APPLICATION NO.

F/2002/8159

LOCATION:
18 Chiltern Crescent, Earley Reading.

APPLICANT:
Mr/Mrs Nawaz C/O C A Associates

PROPOSAL:
Proposed first floor rear extension to dwelling and single storey front and rear extensions.

EARLIEST DATE FOR DECISION **26/01/2003**

APPLICATION WILL HAVE EXPIRED ON 17/02/2003

CASE OFFICER: **Richard Knight**

WORK SHEET FOR : Richard Knight

Application Number : F/2002/8159

Applicant : Mr/Mrs Nawaz C/O C A Associates.

Location : 18, Chiltern Crescent, Earley, Reading.
Proposal : Proposed first floor rear extension to dwelling and single storey front and rear extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/01/03.

Date of Neighbour Notifications : 2/01/03

Date of Site Visit : 16/01/03.

Date Registered : 23/12/2002

Earliest Date for Decision : 26/01/2003

Latest Consultation Date/Site Notice Expiry Date : 26/01/2003

This application <u>will have expired on</u>: <u>17/02/2003.</u> 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 :
T.C. No objection

application withdrawn - 12/03/2003

Planning Issues :
Impact on neighbours/street scene.

Application Number: F/2002/8159

Appraisal :

Application Site:
One of a pair of 1930's bay fronted homes, similar to others in the area, with attached garage.
It has already been extended at the rear with a 3-1 mode flat roofed single storey structure taken to the boundary with the adjoining property. Also a 2 st side extension with hipped roof, set back from the front of the home.

RELATIONSHIP WITH NEIGHBOURS.
No 16 has a large ground floor window set near the front boundary and two bedroom windows at 1st floor level. It is on the North East side of the application site. The 2st part of no 18 is seperated by a s/s attached garage and a narrow pathway to the side of no 20. It has an obscure glazed window at 1st floor level.

Planing Considerations.
Whist the roof height will be raised to match the existing roof there will not be a terracing effect because the extension will still be set back from the home frontage.
The garage extension is also acceptable because it does not extend beyond the front of the home. None of these elements will have a detrimental effect on the street scene.
The rear ext. however is unacceptable because it will result in the loss of sunlight and daylight because of the introduction of a pitched roof and the length. The latter at 4.25 metres is now well outside the design guidlines

NB. The plans are also inaccurate with ref. to the side elevation, because it does not follow the layout plan. This is academic however given the recomendation.
Also the wrong certificate has been signed because the applicants are not the owners.

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

Application Number F/2002/8159
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01			The proposed rear extension by reason of its length, location and height will result in the loss of daylighting and sunlighting to an unacceptable degree to the neighbouring property. It will also have an overbearing effect. The proposal is therefore contrary to policies EN1 of the Berkshire Structure Plan (1991 – 2006), LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (as modified).

RECORD OF SITE VISIT

SITE ADDRESS: 18 Chiltern Crescent Earley Reading.

APPLICATION NUMBER: F/2002/8159

OFFICER: Richard Knight

DATE OF SITE VISIT: 16/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on Front elevation.

2. DESCRIPTION OF SURROUNDINGS
1930's Semi-detached bay fronted homes.

3. DESCRIPTION OF SITE/BUILDING
One of a pair with existing 2st side and s/s rear extension. Rear ext. protrudes 3.1metre with flat roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 16 has large rear window near joint boundary and fst floor bedroom windows (2). Boundary fence 2m. No 20 has obsure glazed window at f/f level.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A

LEVELS Level site.

BOUNDARY TREATMENT Fences 2m CB.

OTHERS

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8159. (Case Officer:Richard Knight)
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).

PLANNING SERVICES
POL
DC RK.
22 JAN 2003
COPIES TO

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.

28/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8159

YOUR NAME: KEITH KNIGHT

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
20 Chiltern Crescent
Reading
RG6 1AN

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:
(1) SITE BOUNDARY IS INCORRECT, IT HAS TAKEN 1.0 m OF MY GARDEN
N°18 HAS NO REAR ACCESS BEYOND THE REAR OF OLD GARAGE.
(2) SIDE WINDOW OF KITCHEN BREAKFAST ROOM IS ON THE BOUNDARY
I STRONGLY OBJECT TO ANY WINDOW, NOT EVEN OBSCURE GLAZED.
(3) FRONT OF GARAGE IS FORWARD OF BUILDING LINE, BAY WINDOW
PROJECTION IS 600mm NOT 1115mm. THE EXISTING PORCH DOES NOT
HAVE PLANNING PERMISSION AND DOES NOT ESTABLISH THE BUILDING LINE
(4) ELEVATION SHOWS THE ROOF OVER THE SIDE EXTENSION

Continue over the page if more room required

PTO

④ Continued
HIGHER THAN EXISTING WITH THE FRONT EAVES APPROX. 1.0m HIGHER THAN EXISTING.

THE DRAWING DOES NOT INDICATE THAT THIS IS PART OF THE PROPOSAL.

⑤ IS IT A DOOR OR WINDOW ON THE GROUND FLOOR SIDE ELEVATION. PLAN & ELEVATION DIFFER

⑥ SINGLE STOREY 1.0m EXTENDED AND FIRST FLOOR 2.5m EXTENDED AT REAR.
THIS IS TOO DOMINANT TO BE BUILT ON THE BOUNDARY LINE.

⑦ PLEASE ADVISE APPLICANT OF PARTY WALL ACT

⑧ PLEASE ADVISE APPLICANT OF GAS REGULATIONS AS HIS BOILER FLUE IS DIRECTLY ON MY BOUNDARY.

K. Knight

20/1/03

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8159. (Case Officer:Richard Knight)

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

WOKINGHAM UNITARY
Aiming for Excellence

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LOSS OF VIEW OVER OTHER LAND.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	

21 JAN 2003

21/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8159

YOUR NAME: KEITH KNIGHT

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
20 Chiltern Crescent
Reading
RG6 1AA

PLEASE RETURN YOUR COMPLETED FORM TO:

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Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR

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Comments:
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PTO

Continue over the page if more room required

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⑧ PLEASE ADVISE APPLICANT OF GAS REGULATIONS AS HIS BOILER FLUE IS DIRECTLY ON MY BOUNDARY.

K. Knight 20/1/03

FROM: Richard Knight

DATE: 02 January 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8159

Proposal: Proposed first floor rear extension to dwelling and single storey front and rear extensions..

Site Address: 18, Chiltern Crescent, Earley, Reading.

Applicant: Mr/Mrs Nawaz C/O C A Associates.

PLANNING SERVICES DEPT
20 JAN 2003

Your observations are required in respect of this application **by 26/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

Application Number: F/2002/8159

Case Officer : RXK

Valid Date : 23.12.02.

Map No : 41

Site Area : 0.04

Received Date: 09/12/2002

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling and single storey front and rear extensions.

Location : 18, Chiltern Crescent, Earley, Reading.

Parish : EA **Ward :** Whitegates

Applicant : Mr/Mrs Nawaz C/O C A Associates.

Fee Required: £110 **Fee Received: £110** (5)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	other side elevation?	phoned 12/12	Received 23.12.
FLOOR PLANS		to follow.	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

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.

Please include site within the red line.

No pre-app.

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

Tel: (0118) 974 6502

Date: 02 January 2003

My ref: F/2002/8159

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2002/8159
18, Chiltern Crescent, Earley, Reading.
Proposed first floor rear extension to dwelling and single storey front and rear extensions.

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 **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Knight** Application Number: **F/2002/8159**
18, Chiltern Crescent, Earley, Reading.
Proposed first floor rear extension to dwelling and single storey front and rear extensions.
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 Storry

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

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

Tel: (0118) 974 6502

Date: 02 January 2003

My ref: F/2002/8159

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 Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: F/2002/8159
18, Chiltern Crescent, Earley, Reading.
Proposed first floor rear extension to dwelling and single storey front and rear extensions.

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.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Knight** Application Number: **F/2002/8159**
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Proposed first floor rear extension to dwelling and single storey front and rear extensions.
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 Lissaman

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

Received by Wokingham District Council

Application No: F/2002/8159

PROPOSAL:
Proposed first floor rear extension to dwelling and single storey front and rear extensions.

LOCATION:
18, Chiltern Crescent, 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/2002/8159 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 Richard Knight P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2003. 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
02 January 2003

Organisation_Name	Building_Name	address1	Postcode
		11CHILTERN CRESCENTREADING	RG6 1AL
		13CHILTERN CRESCENTREADING	RG6 1AL
		9CHILTERN CRESCENTREADING	RG6 1AL
		16CHILTERN CRESCENTREADING	RG6 1AN
		18CHILTERN CRESCENTREADING	RG6 1AN
		20CHILTERN CRESCENTREADING	RG6 1AN
		27THE DRIVEREADING	RG6 1EG
		29THE DRIVEREADING	RG6 1EG
		31THE DRIVEREADING	RG6 1EG

Neighbour list F/2002/8159

Environmental Services

For office use only.
Application number 23.DEC.2002 8159

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.

WOKINGHAM UNITARY
Aiming for Excellence
09 DEC 2002

8159

1	Your name	MR & MRS NAWAZ.
	Address and postcode	35 ZINZAN STREET READING BERKS.
	Phone number	
	Agent's Name	C A ASSOCIATES
	Address and postcode	18 CINNAMON CLOSE EARLEY READING. RG6 5GP
	Phone number	0118. 9869330
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.	18 CHILTERN CRESCENT. EARLEY. READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTEND GARAGE FRONT, AND REAR SINGLE STOREY. EXTEND BEDROOM OVER GARAGE AT REAR.

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.	RED FACING BWK AND RED PLAIN TILES 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 ☑

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.

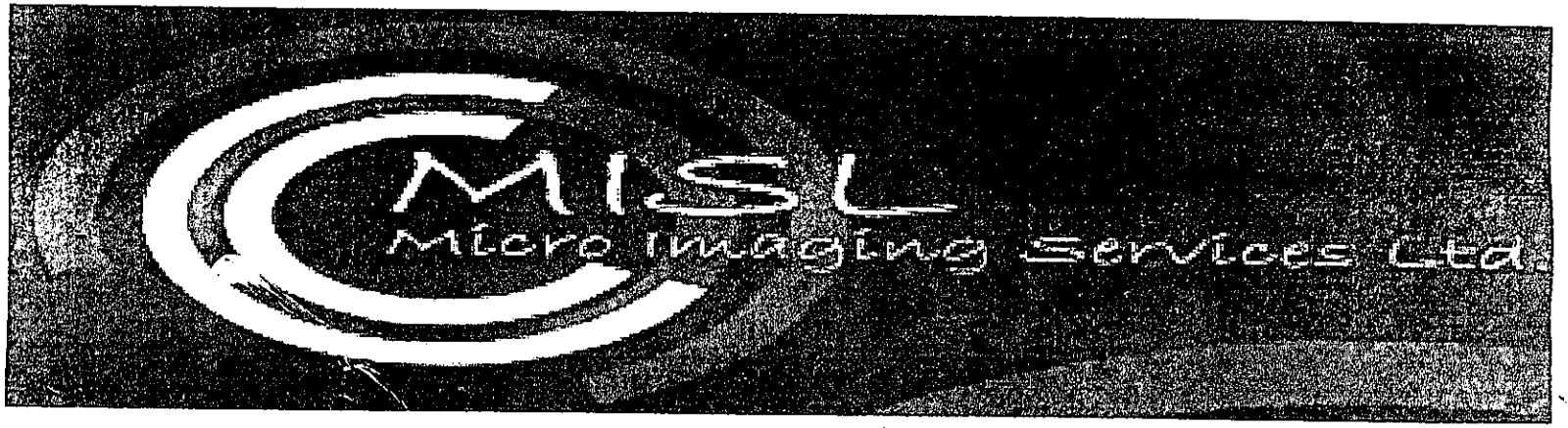
Your signature: Jadwiga

on behalf of MR & MRS NAWAZ.

Date 26.11.02

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

PC 3 190 018

E

ADDRESS 18 CHILTERN CRESCENT PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25421	MR. DHILLON	S/St. & 1st FLOOR EXT.	19.5.86	REF
BRA495	MR. DHILLON	GR. & 1st FLOOR EXTS.	6.5.86	APP N/A
26114	"	"	23.1.87	CIA
BRA6062	"	WC & DRAINAGE	26.9.85	APP
F/2002/8159	Mr. & Mrs. Naway	1st/fl/r & S/St/F & R Roots		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE