APPLICATION NO:
F/2000/1241

LOCATION:
7 Basil Close, Earley Reading.

APPLICANT:
Mr Sian

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Sian
7 Basil Close
Earley
Reading
RG6 5GL

Application Number: F/2000/1241

Parish: **EARLEY**

Location: **7, Basil Close, Earley, Reading.**

Proposal: **Proposed single storey 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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. No materials shall be stored within 5m of any trees on or near the boundaries of the site at any time.

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 future health and amenity value of the trees.

John Mitchell

John Mitchell CIX
Development Control Manager
Date: 29/06/2000

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. 16 August, 2000
My ref. BC/DC/F/2000/1241

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 Baldev Sian
7 Basil Close
Earley
Reading
Berkshire
RG6 5GL

Dear Sirs

PLANNING PERMISSION F/2000/1241
SITE: 7 BASIL CLOSE, 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/2000/1241 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 you 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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1241	JM.
BUILDING CONTROL NUMBER.	FP2000/0938 Alan.	
APPLICANT/~~AGENT~~	Mrs Balder Sian.	
ADDRESS OF SITE	7. Basil Close EARLEY.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location ✓	✓
ELEVATIONS	BSS/05,04,03	BSS/05,04,03
FLOOR PLANS	BSS/02	BSS/02.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/8/00.	

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/2000/1241

Applicant : Mr Sian .

Location : 7, Basil Close, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		16/5

Date of Neighbour Notifications : 2/5

Date of Site Visit : 16/5

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :
Shinfield (adjoining) No comment
Earley TC – No objection

Planning Issues :
Effect on Street scene & neighbouring properties WBC1
Identified settlement.

Application Number: F/2000/1241

Appraisal :

This application is for a proposed single storey rear extension.

Neighbours
No 6 has a garage adjacent to the boundary fence (1.8m high) along with shrubery. No 8 also has a garage adjacent to the boundary with a 1.8m fence and some shrubs. The extension is 1m from the boundary to 6. and is 8m from the boundary to No 8. The height of the flat roofed extension is 2.7m and the depth is 4m. Therefore any impact regarding overbearing overshadowing and loss of privacy issues will be minimised.

Street scene.
The proposal will be largely obscured from the front street scene by the main footprint of the dwelling. There is a 2m fence to the rear and trees on the other side of the boundary so any impact on the street scene will be minimised.

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

Application Number F/2000/1241
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork
3		SR18	No materials shall be stored within 5m of any trees on or near the boundaries of the site at any time.

John Thurlow
29/6/02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Basil Close Earley Reading.

APPLICATION NUMBER: F/2000/1241

OFFICER: Joss Miller

DATE OF SITE VISIT: 15/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage door.

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
8. Can't see much due to boundary.
6. Existing rear conservatory with fence — Behind - high shrubery.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1.8m fence all round with garage (neighbour's) on boundary.

OTHERS High shrubery to rear and 2 large trees on side boundary behind garage (firs).

FROM: Joss Miller

DATE: 02 May 2000

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

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1241

Proposal: *Proposed single storey rear extension to dwelling*

Site Address: 7, Basil Close, Earley, Reading.

Applicant: Mr Sian .

Your observations are required in respect of this application **by 26/05/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

F/2000/1088
Location: Plot 13 Reading Business Park, Basingstoke Road, reading
Proposal: Proposed erection of health and fitness centre (D2)
Case Officer: Mr Simon Lewis
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed division of property into two dwellings
Case officer: Emy Circuit
Observations; No comment

F/2000/1080
Location: 1 School Cottages, Mereoak Lane, Grazeley
Proposal; Proposed single storey rear extension to dwelling and rear loft dormer extension
Case Officer: Emy Circuit

F/2000/1040
Location: 359 Whitley Wood Lane
Proposal; Proposed two storey rear extension to dwelling to form granny annexe
Case officer: Emy Circuit
Case Officer: No comment

A/2000/0999
Location: Land rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of sign boards and flagpoles
Case Officer: Mrs A Odell
Observations: No comment

A/2000/1199
Location: Berrys News, 25 School Green, Shinfield
Proposal: Proposed erection of internally illuminated double-sided display unit (retrospective)
Case Officer: Elaine Connor
Observations: We strongly object, as it is totally inappropriate to a rural village street scene especially if illuminated and constitutes an obstruction. It is also sited in close proximity to an Area of Special Character. This is a retrospective application as the sign has already been erected.

F/2000/1209
Location: Grovelands Garden Centre, Hyde End Road, Shinfield
Proposal: Proposed extensions to retail area of garden centre
Case officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88, Grazeley Road, three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1241 Adjoining Parish Conciltation
Location: 78 Basil Close, Lower Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Joss Miller
Observations: No comment

Continued...

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

Tel: (0118) 974 6463

Date: **02 May 2000**

My ref: F/2000/1241

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1241
7, Basil Close, Earley, Reading.
Proposed single storey 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1241**
7, Basil Close, Earley, Reading.
Proposed single storey 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 Spratling

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

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

Tel: (0118) 974 6463

Date: **02 May 2000**

My ref: F/2000/1241

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1241**
7, Basil Close, Earley, Reading.
Proposed single storey 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 Rolls

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

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

Tel: (0118) 974 6463

Date: **02 May 2000**

My ref: F/2000/1241

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

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Proposed single storey rear extension to dwelling

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1241**
7, Basil Close, Earley, Reading.
Proposed single storey 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 Hare

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

Received by Wokingham District Council

Application No: F/2000/1241

PROPOSAL:
Proposed single storey rear extension to dwelling

LOCATION:
7, Basil Close, 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 26/05/2000. 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

(X) PRE-APP ATTACHED (X)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 APR	Map No. 57 Site 005
Officer: JM | Application No. F 2000 1241	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 7 BASIL CLOSE

Parish: EARLEY Ward: Redhatch

2.5.2000

Applicant: MR SIAN

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

(3)

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 : 2.5.2000 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	: Shinfield.
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:

.....

.....

.....

NEIGHBOURS:

S/N + 4, 5, 6, 8 Basil close ✓

38, 39, 40, 41, 42, 43 Frensham Green, Reading.

FAO J Miller. Planning Dept.

Thank you for your letter giving advance advise of this application. Can you let me have associated drawings?

Herewith submitted 6 copies with cheque £95.00 fee.

Look forward to your early response

Regards

B Shaw. Work Tel: 0207 280 6200
07771 905748 - Mobile

Environmental Services

For office use only.
Application number: 14.APR.2000* 1241

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	B S SIAN 7 BASIL CLOSE EARLEY READING RG6 5GL 01189 750760
2	Agent's Name Address and postcode Phone number	N/A
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.	DRAWINGS ATTACHED AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey Rear Extension to house
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.	Matching Bricks
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
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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

Date 11/4/2000

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

14.APR.2000 * 1241

ADDRESS 7 BASIL CLOSE PARISH EARLEY

PLOT No. 9 AREA HH ORD. SHEET No. SU.7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	COSTAIN	DET HOUSE & GARAGE	4.5.84	N/A C/A
BR 22886	"	"	27.6.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

14.APR.2000* 1241

ADDRESS 7 BASIL CLOSE PARISH EARLEY

PLOT No. 9 AREA HH ORD. SHEET No. SU.7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	COSTAIN	DET HOUSE & GARAGE	4.5.84	N/A C/A
BR 22886	"	"	27.6.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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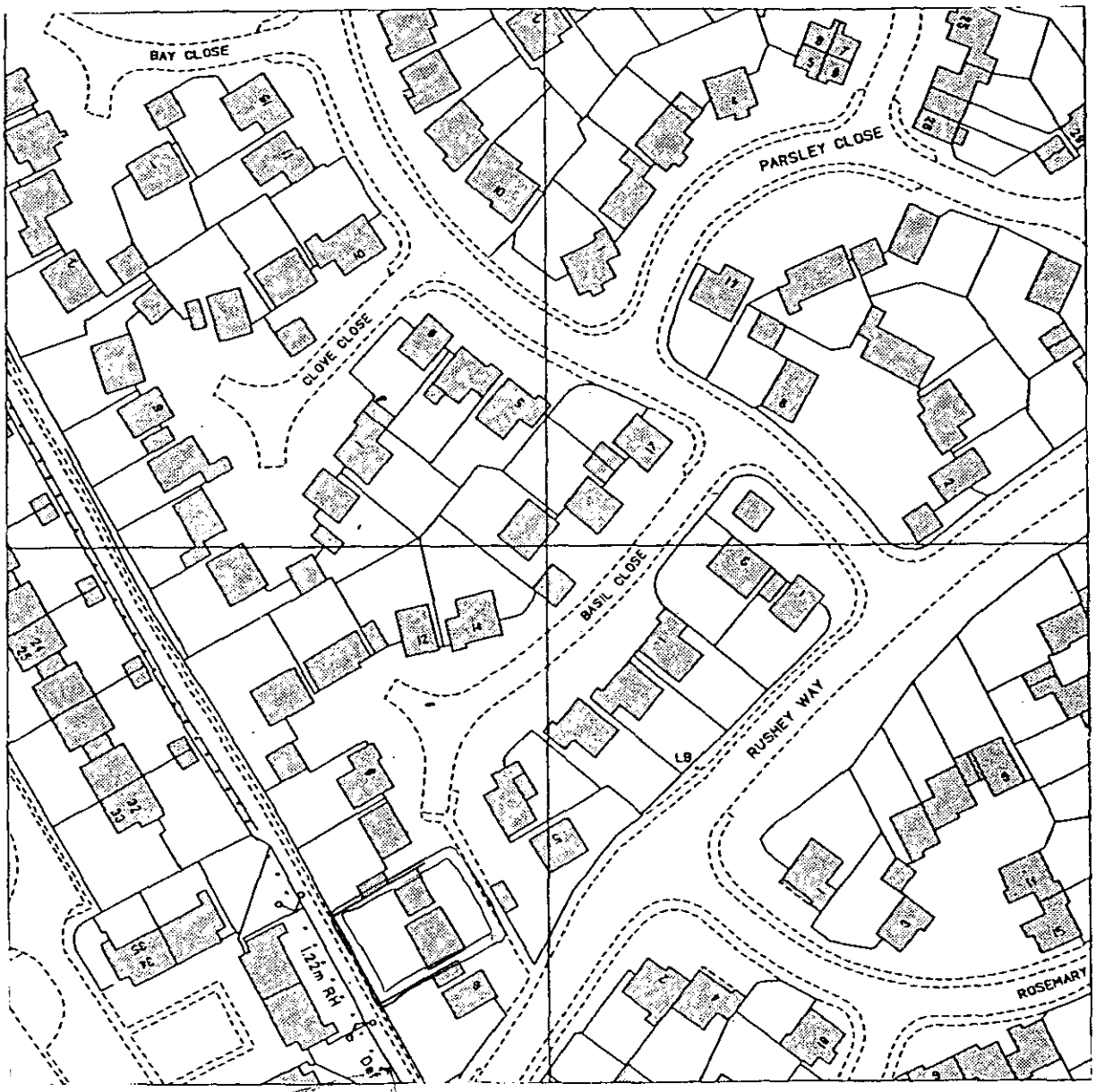
Development Control Section, Environmental Services, Wokingham District Council.
20 April 2000

Scale: 1 : 1250

N
W E
S

14.APR.2000* 1241

SIMBA CONSULTANTS LIMITED	Project: Proposed Extension to 7 Basil Close, Early, Reading			Job No.: BSS
	Drawing Ref.	Calculations By: PSS	Checked By	Calc. Sheet No.
17 ST.MARTINS AVENUE LEEDS LS7 3LQ WEST YORKSHIRE Tel: 0113 262 3546	Unit: Location Plan			Date: Feb 2000



14.APR.2000* 1241