APPLICATION NO:

CON/2002/7603

LOCATION:
55 Church Road, Earley Reading.

APPLICANT:
Mr Chaudhry C/O C H Maddox

PROPOSAL:
Consultation from Reading BC on application for 2 storey side and rear extensions to dwelling with loft conversion and garage.

EARLIEST DATE FOR DECISION: **07/10/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/10/2002

CASE OFFICER: **Heidi Lynch**

Tel: (0118) 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date: 3rd October 2002
My ref: HL/CON/2002/7603
Your ref: 02/01123/FUL/AD

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

Andrew Dawe
Reading Borough Council
Planning & Environment Directorate
Civic Centre
Reading
Berks
RG1 7TD

Dear Mr Dawe,

CONSULTATION FROM THE READING BOROUGH COUNCIL ON APPLICATION TO CONSTRUCT A TWO-STOREY SIDE AND REAR EXTENSION + LOFT CONVERSION & GARAGE TO A DWELLING.

Thank you for your letter of the 12th September 2002, regarding the above stated development.

I write to confirm that Wokingham District Council has no objections with respect to the impact of the application upon Wokingham District. However it is noted that the two-storey rear extension is of a large size and this may have an overbearing effect on the adjacent property owners, as well causing a loss of daylight.

I hope this information is of assistance to you.

Yours sincerely,

TRW.

Trevor Watson
Development Control Manager

WORK SHEET FOR : Heidi Lynch

Application Number : CON/2002/7603

Applicant : Mr Chaudhry C/O C H Maddox.

Location : 55, Church Road, Earley, Reading.
Proposal : Consultation from Reading BC on application for 2 storey side and rear extensions to dwelling with loft conversion and garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	30/9/02

Date of Neighbour Notifications : .....

Date of Site Visit : 30/9/02

Date Registered : 16/09/2002

Earliest Date for Decision : 07/10/2002

Latest Consultation Date/Site Notice Expiry Date : 07/10/2002

This application will have expired on: 14/10/2002. 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 :

Planning Issues :

Impact on street scene (Wokingham District)

RECORD OF SITE VISIT

SITE ADDRESS: 55 Church Road
Earley Reading.

APPLICATION NUMBER:
CON/2002/7603

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 30/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Busy road,

3. DESCRIPTION OF SITE/BUILDING

School opposite.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Terracing effect as built right to banday.
1st floor set back but grand floor not set back.

5. SITE CONSTRAINTS

TREES all semis along street here so looks out of charactr.

ACCESS/PARKING already being built - retrospective

LEVELS not built to plans - finter forward at front to bay window level on grand floor.

BOUNDARY TREATMENT

OTHERS

n°61 has garage along side.
n°63 has carport.

Application Number : CON/2002/7603	Map No :
Case Officer : Heidi Lynch	Site Area :
Valid Date :	Received Date: 16/09/2002

Level : Delegated Application

Description : Consultation from Reading BC on application for 2 storey side and rear extensions to dwelling with loft conversion and garage.

Location : 55, Church Road, Earley, Reading.

Parish : Ward :

Applicant : Mr Chaudhry C/O C H Maddox.

Fee Required: £0 Fee Received: £0

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			
FLOOR PLANS			
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 : Earley

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

.....

.....

.....

CON/2002/7603

Reading
BOROUGH COUNCIL

PLANNING SERVICES | HPT 61037
POL | TES
DC CAA | ENG
APP
CS
16 SEP 2002
COPIES TO | ACK:
FILE:

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

Our Ref: 02/01123/FUL/AD
Your Ref:

Direct: ☎ 0118 939 0023

12th September 2002

Your contact is: Andrew Dawe, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 02/01123/FUL/AD

The Council has received an application for Full Planning Approval on property at: 55 Church Road Earley Reading

O.S Grid Ref: Easting: 474516.900 Northing: 172290.300

Applicant: Mr Chaudary

Proposal: Two storey side and rear extension, loft conversion with rear box dormer and a rear double garage.

Application Number: 02/01123/FUL/AD

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 3rd October 2002. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Andrew Dawe
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town Planning Acts.

READING BOROUGH COUNCIL
27 AUG 2002

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:
Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 97[illegible] between 9am and 5pm Monday to Friday

READING BOROUGH COUNCIL
21 AUG 2002

OFFICE USE ONLY:
APPLICATION NO: 021123 FULAD

1 Please read the accompanying **NOTES**

Applicant's Name	MR CHAUDHRY
Address	139 CHATHAM ST READING
Postcode	
Telephone (daytime)	
E-mail	

2

Agent's Name	C H MADDOX
Address	15 KESWICK CLOSE TILEHURST READING
Postcode	RG30 4SP
Telephone	0118- 9615605
E-mail	
Contact Name	CH MADDOX

3

Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in **blue**.

Site Address or Location: 50 CHURCH RD. READING

4

What is the application for?
Give brief details and state for what purpose the site and any buildings will be used.

Proposed Development: 2 STOREY SIDE & REAR EXTNS LOFT CONVERSION & CHANGE

5

State the fee enclosed with this application.
The current scale of fees is enclosed.
If you believe a reduced fee or no fee is payable, say why.

£ RE APPLICATION

6

State the applicant's interest in the land. *(circle as appropriate)*
Owner / ~~Prospective Purchaser / Lessee~~ / _____ *(specify)*

7

Give the area in hectares or part of a hectare. **Total Site Area** 460m² hectares

8

If your application involves the provision of dwelling(s), then also give **Net Site Area** N/A hectares *(see notes)*

Reading BOROUGH COUNCIL

planning

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

9

List all the plans and drawings submitted with the application, or enclose a separate schedule

Plans/Drawings 1 SHT SL 300/02

10

Does the application involve any of the following? *(tick all relevant boxes)*

- **Change of Use** ☐
- **Demolition** ☐
- **Erection of New Building** ☐
- **Alteration or Extension** ☑
- **Engineering Operation** ☐
  e.g. new drainage or structure adjacent or on highway/alteration of an access

11

What type of application is this? *(tick ONE box only)*

- **Outline Permission** ☐ *(see question 12)*
- **Full Permission** ☑
- **Approval of Detail/Reserved Matters** ☐
- **Temporary Permission** ☐
- **Variation/Relaxation of Conditions** ☐

State relevant Outline Permission number. Also complete question 12

State period required

State relevant permission no.

Condition numbers to be varied/relaxed

12

If this is an outline application or an Approval of Reserved Matters, which details, if any, do you wish to be considered as part of this application? If none, tick 'none' box. *(tick all relevant boxes)*

- **None** ☐
- **Siting** ☐
- **External Appearance** ☐
- **Design** ☐
- **Means of Access** ☐
- **Landscaping** ☐

13

What is the existing use of the land/building? e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

14

Does a Public Right Of Way *(Bridlepath, Footpath, BOAT, RUPP)* **cross the site or run adjacent to the site or the proposed access?**

If YES, show existing route(s) and any proposed alterations on the plans

Do the proposals require any diversions/extiguishments and/or creation of Rights of Way?

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

15

Are there any trees on the site? No

If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled

If YES, are any to be felled?

If YES, please supply a tree survey

16

Building materials etc. *Please state type and colour of materials for:*

A. External Walls Brick To Match Existing

B. Roofs Conc Tiles & Flat Felted Dormer

C. Walls, fences etc. Existing

17

How will surface water be disposed of? Mains

18

How will foul sewage be disposed of?

To existing system? Yes

If NO, please give details

If YES, will there be any alterations to a non-mains drainage system?

If YES, give full details *(see notes)* No

19

What are the access arrangements?

Give details of pedestrian and vehicular accesses

As existing Yes

As proposed

(or provide scale plan of proposals)

20

What provision is being made for parking?

	Cars (Off-Street)		of which, Disabled Person Spaces	Motorbikes	Cycles	Commercials	
	Private	Communal				HGV	Others
Existing	2						
Proposed							
Total							

Reading BOROUGH COUNCIL

planning

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

21

If this proposal involves residential development or the loss of residential units, complete this table.

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bedroom Dwellings	2-bedroom Dwellings	3-bedroom Dwellings	4-bedroom + Dwellings
House-Detached								
Semi								
Terraced								
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobile Homes								
Totals								

22

How many of the proposed dwellings can be defined as sheltered? N/A

Sheltered housing is normally restricted to people above a certain age and includes a warden or similar assistance

23

How many of the proposed dwellings can be defined as affordable? N/A

See note 10, page 4

24

Does the proposal involve the loss or gain of any non-residential building or use? ~~YES~~ / NO

If YES complete part 2 of the for

25

Has provision been made for the disabled *(see notes for applicants)* YES

26

Does the proposal involve the extraction or processing of minerals; the disposal of mineral waste; or the the deposit or processing of refuse and waste materials? ~~YES~~ / NO

If YES please ask for and complete part 3 of the form

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED	ON BEHALF OF	DATE
	Mr Chowdhry	22-08-02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL