12/02/03

APPROVED

APPLICATION NO:

F/2002/8224

LOCATION:

78 Chiltern Crescent, Earley Reading.

APPLICANT:

Mr A Gilles & S Hughes C/O Greg Farrell

PROPOSAL:

Proposed single storey front & rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **07/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2003

CASE OFFICER: **Richard Knight**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Gilles & S Hughes
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Application Number: F/2002/8224

Parish: **EARLEY**

Location: **78, Chiltern Crescent, Earley, Reading.**

Proposal: **Proposed single storey front & rear extensions 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan number Gilli:01 B, received by the Local Planning Authority on 10 January 2003.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 25/02/2003

Notice checked by: _____

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8224	RK
BUILDING CONTROL NUMBER	FK 2003/4111	Alan
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	78 Children Crescent EARLSY	
DESCRIPTION OF PROPOSED WORK	S/S front + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Gilli 01 B	Gilli 01 B
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/4/03.	

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 : Richard Knight

Application Number : F/2002/8224

Applicant : Mr A Gilles & S Hughes C/O Greg Farrell.

Location : 78, Chiltern Crescent, Earley, Reading.
Proposal : Proposed single storey front & rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/2/03

Date of Neighbour Notifications : 15/2/03.

Date of Site Visit : 17/2/03

Date Registered : 10/01/2003

Earliest Date for Decision : 07/02/2003

Latest Consultation Date/Site Notice Expiry Date : 07/02/2003

This application will have expired on: 07/03/2003. 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

Planning Issues :

Impact on street scene and neighbours.

Application Number: F/2002/8224

Appraisal :

A single storey front extension with mono-pitch roof similar to many others in the area. The rear extension covers the whole width of the plot with a depth of 3.85m and a ~~flat~~ mono roof. The height will be 2.3 (2.34 to Eaves) (3.9 to Ridge) The existing garage will be demolished and a new one provided. The site is in an established residential area of bay fronted semi-detached houses and enclosed front gardens. The drive slopes up from the Road with timber entrance gates. The application home is one of a pair with angled bay windows. The adjoining property (80) has extended on ground/1st floor. Set back on 1st floor with mono pitch s/s at front. Part of the extension towards the rear is close to the boundary. ~~extn~~ No 76 has a rear french door appx. 5m from the joint boundary, which is a 2m. C.B. fence.

The rear extension is almost on the boundary and there is a rear windows at no 76 within 0.5m. Given the eaves height and shallow pitch of the roof (approx 20°), the effect on the neighbouring will be diminished by the existing fence and there will be insufficient impact to refuse the proposal.

The front extension is acceptable because will not have and adverse effect in the street scene and will be in keeping with the other examples in the Road. (at least 10 others).

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2002/8224
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
C001	R001		
C014	R014		

This approval / ~~refusal~~ (delete as applicable) is in respect of the OS Site Location Plan and Plan No's .Gili 1018 , received by the LPA on ...10/2/03

Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2		
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3		
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:	ENI		
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andersville
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 21/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 78 Chiltern Crescent Earley Reading.

APPLICATION NUMBER: F/2002/8224

OFFICER: Richard Knight

DATE OF SITE VISIT: 17/2/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front gate.

2. DESCRIPTION OF SURROUNDINGS

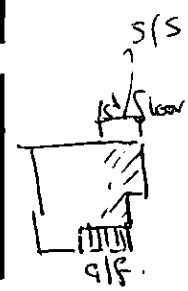
Established estate of Bay Fronted semi-ds. Enclosed frontages.

3. DESCRIPTION OF SITE/BUILDING

One of pair with angled front bay, Side Timber gate: S/s front same as no 84.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 80 has be extended on ground/1st floor + s/s near. Mono pitch at front. 2x hipped roofs on 1st Floor. Close to boundary. 1st floor set back. 1m minimum.



gap will be retained at 1st floor.
no 76 has Door + side window approx 18" from boundary
Front of 80 is open and gravelled, no garden.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3/spaces.

LEVELS Slopes up from Road: flat site but lower than no 80.

BOUNDARY TREATMENT 2m CB Fences 76. 1.8 to 80.

OTHERS None

FROM: Richard Knight

DATE: 15 January 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8224

Proposal: Proposed single storey front & rear extensions to dwelling..

Site Address: 78, Chiltern Crescent, Earley, Reading.

Applicant: Mr A Gilles & S Hughes C/O Greg Farrell.

Your observations are required in respect of this application **by 07/02/2003** .

NO OBJECTION

SIGNED: _____ DATE: 13 FEB 2003

Clerk To Earley Town Council Parish/Town Council.

Application Number: F/2002/8224

Case Officer : RXK.

Valid Date : 10/01/02

Map No : 41

Site Area : 0.06

Received Date: 19/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling. & single storey front ext.

Location : 78, Chiltern Crescent, Earley, Reading.

Parish : EA Ward : NHI

Applicant : Mr A Gilles & S Hughes C/I Greg Farrell.

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			
FLOOR PLANS	Floor plan shows double patio door from kitchen - elevation shows single. No velux.	phoned 8/1	10/1
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.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6502

Date: 15 January 2003

My ref: F/2002/8224

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/2002/8224
78, Chiltern Crescent, Earley, Reading.
Proposed single storey front & rear extensions to dwelling.

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/2002/8224**
78, Chiltern Crescent, Earley, Reading.
Proposed single storey front & rear extensions to dwelling.
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**********

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6502

Date: 15 January 2003

My ref: F/2002/8224

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
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Development Control Manager

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_____

_____

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**********

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8224

PROPOSAL:
Proposed single storey front & rear extensions to dwelling.

LOCATION:
78, 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/2002/8224 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 07/02/2003. 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
15 January 2003

Organisation_Name	Building_Name	address1	Postcode
		61CHILTERN CRESCENTREADING	RG6 1AL
		63CHILTERN CRESCENTREADING	RG6 1AL
		76CHILTERN CRESCENTREADING	RG6 1AN
		78CHILTERN CRESCENTREADING	RG6 1AN
		80CHILTERN CRESCENTREADING	RG6 1AN
		23ERLEIGH COURT DRIVEREADING	RG6 1EB

2002/8224.

8/1/03

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: GJFarrell@AOL.com

PLANNING SERVICES	HP 6/4853
POL	TL
DC CAW	EI
APP	
CS	

10 JAN 2003

COPIES TO

FAO : CAROL HURST - PLANNING DEPT

Re: 78 CHILTERN CRESCENT, EARLEY

Please find enclosed 6 copies of revised plans showing the door and roof lights clarified as requested

Regards

GJF

With Compliments

Environmental Services

For office use only.
Application number: 10 JAN 2003 8224

Householder planning application form

19 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8224

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	A GILES & S. HUGHES 78 CHILTERN CRES EARLEY READING
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE & REAR 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 ☐	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? 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: 3	Proposed: 3
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 A GILLES & S HUGHES

Date 17/12/02

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

PC 03 190 078

ADDRESS 78 CHILTERN CRESCENT PARISH EARLEY

PLOT No. Old Property 35 ORD. SHEET No. SU. 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/552/58	Mr. J. James	Garage	13/1/59	App. N/A.
F/2002/8224	Mr. A. Gilles	S/SHR ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE