SYSTEMS LTD

APPLICATION NO:
**F/2000/1288**

LOCATION:
**28 Silverdale Road, Earley Reading.**

APPLICANT:
**Mr Mrs Anderson C/O Greg Farrell**

PROPOSAL:
**Proposed two storey side extension to dwellin**

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

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

CASE OFFICER: **Joss Miller**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Mrs Anderson**
**C/O Greg Farrell**
**43 Wendover Way**
**Tilehurst**
**Reading**
**Berks**
**RG30 4RU**

**Application Number: F/2000/1288**

**Parish:** **EARLEY**

**Location:** **28, Silverdale Road, Earley, Reading.**

**Proposal:** **Proposed two storey side 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. 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.

**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.

John Mitchell
Development Control Manager
Date: 11/06/2000

**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.**

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1288

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 & Mrs Anderson
C/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

**PLANNING PERMISSION F/2000/1288**
***SITE: 28 SILVERDALE 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/2000/1288 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

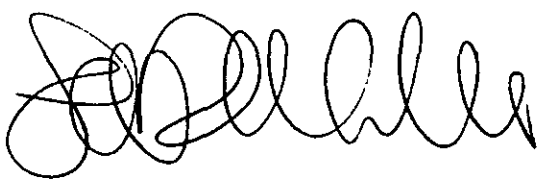
The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the 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 | 1288 | JM |
| BUILDING CONTROL NUMBER | AP 2000/0953 | Alan |
| ~~APPLICANT~~/AGENT | Greg Farrell | |
| ADDRESS OF SITE | 28 Silverdale Road EARLEY | |
| DESCRIPTION OF PROPOSED WORK | 2 storey side ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | Andr 01A | rec'd 12/4/00 |
| ELEVATIONS | rec'd 31/7/00 — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 11/6/00 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 7/9/00 | |

| 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 | |

**Application Number F/2000/1288**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | SC01 | SR02 | |
| 2 | SC23 | SR06 | Parking & screening |
| 3 | SC53 | SR12 | works |
| ~~4~~ | ~~SD08~~ | ~~SR25~~ | ~~first floor bed & bkfst~~ |

11/6/00

# RECORD OF SITE VISIT

**SITE ADDRESS:** 28 Silverdale Road Earley Reading.

**APPLICATION NUMBER:** F/2000/1288

**OFFICER:** Joss Miller

**DATE OF SITE VISIT:** 16/5

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes on front boundary

**2. DESCRIPTION OF SURROUNDINGS**

Detached bungalows, chalet bungalows and houses on both sides of road.

**3. DESCRIPTION OF SITE/BUILDING**

Chalet bungalow (detached) of brick and tile

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

24. No side windows that would be affected. House stepped back and private drive in between houses.
30 Other side of extn.

**5. SITE CONSTRAINTS**

**TREES** Fruit tree at side.

**ACCESS/PARKING** 4 spaces.

**LEVELS** Down approx 400mm from road.

**BOUNDARY TREATMENT** 1.6m fence to rear. existing garage wall at side and low boundary wall at front.

**OTHERS**

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/1288

**Applicant :** Mr Mrs Anderson C/O Greg Farrell.

**Location :** 28, Silverdale Road, Earley, Reading.
**Proposal :** Proposed two storey side extension to dwelling

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 15/5 |

**Date of Neighbour Notifications :** 4/5

**Date of Site Visit :** 15/5

**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 :**
Highways - condition
Earley TC - No objection.

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

**Application Number: F/2000/1288**

**Appraisal :**

This application is for a 2 storey side extension.
Neighbours.
No 24 is from the extension and has no side windows that would be adversely effected. There is an access road that leads to a small development to the rear. The majority of the extension would be obscured from No 30 by the main footprint of the house. Therefore any impact regarding overshadowing, overbearing and privacy issues will be minimised. All other neighbours are a sufficient distance away for any impact to be minimised.
Street scene.
The design of the extension is in keeping with that of the original property. Although the extension is flush with the dwellings depth and height (7.1m high & 9.5m depth) and would result in boundary to boundary development, the access road provides a break in the houses, so a terracing effect would be an unlikely issues. There are sufficient carparking spaces to satisfy the Councils policies. Therefore, any impact on the street scene will be minimised.

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

**HIGHWAYS CONSULTATION SHEET**

**From:** Joss Miller

**Date:** 04 May 2000

**Application Number:** F/2000/1288

**Proposal:** Proposed two storey side extension to dwelling

**Parish:** EARLEY TOWN

**Site Address:**
28, Silverdale Road, Earley, Reading.

**Applicant:**
Mr Mrs Anderson C/O Greg Farrell.

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).

---

SC 23 - Parking - insert "Parking + garaging"

SR06

**Signed:** _____ 10.5.00 **Print name:** S.J. ARCH

FROM: Joss Miller

DATE: 04 May 2000

## EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
23 MAY 2000
COPIES TO: | ACK:

**Application Number:** F/2000/1288

**Proposal:** Proposed two storey side extension to dwelling.

**Site Address:** 28, Silverdale Road, Earley, Reading.

**Applicant:** Mr Mrs Anderson C/O Greg Farrell.

Your observations are required in respect of this application **by 28/05/2000** .

---

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **04 May 2000**

My ref: F/2000/1288

**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/2000/1288**
**28, Silverdale Road, Earley, Reading.**
**Proposed two storey side 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

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/1288**
**28, Silverdale Road, Earley, Reading.**
**Proposed two storey side 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: **04 May 2000**

My ref: F/2000/1288

**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

Head of Planning and Transportation

---

**LISTING FORM**

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**28, Silverdale Road, Earley, Reading.**
**Proposed two storey side 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: **04 May 2000**

My ref: F/2000/1288

**CONFIDENTIAL**

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

Dear Councillor

**Application Number: F/2000/1288**
**28, Silverdale Road, Earley, Reading.**
***Proposed two storey side extension to dwelling***

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Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/1288**
**28, Silverdale Road, Earley, Reading.**
**Proposed two storey side 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/2000/1288

**PROPOSAL:**
Proposed two storey side extension to dwelling

**LOCATION:**
28, Silverdale 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 (see details above) please allow 4 days from the date of this letter 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 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 of Planning and Transportation**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 7 APR 2000 |
| Officer: JM | Application No. F\|2000\|1288 |

Map No. 52 Site 0.04

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 28 SILVERDALE ROAD

Parish: EARLEY Ward: Little Hungerford 4.5.2000

Applicant: MR|MRS ANDERSON

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

Enforcement Section (9) 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+ 1, 2+3 THE ORCHARD

2+30 Silverdale Rd

Loddon County Infant School - Silverdale Rd

# Environmental Services

For office use only.
Application number: 17.APR.2000* 1288

## 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<br>Address and postcode<br><br><br>Phone number | MR & MRS ANDREW<br>28 SILCHESTER ROAD<br>EARLEY<br>READING |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | Greg Farrell<br>43 Wendover Way<br>Tilehurst<br>Reading<br>Berks RG30 4RU<br>Tel 0118 941 6249 |
| 3 | Site<br>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 APPLICANT |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | 2 STOREY SIDE EXTENSION |
| 5 | Are there any trees on the site?<br>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 & TILES TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 2 | Proposed: 3 |
| **10** | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>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 & MRS ANDERSON

Date 13/4/03

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

ADDRESS 28 SILVERDALE ROAD

PARISH ~~WOODLEY~~ Earley 1.4.86

ORD. SHEET No. SU.7571 (52)

PLOT No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 660/56 | Dr. A.E. Brain | Detached House | 11/5/56 | App App. |
| BR15771. | Mr A. Langham. | Garage extn loft extn. | 4. 11. 80 | app NA |
| 22892 | DR. A BRAIN | CHAIN LINK ~~[illegible]~~ TO REAR | 30.1.85 | N/A REF |
| 27840 APPEAL | COLIN HATCH | 7 HOUSES R/O | 5-8-87 | REF |

DATE OF COMPLETION

MINISTRY DECISION 27840 - APPEAL DISMISSED - 28-6-89

SPECIAL ORDERS

DRAINAGE

Earley 1.6.86

ADDRESS 28 SILVERDALE ROAD PARISH ~~WOODLEY~~

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

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision | |
|---|---|---|---|---|---|
| | | | | | |
| 660/56 | Dr. A.E. Brain | Detached House | 11/5/56 | App | App |
| BR15771. | Mr A. Langham. | Garage extn left extn. | 4.11.80 | app | NA. |
| 22892 | DR. A BRAIN | CHAIN LINK ~~FENCE TO REAR~~ | 30.1.85 | N/A | REF |
| 27840 APPEAL | COLIN HATCH | 7 HOUSES R/O | 5-FEB 7 | | REF |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

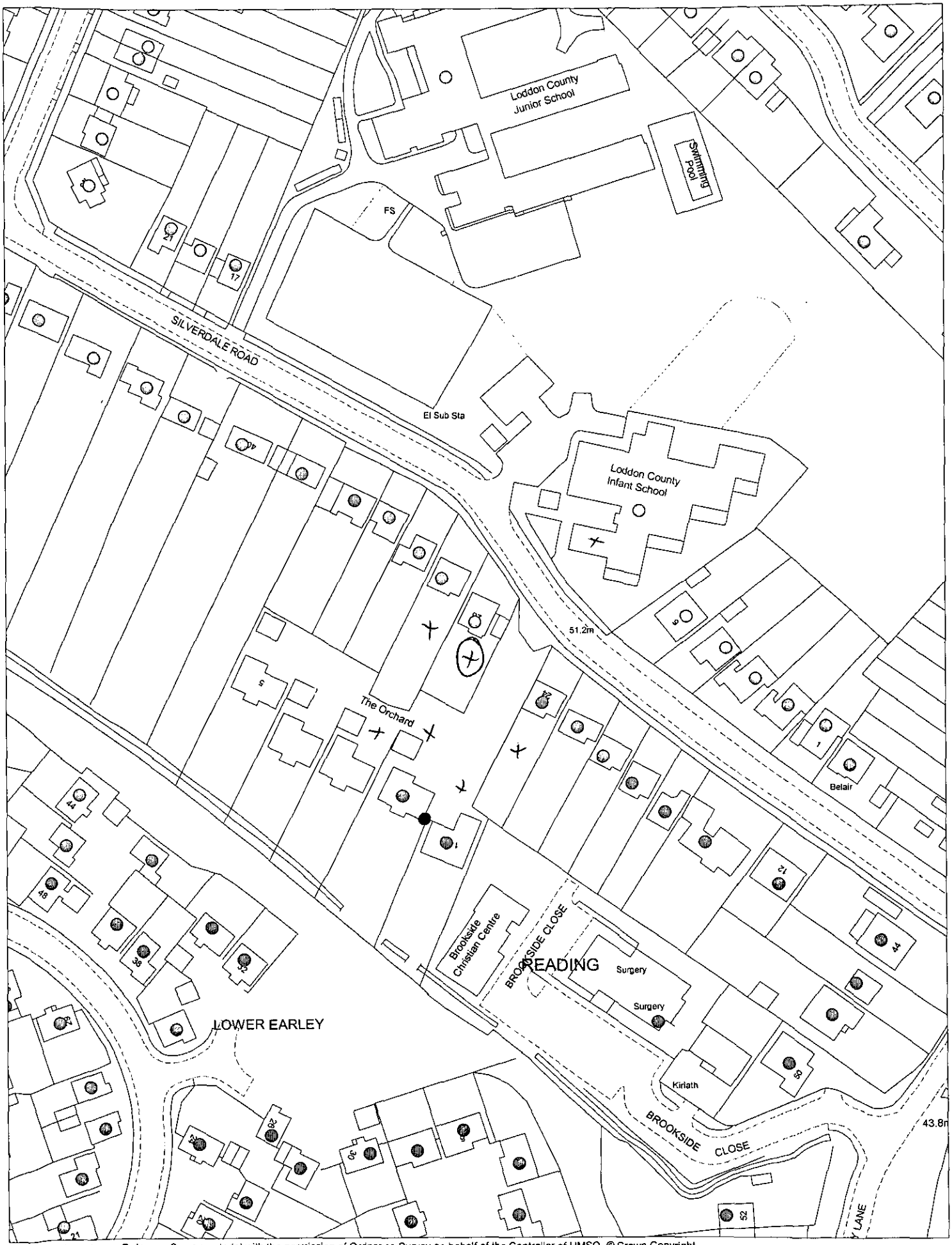
DATE OF COMPLETION

MINISTRY DECISION 27840 - APPEAL DISMISSED - 28-6-89

SPECIAL ORDERS

DRAINAGE

17. APR. 2006 1288

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Development Control Section, Environmental Services, Wokingham District Council.

28 April 2000

Scale: 1 : 1250

N
W E
S

17.APR.2000* 1288