14/1

APPLICATION NO:
F/2002/8139

LOCATION:
15 Sibson, Earley Reading.

APPLICANT:
Mr/Mrs P Norville C/O Mr D Springer

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front and rear extensions.

EARLIEST DATE FOR DECISION: **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2003

CASE OFFICER: **Louise Smith**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Norville
C/O Mr D Springer
Oasis Building & Planning
20 Wantage Road
Reading
Berks
RG30 2SE

Application Number: F/2002/8139

Parish: **EARLEY**

Location: **15, Sibson, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey front and rear extensions.**

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. 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, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 29/01/2003

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.

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 25th January 2005
My ref: BP/F/2002/8139
Your ref:
File ref: F/2002/8139

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Mr Clafton
14 Sibson
Earley
Reading
RG6 3DU

Dear Mr Clafton,

RE: PROPOSED EXTENSION TO 15 SIBSON, LOWER EARLEY

I refer to your e-mail dated 12th January 2005, addressed to Mr Watson, regarding the above-mentioned proposal.

I have looked at the plans, relating to the planning permission F/2002/8139, which was for a two storey side extension at 15 Sibson. Whilst I accept that the proposed extension is shown to be built close to the boundary of your property which would make maintenance of your wall difficult unfortunately this is not a planning matter. There are no planning requirements specifying a minimum distance which needs to be maintained between buildings or the boundary with neighbouring properties. As Mr Ledger suggested in his e-mail to you on 11th January 2005 any issues of access rights are civil matters and I would suggest contacting your solicitor for further advice regarding this matter.

Finally I would also comment that the impact of a proposed extension on the value of a property is not a planning matter and again is not something that can be taken into account when considering a planning application.

I hope this clarifies the situation.

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

84782

REPLY BY

25 JAN 2005

Sandra Bayden

From: Trevor Watson
Sent: 12 January 2005 16:59
To: Sandra Bayden
Subject: FW: 14 Sibson, Lower Earley, RG6 3DU

Can you log on the system as needing a reply please. I do not see it qualifies as a compliant at this stage. Could you acknowledge and ask Basia if she could reply please as it seems to relate to a house extension proposal.

Thanks

Trev

-----Original Message-----
From: Clafton, Richard [SMTP:Richard.Clafton@gmacrfc.co.uk]
Sent: Tuesday, January 11, 2005 4:21 PM
To: Trevor.Watson@wokingham.gov.uk.
Subject: FW: 14 Sibson, Lower Earley, RG6 3DU

Mr Watson,

I wonder if you would be able to cast your eye over this issue and let me know what your opinion is. I am concerned that every other similar extention in Sibson and Marefield has a clearance of over 18 inches. I cannot understand why such and application was rubber stamped when it clearly restricts access to not only my dampcource , but also the wall in general.

I would appreciate your comments.

Regards

Richard Clafton

-----Original Message-----
From: Daniel Ledger [mailto:Daniel.Ledger@wokingham.gov.uk]
Sent: 11 January 2005 16:04
To: Clafton, Richard
Subject: RE: 14 Sibson, Lower Earley, RG6 3DU

Dear Mr Clafton,

If you have any complaints regarding the planning application procedure, I suggest contacting the Development Control Manager, Trevor Watson, he can be contacted on (0118) 974 6487, or by email on Trevor.Watson@wokingham.gov.uk <mailto:Trevor.Watson@wokingham.gov.uk>.

The Principal Legal Officer is Colin Lawley and he can be contacted on (0118) 974 6524 or by email on Colin.Lawley@wokingham.gov.uk <mailto:Colin.Lawley@wokingham.gov.uk>.

I trust this information is of use to you.

Yours Sincerely
Mr D Ledger
Planning Enforcement Officer

-----Original Message-----
From: Clafton, Richard [mailto:Richard.Clafton@gmacrfc.co.uk]
Sent: 11 January 2005 11:17
To: Daniel Ledger
Subject: RE: 14 Sibson, Lower Earley, RG6 3DU

Daniel,

84782

Sandra Bayden

REPLY BY
25 JAN 2005

From: Sandra Bayden
Sent: 12 January 2005 17:04
To: 'Richard.Clafton@gmacrfc.co.uk'
Cc: Basia Polnik
Subject: FW: 14 Sibson, Lower Earley, RG6 3DU

Dear Mr Clafton,

Thank you for your email. Trevor Watson has forwarded it on to Mrs Basia Polnik, Senior Planning Officer who leads the Householder Team with a request that she investigates this matter and replies to you in due course.

Regards,

Sandra Bayden
Management Support Assistant
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Direct Line: (0118) 974 6426
Fax: (0118) 974 6484
Email: Sandra.Bayden@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Clafton, Richard [SMTP:Richard.Clafton@gmacrfc.co.uk]
Sent: Tuesday, January 11, 2005 4:21 PM
To: Trevor.Watson@wokingham.gov.uk.
Subject: FW: 14 Sibson, Lower Earley, RG6 3DU

Mr Watson,

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I would appreciate your comments.

Regards

Richard Clafton

-----Original Message-----
From: Daniel Ledger [mailto:Daniel.Ledger@wokingham.gov.uk]
Sent: 11 January 2005 16:04
To: Clafton, Richard
Subject: RE: 14 Sibson, Lower Earley, RG6 3DU

Dear Mr Clafton,

If you have any complaints regarding the planning application procedure, I suggest contacting the Development Control Manager, Trevor Watson, he can be contacted on (0118) 974 6487, or by email on Trevor.Watson@wokingham.gov.uk <mailto:Trevor.Watson@wokingham.gov.uk>.

The Principal Legal Officer is Colin Lawley and he can be contacted on (0118) 974 6524 or by email on Colin.Lawley@wokingham.gov.uk <mailto:Colin.Lawley@wokingham.gov.uk>.

I trust this information is of use to you.

Yours Sincerely
Mr D Ledger
Planning Enforcement Officer

-----Original Message-----
From: Clafton, Richard [mailto:Richard.Clafton@gmacrfc.co.uk]
Sent: 11 January 2005 11:17
To: Daniel Ledger
Subject: RE: 14 Sibson, Lower Earley, RG6 3DU

Daniel,

With respect to you an your collegues, it seems to me that a distinct lack of consideration into access was shown by Wokingham Council when signing off this application. In fact it seems to me that no consideration at all was taken by the Planning Department for my access for maintainance. Other similar properties in the area have a decent amount of access, generally in excess of about 18 inches.

As far as my neighbours are concerned they have simply followed what would be considered professional advice from Wokingham Council and gone ahead with the plans.

I am in the process of getting valuations on my property with a view to sale, and at the moment it seems like the location and proximity of the extention is having an adverse effect on the valuations. This is, as I am sure you will appreciate, unacceptable.

If you could provide me with a contact in your Legal department so I can have my solicitor get in touch I would appreciate it.

Best regards

Richard Clafton

-----Original Message-----
From: Daniel Ledger [mailto:Daniel.Ledger@wokingham.gov.uk]
Sent: 11 January 2005 11:00
To: Clafton, Richard
Subject: RE: 14 Sibson, Lower Earley, RG6 3DU

Dear Mr Clafton,

Further to your recent email I have had an opportunity to study the plans relating to planning application F/2002/8139.

It appears from the approved plans that permission was granted for the extension in its current position, there is therefore no breach of planning control regarding this matter. Any issues regarding access rights are civil matters and I suggest contacting your solicitor for further advice regarding this matter.

If you have any further questions please contact me.

Yours Sincerely
Mr D Ledger
Planning Enforcement Officer

-----Original Message-----
From: Clafton, Richard [mailto:Richard.Clafton@gmacrfc.co.uk]
Sent: 04 January 2005 10:15
To: daniel.ledger@wokingham.gov.uk
Subject: 14 Sibson, Lower Earley, RG6 3DU

Mr Ledger,

I have a small query for you with regards an extention that has been built by my next door neighbour. This extention is still undergoing some internal work so I presume that the final planning inspection has not been carried out.

My query is regarding application F/2002/8139 for 15 Sibson, Lower Earley, RG6 3DU

I have recently had my property surveyed and valued by a few estate agents and they have expressed concern with the gap between my property and number 15. There seems to be about 4 inches gap at the moment which not only restricts maintainance access to the wall and the damp proof course but also, from any angle but straight on, makes it appear that the house is now a semi-detatched when it is actually a detached.

Could you offer me any advice on this?

Regards

Richard Clafton
Application Services Team
Information Technology Department
GMAC RFC
Telephone: 01344 478526
Mobile: 07786 546250
Email: richard.clafton@gmacrfc.co.uk

****
GMAC-RFC Limited (Company registered in England with No.3489004)
whose registered office is at Eastern Gate, Brants Bridge, Bracknell, Berkshire, England, RG12 9BZ.
Telephone: (01344) 478478, Fax: (01344) 478050.

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****
GMAC-RFC Limited (Company registered in England with No.3489004)
whose registered office is at Eastern Gate, Brants Bridge, Bracknell, Berkshire,

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER** LS

PLANNING APPLICATION NUMBER	F/2002/8131
BUILDING CONTROL NUMBER.	FP/2003/4163
~~APPLICANT~~/AGENT	MR O.A. SPRINGER
ADDRESS OF SITE	15 Sibon Earley
DESCRIPTION OF PROPOSED WORK	Two Storey Side and Single Storey Rear Extensions.

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN		
ELEVATIONS	OAS/03/1272/1 A	OAS/02/1223/A
FLOOR PLANS	OAS/03/1272/A	"

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED ✓	29.1.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NO	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE 01 05 03	~~30.04.03~~	

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 : Louise Smith

Application Number : F/2002/8139

Applicant : Mr/Mrs P Norville C/O Mr D Springer.

Location : 15, Sibson, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey front and rear extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/1/3

Date of Neighbour Notifications : .....

Date of Site Visit : 8/1/3

Date Registered : 06/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application <u>will have expired on</u>: <u>31/01/2003.</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 :

Planning Issues :
Id. Sett
Str. Sc
Neighb.
Highway safety.

Application Number: F/2002/8139

Appraisal :

The site is a semi-detached dwelling, situated in a residential cul-de-sac within the identified settlement boundary of Lower Earley. The application being considered proposes two storey side and single storey front and rear extensions.

Impact on Neighbouring Dwellings:-
Due to the scale, depth and siting of the proposed s/s elements, no significant adverse impacts are considered.

No 14 Sibson, the adjacent detached dwelling to south of the site, has blind wall in the side elevation facing No 15. Given that the proposed extension would not project beyond the front or rear building lines of this neighbouring dwelling, no significant adverse impacts are considered.

Impact on Street Scene.
The proposed extension at No 15 would lie 0.1m from the side wall of No 14 Sibson, however, the extension would be significantly recessed from the front of the dwelling and the nearest front elevation of the neighbouring dwelling also. Numerous properties in the street scene have similar relationships. No 23 + 24 Sibson are link detached dwellings, both have extended above the garage and now exert a similar relationship to that proposed at No's 14 and 15. Given other closely spaced properties in the street scene (notably Nos 19, 20, 21) it is not considered that the gaps between dwellings are of paramount importance in the street and no terracing impacts are considered. The proposal is not considered to detract from the character of the street scene.

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

Highway Safety:
The parking space on the driveway is not achievable to Council standards, however in this instance and without prejudice to Council standards there is no objection.
Revised plans received to show internal width of garage increase to facilitate parking provision.

Application Number F/2002/8139
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 15 Sibson Earley Reading.

APPLICATION NUMBER: F/2002/8139

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/1/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - post in front garden.

2. DESCRIPTION OF SURROUNDINGS
Res estate - det + semi 2/s dwellings open plan. integral side gges.

3. DESCRIPTION OF SITE/BUILDING
2/s semi - ~~detgge~~ no garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 14 - blind side. S/s rear ext.
No 15 - shed along side boundary w/ No 15

No 12/2/s side as with No 14. original design ?

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2.

LEVELS even.

BOUNDARY TREATMENT fencing 2m cb. b.

OTHERS

filing

DELEGATED

FROM: Louise Smith

DATE: 13 February 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8139

Proposal: Additional plans showing car parking and internal width of garage increased.

Site Address: 15 Sidbson.

Applicant:

Your observations are required in respect of this application **by 06/02.04**

NO OBJECTION

SIGNED: _____ DATE: 13 FEB 2003

Clerk to Earley Parish/Town Council.

Date: 30 January 2003

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/8139

Location: 15, Sibson, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey front and rear extensions.

Applicant: Mr/Mrs P Norville C/O Mr D Springer.

Case Officer: Louise Smith

The new plans show the following: Revised plans show internal width of garage increased to accomodate vehicle parking. Additional block plan to show car parking layout.

For information only.

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

FOR INFO ONLY 1970/0102

(RING ONE)

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

App. No. F/2002/8139 Date Rec. 22/1/3

Location: 15 Silsoe

Parish: Easley.

Applicant: Mr/Mrs Norville

Description of attached plans: Revised plans to show internal width of garage increased to accomodate vehicle parking. Additional block plan to show car parking layout

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER LS

Consultations Sent by Admin. on 30.01.R5.

Yellow - Case Officer Copy
Green - Part One Copy

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8139**

15, Sibson, Earley, Reading.

Proposed two storey side 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:

PLANNING SERVICES
PCL
DC
CS
07 JAN 2002
OFFICE
ACK
FILE

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: Fiona Rolls Date: 7/1/03

Councillor Rolls

I am not going to list this but I do have concerns about the street scene because of a terracing effect

16/1/3 - left answerphone message to call me back

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

(2744)
(incl (2659))

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 17th September 2002
My ref: LS/BP/Earley/1B

Mr O A Springer
Oasis Building and Planning Applications
20 Wantage Road
Reading
Berkshire
RG30 2SE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Springer

RE: PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION AT 15 SIBSON, LOWER EARLEY.

I refer to your original letter and my correspondence and to your subsequent letter and photographs received on the 5th September 2002, with reference to the above.

On the basis of photographs submitted of the surrounding street scene, I feel that the proposed two storey side extension may be acceptable, on the basis that the first floor element is set back behind the nearest first floor element of the adjacent dwelling, No. 14. There should be no detriment to the amenities of the neighbouring dwellings or highway safety.

I trust this advice is of use to you. However, it is given without prejudice to any future decision that this Council may take. It is also given without the benefit of a site visit, which may give rise to further issues. Should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

URGENT

20 Wantage Road
Reading, Berkshire
RG30 2SE

Oasis

BUILDING & PLANNING APPLICATIONS

Tel: 0118 957 3554 Fax: 0118 961 3554 E-mail: oaspringer@hotmail.com

PLANNING SERVICES
POL
DC BP LS
ACE
CS
05 SEP 2002
COPIES TO FACE
60664

Planning Department
Wokingham District Council
Council Offices,
Shute End,
Wokingham.

Date : 4th September 2002

Re: Proposed Side Two Storey Extension @ 15 Sibson, Lower Earley, Reading.

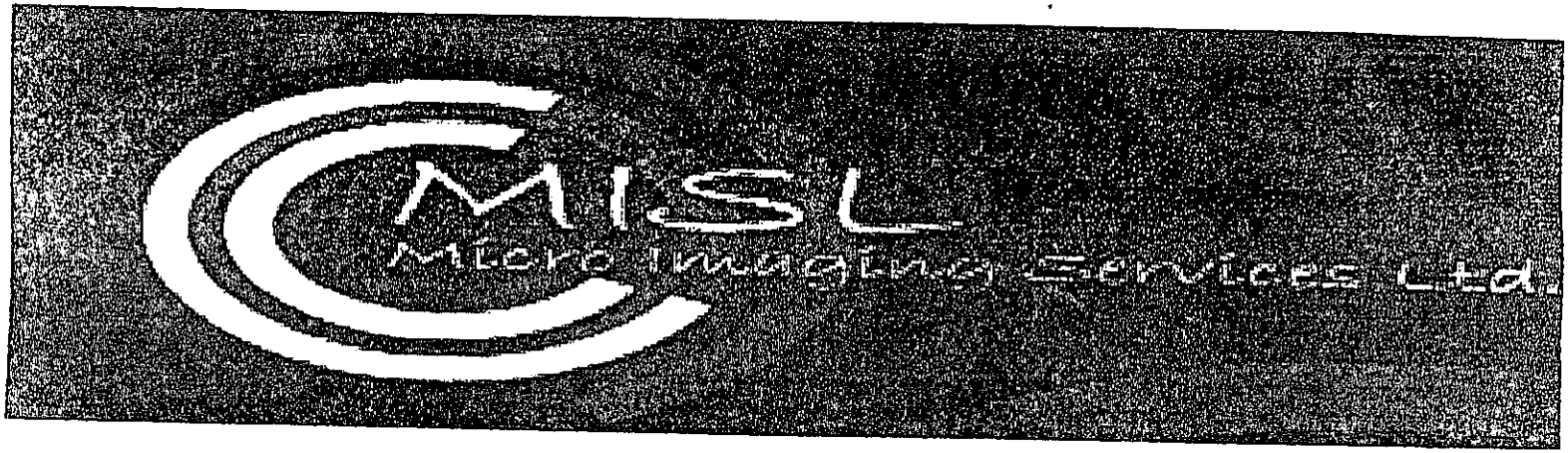
Dear Mrs B Polnik,

Thank you for your letter dated 9th August 2002 and for your comments in subsequent telephone conversations. In response, please find enclosed copies of photos taken of the proposed application site & some similar developments at neighbouring properties. May we confirm our reluctance to reduce the width of the extension due to the narrow nature of the existing proposal. We therefore have not amended plans, but await your comments. Thank you in anticipation.

Yours sincerely,

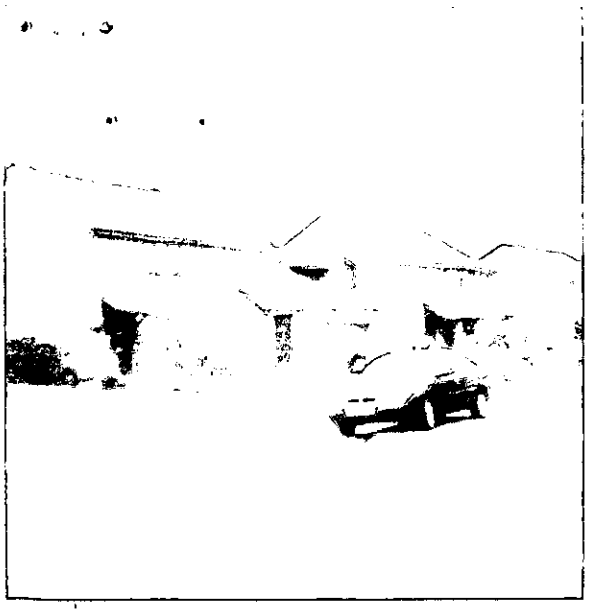
O.A.SPRINGER

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

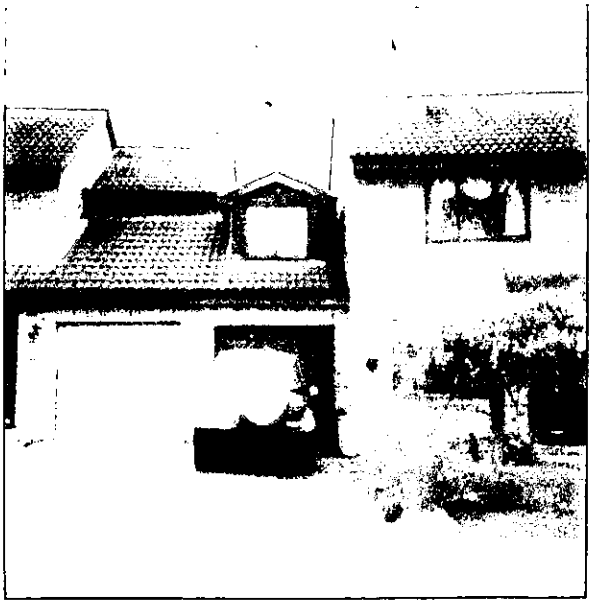


FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN


#17
#15



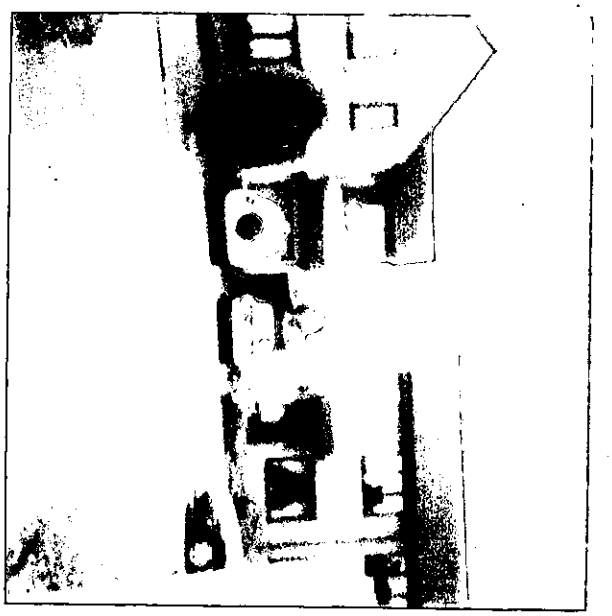
#22, 23, 24, 25



#27



#17 #15



#7

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 17th January 2002
My ref: LS/F/2002/8139

Mr O A Springer
Oasis Building and Planning Applications
20 Wantage Road
Reading
Berkshire
RG30 2SE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Springer

RE: PLANNING APPLICATION F/2002/8139 – 15 SIBSON, LOWER EARLEY

I write with regard to the above planning application. Please submit a block plan (1:200 or 1:500) showing 2 car parking spaces on site. Please note that the garage proposed does not comply with Council standards and therefore can not be accepted as a parking space.

Car parking spaces should measure 2.4m x 4.8m (2.4m x 5.5m in front of a garage) and should not encroach on the highway service strip to the front area of the curtilage.

It is important that the additional plans are submitted to me by the 27th January 2002 to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional plans please contact me immediately.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely

Louise Smith

Planning Officer

Plans received 22/1/3

Forwarded copy to Adam Coggins 23/1/3 to look at on Site

FROM: Louise Smith

DATE: 17 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8139

Proposal: Proposed two storey side extension to dwelling and single storey front and rear extensions..

Site Address: 15, Sibson, Earley, Reading.

Applicant: Mr/Mrs P Norville C/O Mr D Springer.

Your observations are required in respect of this application **by 09/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

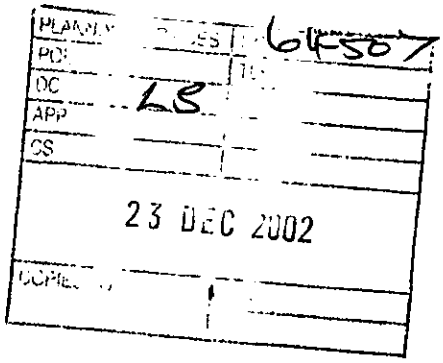
R

20 Wantage Road
Reading, Berkshire
RG30 2SE

Oasis

BUILDING &
PLANNING
APPLICATIONS

Tel: 0118 957 3554 Fax: 0118 961 3554 E-mail: oaspringer@hotmail.com



Planning Department,
Wokingham District Council
Council Offices,
Shute End,
Wokingham.

Date: 20th December 2002

Re: Proposed two storey side extension to dwelling and rear single storey rear extension @ 15 Sibson, Lower Earley. **(F/2002/8139)**

Dear Louise Smith,

Thank you for your letter dated 17th December 02. We can confirm that none of the development including foundations and roof over hang will encroach onto or under neighbouring property.

Yours sincerely,

O.A.SPRINGER

* pre-app *

Application Number: F/2002/8139

Case Officer : LS

Valid Date : 6.12.02

Map No : 58

Site Area : 0.03

Received Date: 06/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey front and rear extensions.

Location : 15, Sibson, Earley, Reading.

Parish : EA **Ward :** Redhatch · 17.12.02 B.

Applicant : Mr/Mrs P Norville C/O Mr D Springer.

Fee Required: £110 **Fee Received: £110** (1)

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	Encroachment?	17.12.	
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 17.12.02 B

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

.....

.....

* pre - app *

- signed out by LS.

Organisation_Name	Building_Name	address1	Postcode
		14SIBSONREADING	RG6 3DU
		15SIBSONREADING	RG6 3DU
		16SIBSONREADING	RG6 3DU
		4SIBSONREADING	RG6 3DU
		5SIBSONREADING	RG6 3DU
		39INSTOW ROADREADING	RG6 5QH
		41INSTOW ROADREADING	RG6 5QH
		43INSTOW ROADREADING	RG6 5QH

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

Tel: (0118) 974 6463

Date: 17 December 2002

My ref: F/2002/8139

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8139
15, Sibson, Earley, Reading.
Proposed two storey side 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8139**
15, Sibson, Earley, Reading.
Proposed two storey side 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 Rolls

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

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Tel: (0118) 974 6463

Date: 17 December 2002

My ref: F/2002/8139

WOKINGHAM UNITARY
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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 Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8139
15, Sibson, Earley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/8139**
15, Sibson, Earley, Reading.
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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 Spratling

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

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

Tel: (0118) 974 6463

Date: 17 December 2002

My ref: F/2002/8139

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8139
15, Sibson, Earley, Reading.
Proposed two storey side 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

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8139**
15, Sibson, Earley, Reading.
Proposed two storey side 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 Hare

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

Received by Wokingham District Council

Application No: F/2002/8139

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front and rear extensions.

LOCATION:
15, Sibson, 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/2002/8139 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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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
17 December 2002

Environmental Services

For office use only.
Application number: 06 DEC 2002 8139

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.

06 DEC 2002

WOKINGHAM DISTRICT COUNCIL

1	Your name Address and postcode Phone number	MR & MRS. P. NORVILLE. 15 SIBSON LOWER EARLEY READING.
2	Agent's Name Address and postcode Phone number	MR. D.A. SPRINGER. OASIS BUILDING & PLANNING. 20, WANTAGE ROAD. READING. BERKSHIRE. 0118 9573554.
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.	15 SIBSON LOWER EARLEY. READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS.
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 BRICKS 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: 2	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 Mr & Mrs. P. Neville.

Date 4/12/02

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

Oasis

BUILDING & PLANNING APPLICATIONS

20 Wantage Road, Reading,
Berkshire, RG30 2SE
Tel: 0118 9573554 Fax: 0118 9613554

06.DEC.2002 8139

Please find enclosed Planning application @

06 DEC 2002

...15...Sibson...Lower...Early.....

also enclosed cheque for £ 110.00....

please forward receipt to above address

With Compliments
O.A.Springer

ADDRESS 15 SIBSON PARISH EARLEY

PLOT No. 68 AREA L ORD. SHEET No. SU 7570 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLEAN HOMES	S/ DET. HOUSE & GARAGE	10.2.83	CIA
BR 20089	"	"	17.3.83	APP
F/2002/8139	Mr. & Mrs. Nonville	2 St/S + S/St/F & R Roots		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074