRESS: (if these details are incorrect please amend)
16 MILTON ROAD
EARLEY
READING
RG6 1EL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:
We have no direct objections to this planning application, but would like to raise a few concerns.
There seems to be a parking problem at 14 Milton Road, i.e. parking on grass verge (despite pervious notices on lamp posts), double parking, parking across our driveway etc.
We just would like you to consider the parking problem before approving this application. It seems that at present only one lady is living there, we assume that with this new large extension, more people will move in, hence further cars - maybe more parking chaos.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

20 NOV 2002

Application Number : F/2002/8044	Map No :
Case Officer : LS	Site Area : 0.04
Valid Date : 20.11.02.	Received Date : 20.11.2002

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey rear extension.

Location : 14, Milton Road, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mrs Sandhu C/O Surrey Building Services.

Fee Required: £110 Fee Received: £110 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Show proposal + parking.	27.11	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Confirm no encroachment at either side boundary.	27.11.	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		11MILTON ROADREADING	RG6 1EL
		12MILTON ROADREADING	RG6 1EL
		14MILTON ROADREADING	RG6 1EL
		16MILTON ROADREADING	RG6 1EL
		7MILTON ROADREADING	RG6 1EL
		9MILTON ROADREADING	RG6 1EL

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

Tel: (0118) 974 6463

Date: 27 November 2002

My ref: F/2002/8044

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/8044
14, Milton Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8044**
14, Milton Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor G Storry

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

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

Tel: (0118) 974 6463

Date: 27 November 2002

My ref: F/2002/8044

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8044
14, Milton Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8044**
14, Milton Road, Earley, Reading.
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor J Lissaman

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

Received by Wokingham District Council

Application No: F/2002/8044

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
14, Milton Road, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8044 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
27 November 2002

20 NOV 2002 8044

Environmental Services

For office use only.
Application number:

Householder planning application form

20 NOV 2002 8044

WOKINGHAM UNITARY
Aiming for Excellence

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	MRS SANDHU. 14 MILTON RD. EARLEY READING. BERKS.
	Agent's Name Address and postcode Phone number	SURREY BUILDING SERVICES 14 GUARDS CLOSE FARNLEY SURREY GU16 8TR. 01252 838165.
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.	ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & SINGLE STOREY 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. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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 Sandhu.

Date 2/10/03

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 14 MILTON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/602/61	Mr. L. Evans.	Garage	28/12/61	App. N/R
BR. 20454	Mr. Evans'	Downstairs toilet	26.4.83.	App. N/A
APP96/5563	"	UNDERPINNING	25-7-96	APP
F/2002/8044	Mrs. Sandhu	2 SH/S + S/St/R beds.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE