LOCATION:
55 Elm Road, Earley Reading.

APPLICANT:
Mr Ridout C/O Mr Hodgeman

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Joss Miller**

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1188

Applicant : Mr Ridout C/O Mr Hodgeman.

Location : 55, Elm Road, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/5/00

Date of Neighbour Notifications : 15/4

Date of Site Visit : 7/5/00

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :
Earley TC - No objection

Planning Issues :
Effect on street scene & neighbouring properties UBE1.
Identified settlement.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ridout
C/O Mr Hodgeman
54 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2000/1188

Parish: **EARLEY**

Location: **55, Elm 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. All new external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor level and above in the north elevation.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 26/06/00 showing addition of hipped pitched roof.

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. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

Application Number: F/2000/1188

Appraisal :

This application is for a two storey side extension.

Neighbours

The extension is largely obscured from 53 by the main bulk of the applicants house. No 57 has bedroom windows to the first floor side elevation and side windows to the side elevation of the single storey extension* The extension is 3.2m wide, 6.3m deep 5.0m at the eaves and 7.6m to the ridge. The roof is hipped on all sides and is flush with the front footprint of the house and stepped in at the rear by 3.1m. The ridge is also flush with that of the existing roof. The proposal is 1.5m from the boundary and 5.0m from the main dwelling of No 57. No 57's side extension is on the boundary. The proposal is situated to the north-east of the neighbour and is set back approx 4m. Any adverse ~~issues~~ regarding over bearing, overshadowing and loss of privacy are not considered sufficient to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised.

* both windows are secondary

Street scene.

The dwelling is set back from the street scene by and there is some greenery at the front of the dwelling which will partially obscure the extension from the street scene. The proposal is flush with the front footprint of the house and the ridge. However the roof is hipped on all sides thus reducing some of the impact on the street scene.

Recomendation : Approval: ☒ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1188
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works.
3	SC08	SR05	first floor level and above north elevation.
4	SC04	SR04	'permission' 26/6/00 'plans' showing addition of hipped pitched roof.

John Mitchell
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 55 Elm Road Earley Reading.

APPLICATION NUMBER: F/2000/1188

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at entrance to property

2. DESCRIPTION OF SURROUNDINGS

Detached houses on both sides of road

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

57. Bedroom windows to side on half hip & s/s extn with glass blocks at rear and large window on front half of side elevation
53. 2.5m hedge & 2 velux windows.

5. SITE CONSTRAINTS

TREES ✓ 1 lilac tree & 1 fir – Not important.

ACCESS/PARKING 5 spaces.

LEVELS —

BOUNDARY TREATMENT 1.5m fence at side of 57.

OTHERS Large garden to rear.
2.5m hedge to 53.
57. has shed on boundary when s/s extn ends.

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1188**

55, Elm Road, Earley, Reading.

Proposed two storey side extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for referral

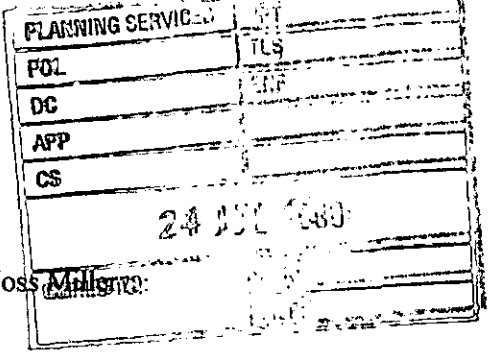
~~and my reason(s) are~~ please contact me (not 11-17 Mon)

Signed: [illegible]

Councillor Rolls

Date: 9/5/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
1[illegible]	
COPIES TO:	[illegible]
	[illegible]



TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1188 PLANNING OFFICER: Joss Millgate

PARISH: EARLEY

PROPOSAL: Revised Plans: showing hipped roof added to two storey side extension

ADDRESS: 55 Elm Road

APPLICANT: Mr. Ridout

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 13 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1188

Location: 55, Elm Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr Ridout C/O Mr Hodgeman.

Case Officer: Joss Miller

The new plans show the following: Hipped pitched roof added to proposed two storey side extension.

Comments are required by 23/07/2000.

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

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2000/1188 (Planaps) / (Ludhouse) Date Rec. 26/6/00

Location: 55 Elm Rd, Earley

Parish

Applicant: Mr Rickart

Description of attached plans Hipped pitched roof added to proposed Two storey side extension

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 53, 57, 78a, 80, 84, 86 Elm Rd.
51, 53, 55, 57, 59 Falstaff Ave
1 Haxman Close.

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

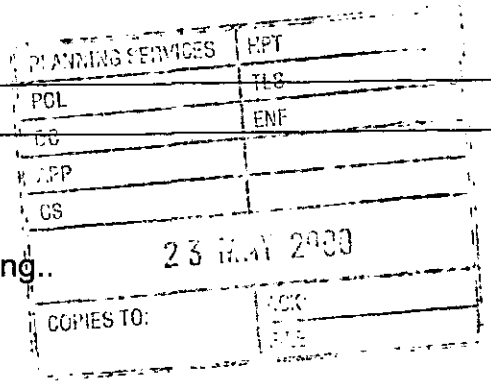
CASE OFFICER JM

Consultations Sent by Admin. on 13.07.00

Yellow - Part One Copy
Green - Officer's Copy

FROM: Joss Miller

DATE: 19 April 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1188

Proposal: Proposed two storey side extension to dwelling..

Site Address: 55, Elm Road, Earley, Reading.

Applicant: Mr Ridout C/O Mr Hodgeman.

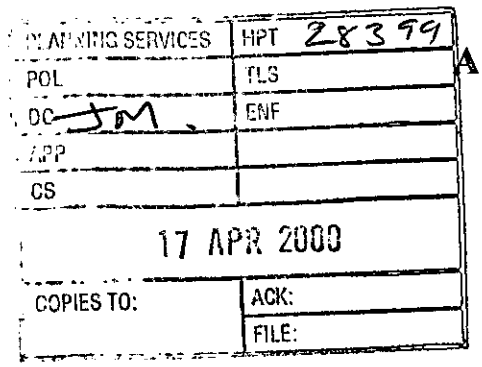
Your observations are required in respect of this application **by 13/05/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

Recd 9.00AM 17.4.00



R.E.Hodgman. B.Sc.
Architectural and Construction Services
54 Loxwood
Earley, Reading
Berkshire
RG6 5QZ
Telephone 0118-9671467

14th April 2000

Wokingham District Council
Shute End Wokingham

F.A.O. Joss Miller.

Dear Sir,

Ref: Planning Application 55 Elm Road Reading

I have submitted a planning application for 55 Elm Road Reading and had difficulties reconciling my clients brief with my anticipation of your requirements, drawn from doing similar work in the area. When I spoke to the duty-planning officer on Thursday the 13th she said that you might be in a position to advise me further towards the end of this week, about layout and roof configuration.

After you have viewed the site I would be appreciative if we could speak on the telephone about the proposed work. This would enable me to either advise my client to amend the drawings or to proceed to submitting for building regulation approval.

Your co-operation would be gratefully appreciated and I thank you in anticipation.

Yours faithfully

R.E.Hodgman R. E. Hodgman

Member of:

Chartered Institute Of Building Institute Of Plumbing CORGI

Recd 9.00AM 17.4.00 (Copy) original in part

R.E.Hodgman. B.Sc.
Architectural and Construction Services
54 Loxwood
Earley, Reading
Berkshire
RG6 5QZ
Telephone 0118-9671467

14th April 2000

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Yours faithfully
R.E.Hodgman R. E. Hodgman

Member of:

Chartered Institute Of Building Institute Of Plumbing CORGI

Received by Wokingham District Council

Application No: F/2000/1188

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
55, Elm 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 13/05/2000. 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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1188

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/2000/1188
55, Elm 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/2000/1188**
55, Elm 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 Spratling

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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1188

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

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55, Elm 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 Rolls

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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1188

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

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55, Elm Road, Earley, Reading.
Proposed two storey side extension to dwelling.

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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/2000/1188**
55, Elm 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 Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: 24 MAR 2000	10 APR
Officer: JM	Application No. F/2000/1188

Map No 57 Site 0.21
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: 55 ELM ROAD

Parish: EARLEY Ward: Redhatch. 19.4.2000

Applicant: MR RIDOUT

Fee Received 95-00 (2) 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	-No named roads. -Incorrect "north" arrow! (see GIS map) ✓		
2	1:500 block plan showing existing & proposed dev. + adj. Properties		phoned 7/4 ✓ coming in to amend 10/4	
3	Forms unsigned			
4	Correct S 66 certificate		10 APR	
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 : 19.4.2000 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:

..... SN + 53 & 57 Elm Road .....

..... 78a, 80, 84 86 Elm Road .....

..... 51, 53, 55, 57, 59 Falstaff Avenue .....

..... 1 Flaxman close .....

.....

.....

.....

.....

.....

1327 NB

WOKINGHAM DISTRICT COUNCIL

To CAROL / PLANNING OFFICER CONCORNED WITH IT.

Date _____ Time _____

WHILE YOU WERE OUT

Name MR. HODGEMAN. (AGENT TO MR. ROOT).

Of _____

Phone No. 0118 967 1467. Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE ~~The~~ Applicant (Mr Ridout) is a Parliamentary Advisor on Building. The agent requests that you notify Lin if there is anything we are unhappy about so Applicant so that it can be dealt with immediately in order to proceed smoothly.

Signed LYNNE S.

R. Hodgman.
54 Loxwood.
Ewley
Reading
RG6 5QZ.

tel: 0118-9671467

CHOHAN PROPOERTIES	17 GREENWOOD RC
PRIMESIGHT (A)	283 BARKHAM ROAD
MR/MRS RASSELL	6 CHILTERN CRESC
MR GUPTA	15 CHURCH STREET
GREENACRES FARM LTD	GREENACRES FARM
BRYANT HOMES S LTD	SES (A) BUILDING, P
MR PHILLIPS	11 CRECEY CLOSE
MR BOURTON	398 FINCHAMPSTEAD
4TH APRIL 2000	
KENNEDYS GARDEN CENTRES LTD	FLORAL MILE ,BATH R
MR/MRS KENDALL	6 TAPE LANE, HURST
MR/MRS DAVID	WYVOLS HOUSE, BAS
MR/MRS MASEY	8 RETFORD CLOSE, W
MR/MRS RUDMAN	23 CAMELLIA WAY, WC
5TH APRIL 2000	

Environmental Services

For office use only.
Application number: 10.ATR.2600* 1188

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. Ridout
	Address and postcode	55 Elm Road. Lower Earley Reading
	Phone number	
	Agent's Name	MR HODGEMAN
	Address and postcode	54 LOXWOOD EARLEY RG6 5QZ
	Phone number	0118 967 1467
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.	55 Elm Road Lower Earley Reading
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO storey side 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 ☑ not in vicinity of extension No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Brick & roof tiles 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: 4	Proposed:
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.		
	£ 138		
	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: R. C. Nuttall

on behalf of

Date 25/3/2000

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

ADDRESS 55 ELM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. 57 SU 7370

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36/50	Mr. A. Fraser	Garage	12.2.50	App. N/A.
1491/72	Mr H F Appleton	~~outline~~ Det House & garage on land part curtilage	28.9.72	N/A Refuse
BR 2185	MR. N. MILNE	GARAGE TO PLAYROOM	25.2.75	APP. N/A
02262	"	" "	20.3.75	N/A C/A
BR9702	"	REPLACEMENT GARAGE	27.10.78	APP. N/A
09541	"	DOUBLE GARAGE	23.11.78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

N
W E
S

