APPLICATION NO:
F/2000/1269

LOCATION:
63 Melrose Gardens, Arborfield Cross Reading.

APPLICANT:
Mr Mrs Croft C/O Mr D Skeet

PROPOSAL:
Proposed single storey side and front extension to dwelling with room in loft space.

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Croft
C/O Mr D Skeet
38 Addiscombe Road
Crowthorne
Berkshire
RG45 7JU

Application Number: F/2000/1269

Parish: **ARBORFIELD**

Location: **63, Melrose Gardens, Arborfield Cross, Reading.**

Proposal: **Proposed single storey side and front extension to dwelling with room in loft space.**

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

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

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

Condition
3. The ground floor flank window in the north elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

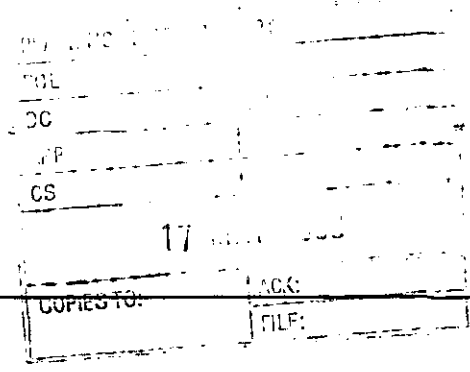
3. In the interests of the amenities of the occupants of this property and other properties nearby.

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

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

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680



15th May 2000

Ms Elaine Connor
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Connor

F/2000/1269, 63 Melrose Gardens, Arborfield

The Parish Council considered the above application and has no objections.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

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

Tel: (0118) 974 6451

Date: **04 May 2000**

My ref: F/2000/1269

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/1269
63, *Melrose Gardens, Arborfield Cross, Reading.*
Proposed single storey side and front extension to dwelling with room in loft space.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1269**
63, Melrose Gardens, Arborfield Cross, Reading.
Proposed single storey side and front extension to dwelling with room in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

Received by Wokingham District Council

Application No: F/2000/1269

Proposal:
Proposed single storey side and front extension to dwelling with room in loft space.

Location:
63, Melrose Gardens, Arborfield Cross, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (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 (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/05/2000. 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 Planning and Transportation

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1269

Applicant : Mr Mrs Croft C/O Mr D Skeet.

Location : 63, Melrose Gardens, Arborfield Cross, Reading.
Proposal : Proposed single storey side and front extension to dwelling with room in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

ARBORFIELD P. COUNCIL : NO OBJECTION

Planning Issues :

- IMPACT UPON ST. SCENE.
- IMPACT UPON NEIGH. PROPS.

Application Number: F/2000/1269
PROP: S.ST. FRONT & SIDE EXT WITH ROOM IN LOFT SPACE.
Appraisal :

IMPACT UPON ST. SCENE.

The application being considered includes a s.storey front extension to form a porch/lobby & a side extension to enlarge the kitchen & dining area, with a proposed bathroom in roof space above.
The proposed front extension would project forward from the front of the house by approx 1.5m & will stand approx 3.5m to its ridge height. It is considered that this extension would be in keeping with the character of the existing dwelling & the immediate neighb.. dwelling, & would not have an adverse neg. impact upon the st. scene.
Along the side the prop. extension will stand at a height of approx 5.2m to the ridge & will project out from the side of the dwelling by approx 2.4m.
It is considered that this development will not have an adverse negative impact upon the st. scene.

IMPACT UPON NEIGHB. PROPS:

The proposed extension would be built next to the bound. with no. 65 Melrose Gardens. This property is set further forward than no. 63 & its garage is sited between the dwelling & the boundary with no. 63.
It is not considered that the prop. development would have an adverse neg. impact upon the daylighting to no. 65. One high level window is proposed to be located in the side elevation of the new extension. It is not considered that this window will be overlooking upon no. 65, so will not have an adv. neg. impact upon the private amenity of no. 65.

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

Application Number F/2000/1269
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
4	SC20	SR24	Ground floor flank north.

6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 63 Melrose Gardens Arborfield Cross Reading.

APPLICATION NUMBER: F/2000/1269

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

established residential area.

3. DESCRIPTION OF SITE/BUILDING

2st. semi detached prop.

4. RELATIONSHIP TO ADJOINING PROPERTIES

prop. to N-W - bungalow with garage closest to side boundary w. no. 63.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2000	
Officer: EC	Application No. F/2000/1269

Map No. 89 Site ...0.03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: 4 FRONT
(P.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING WITH ROOM ON LOFT SPACE

Location: 63 MELROSE GARDENS

Parish: ARBORFIELD Ward: Arborfield 4-5-2000

Applicant: MR/MRS CROFT

Fee Received 95-00 (14) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No pre-apps

.....

.....

NEIGHBOURS:

S/N + 40, 42, 61 + 65 Melrose Gardens

1 Chamberlains Gardens

.....

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.....

.....

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.....

Environmental Services

For office use only.
Application number 1 APR 2000* 1269

Householder planning application form

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

1	Your name	MR & MRS CROFT.
	Address and postcode	63 MELROSE GARDENS.
		ARBORFIELD
		WOKINGHAM
		BERKS.
	Phone number	—
2	Agent's Name	MR D. SICKLEY
	Address and postcode	38 ADDISCOMBE ROAD
		CROWTHORNE
		BERKS.
	Phone number	RG45 7JU
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.	63 MELROSE GARDENS.
		ARBORFIELD
		WOKINGHAM.
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION PROVIDING ADDITIONAL
		DINING, UTILITY, ENSUITE. PLUS
		EXTENSION TO KITCHEN.

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.	
		TILES " " "	
		WINDOWS " " "	
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

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3.
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: I SKEET.

on behalf of MR & MRS CROFT.

Date 2/04/00

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

ADDRESS [illegible] PARISH ARBs

PLOT No. 63 MELROSE GARDENS ORD. SHEET No.

BUILDER 0/277/64 CIA 193/64 CIA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 657/71	Mr. BA Hawron	Car Port	28.10.71	App N/A
565/73	-	Ext to Kitchen & Hall	10.5.73	- Lapse

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

17.APR.2000* 1269

ADDRESS [illegible] PARISH ARB

PLOT No. 63 MELROSE GARDENS ORD. SHEET No.

BUILDER O/277/64 CIA 193/64 CIA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PO 657/71	Mr. BA Hawton	Car Port	28.10.71	App N/A
565/73	-	Ext to Kitchen & Hall	10.5.73	- Rejected

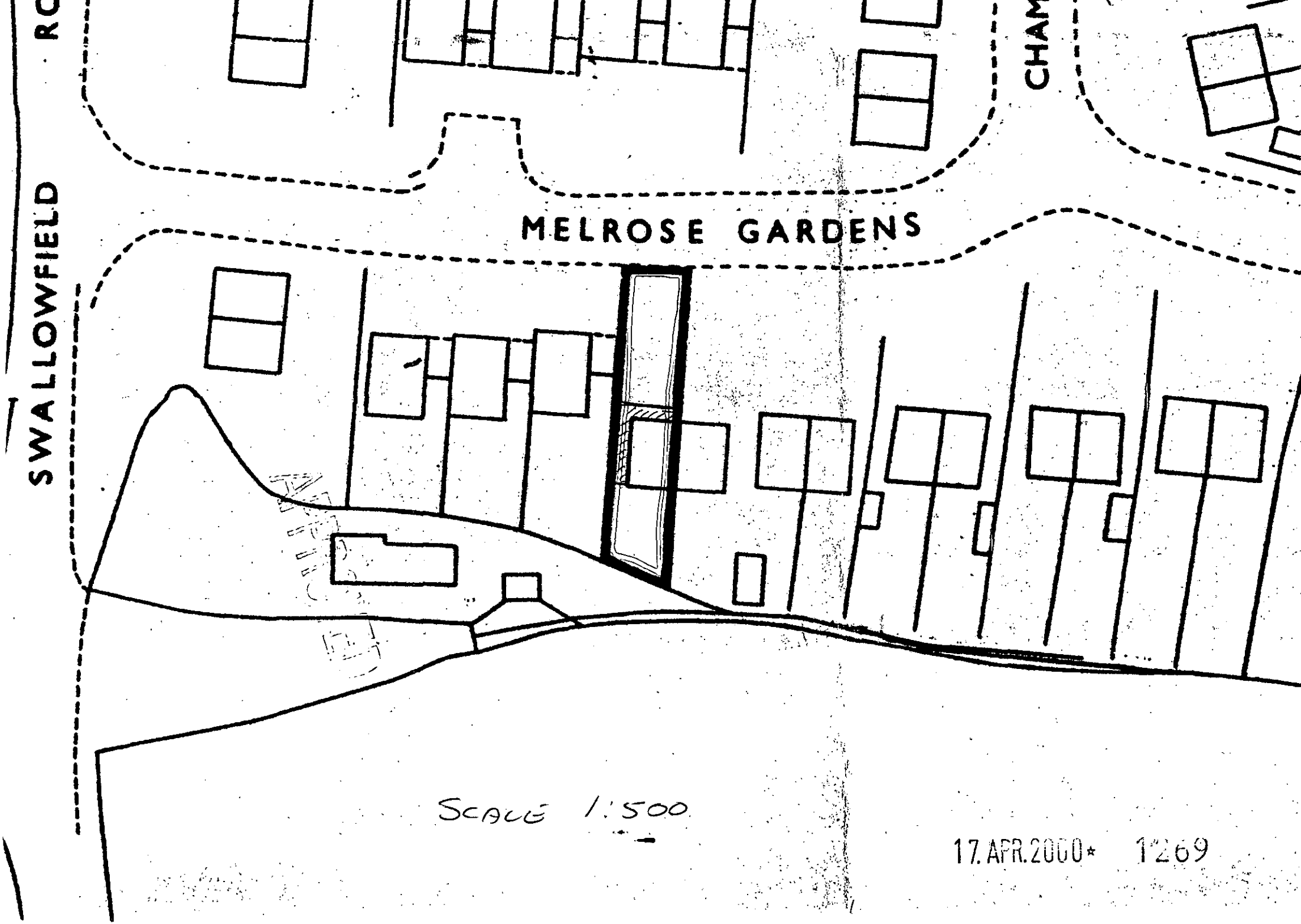
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

17.APR.2000* 1269



SCALE 1:500

17.APR.2000* 1269