APPLICATION NO:
F/2002/8020

LOCATION:
587 London Road, Earley Reading.

APPLICANT:
Mr Surdhar C/O Excel Design Ltd

PROPOSAL:
Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2003

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Surdhar
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berks
RG40 4EH

Application Number: F/2002/8020

Parish: **EARLEY**

Location: **587, London Road, Earley, Reading.**

Proposal: **Proposed two storey side extension and conversion of dwelling to 4 flats. Demolition of existing garages and conservatory and new dropped kerb.**

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.

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 with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. None of the flats hereby approved shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Condition
6. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
7. The access shall have a minimum width of 9.6 metres and associated crossing.

Condition
8. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
9. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
9. To comply with the requirements of the Wildlife & Countryside Act 1996.

Informative
1. This permission relates to the application as amended with revised drawing number 2787/13B submitted to the Local Planning Authority on 30 December 2002, showing removal of parking spaces Nos. 5 and 6 and does not approve the proposals as originally submitted.

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 Policies EN1 and H9.
Loddon Area Local Plan Policies LBE1, LBE2 and LH4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WH4 and WBE1.

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.

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8020	AO
BUILDING CONTROL NUMBER.	FP 2003/4059	
APPLICANT/AGENT	Elwell.	
ADDRESS OF SITE	587 ~~Todd~~ London Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. & convert dwelling to 4 flats & demolish existing garage & conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02787 4	02787 4
ELEVATIONS	8, 9, 11, 12	8, 9, 11, 12
FLOOR PLANS	13, 15A	13B, 15.

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	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/4/03	

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	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 May, 2003
My ref. BC/DC/F/2002/8020
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr Surdhar
C/o Excel Design Ltd
17 Gorse Ride South
FINCHAMPSTEAD
Berkshire
RG40 4EH

Dear Mr Surdhar

PLANNING PERMISSION F/2002/8020
SITE: 587 LONDON ROAD, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/8020 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANGELA ODELL
Planning Officer

WORK SHEET FOR : Angela Odell

Application Number : F/2002/8020

Applicant : Mr Surdhar C/O Excel Design Ltd.

Location : 587, London Road, Earley, Reading.
Proposal : Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 10.12.02

Date Registered : 04/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 29/01/2003. 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 : Earley Town Council: Considered this development was inappropriate in such a defined residential area, and that it would also have a detrimental effect on the street scene, and request refusal.

- Council's ecologist: Advises a survey for bats is required before any permission is granted
- Environmental Health officer: No objection
- 4 letters of objection from 3 addresses on grounds of effect on highway safety – extra parking & traffic in a congested area would be very hazardous where there is a high proportion of elderly people with walking difficulties and wheelchairs and young families with push chairs, who all have to pass this property to reach the nearest bus stops.
- Highway officer: No objection to revised plan, subject to conditions, including for cycle parking provision
  also No 585 rang to say he objects (was out of the country so missed the deadline for the letter)
  also: (from No. 589) extension and conversion would be overbearing and cause loss of light & privacy. Potential increase in noise would directly affect them due to proximity. Character of the proposed conversion would not be in keeping.
- Tree officer: No implications for trees. Advises the proposed parking bays will prohibit new planting on the frontage, but this not a serious objection. PTO.

• Earley T.C. - Revised plans - Noted, ~~but did not feel they~~
but their previous comments still apply.

Application Number: F/2002/8020

Appraisal :

See attached report.

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

F/2002/8020 – Appraisal

Proposal
2 storey wedged shaped side extension between 8.1m and 4.2m. wide and conversion to form 4 flats in resulting building – 2 on ground floor and 2 on first floor. Revised plans shows 4 parking spaces on frontage (instead of 6). Site is on service road parallel to the A4.

Relevant planning history
Application F/2001/4856 for a 2 storey side extension to dwelling and conversion to form 4 flats was refused permission on 28/11/02 on two grounds: due to its siting, bulk and massing the proposal would result in (1) loss of privacy and amenity to No. 585, and (2) overdevelopment with adverse impact on the street scene. Application 23953 for a 4.8m. wide 2 storey side extension was approved in 1985 but not constructed.

Principle of proposal
There is general policy support for the proposal as it would provide 4 small dwellings in the built-up area. Policy WH4 of the Wokingham District Local Plan (as agreed to be modified) covers conversion/sub-division of housing, and states that favourable consideration will be given to such proposals subject to several criteria. The proposal would comply with criterion (a) as the units would be self-contained with their own facilities. Criteria (b), (c) and (e) are considered below. Under (d) there would be no significant adverse effect on any interest of nature conservation importance. The policy also states that the subdivision of small dwellings (less than 100 sq.m. net floorspace) will not be allowed. It is estimated that the gross floorspace of the existing house is 98 sq.m., including the conservatory. This is slightly under the 100 sq.m. referred to in the policy. However, this excludes the 15 sq.m. attached garage, which could be converted to living accommodation without planning permission as there is no restrictive condition on it. The dwelling could also have been extended in the past if the 1985 permission had been implemented within the allowed time frame. This point (re. the size of the existing dwelling) is addressed further below.

Effect on the character and appearance of the area
Proposed two-storey side extension now altered so that would be at an angle to the existing house and in line with the neighbouring house at No. 585. Ridge of roof of extension dropped so that would be 1.6m. lower than the existing ridge and hipped at end. There would be a 1.6m. gap left at side. Therefore, although the proposed extension would be in line at the front, it should not result in a terracing effect, and consider appearance in the street scene acceptable. Although the area is one of predominately houses, it is not a high quality residential environment because of noise from the A4. Whilst the existing property is slightly under the size threshold in Policy WH4, there is a need for small flats, and as they would each have only one bedroom, the building could be occupied by fewer people than if the dwelling were extended and lived in by a family instead. Therefore consider the effect of conversion and extension to flats on the character of the area, when balanced against the policy support for the proposal explained above, would be acceptable.

Effect on neighbouring properties

No. 585 London Road: Proposed extension would now be in line at the front and not project beyond the ground floor of the rear of No. 575. Proposed windows in the extension look to front and rear and no longer have direct view across the rear of No. 585. Therefore consider the extent of overlooking would be acceptable, and there would not be significant adverse effect on outlook from or daylighting to No. 585. Nearest proposed parking space would be about 1.5m. from the side boundary with No. 585. However, as there is already a garage with drive in front close to this boundary, and No. 585 also has its garage and driveway on this side, consider effect would be acceptable.

No. 589 London Road: Proposed rear windows would only look very obliquely across to the rear of No. 689 as would be on the far side of the existing house at No. 587, and therefore consider the effect would be acceptable. Proposed change of use of existing upstairs rear bedroom to lounge/diner could result in some increase in overlooking, but as this would be oblique, do not consider unacceptable. Revised plan shows removal of the 2 car parking spaces nearest to No. 589, and consider this will now avoid the loss of amenity which could have been caused by occupants of cars looking across into front ground floor window of no. 589 and noise/disturbance.

No other properties significantly affected.

Access and parking

Revised plan now shows 4 car parking spaces and this complies with the Council's new maximum standard for 1 bedroom flats in Appendix 7 of the Wokingham District Local Plan (as agreed to be modified). 2 cycle parking spaces are also required, and consider this can be covered by a condition.

Bats

Consider requirement for a bat survey regarding demolition of existing outbuildings can be covered by a condition.

Recommendation: conditional approval

Application Number F/2002/8020
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
3	C044	R044	☒ first floor or above side elevation of the
			extension
4	C122	R122.	
5	C124	R124	delete 'the approved drawing/details'
			insert "details to be submitted to ~~ap~~ and
			approved by the LPA".
			at beginning delete 'No building' insert "None
			of the flats hereby approved"
6	C132	R132	
7	C134	R134	☒. 9.6m. ~~[illegible]~~ delete "kerb radii of ~~[illegible]~~
			insert "associated crossing"
8	C140	R140	☒ 7m.
			PTO.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LH4

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WH4, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, H9

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

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

Date: 29/1/03

9 ~~13~~. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

Reason : To comply with the requirements of the Wild Life & Countryside Act 1981.

No2. ⊗ No. 2787/13B ⊗ 30.12.02 ⊗ Removal of parking spaces Nos. 5+6.

RECORD OF SITE VISIT

SITE ADDRESS: 587 London Road
Earley Reading.

APPLICATION NUMBER: F/2002/8020

OFFICER: Angela Odell

DATE OF SITE VISIT: 10.12.02.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Semi-detached houses in established residential area.

3. DESCRIPTION OF SITE/BUILDING Semi-detached house with detached garage at side off service road parallel to A4.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 589 adjoining has patio under to living room with bedroom above nearest. No. 585 has a single storey garage at the side upto the side boundary and single storey extension behind it and across back (shallow) has obscure glazed bathroom? & laundry? side first floor windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING drive in front of garage with grass each side.

LEVELS Falls slightly to rear.

BOUNDARY TREATMENT 1.8 m. Fence on both sides & rear garden boundaries.

OTHERS

Date: 07 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8020

Location: 587, London Road, Earley, Reading.

Proposal: Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Case Officer: Angela Odell

The new plans show the following: Removal of parking spaces nos 5 & 6.
Drawing no: 02787/13B.

Comments are required by 17/01/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. F/2002/8020 Date Rec. 30.12.02

Location: 587 London Road

Parish: Easley

Applicant: Mr. Surdah

Description of attached plans: Showing removal of parking spaces Nos. 5 and 6.

Drawing No's: 02787/13B

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 Adam Coggins	✓
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: 585 & 589 London Road and 2 & 4 Rosedale Crescent. +3 Rosedale Cres.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Ⓨ / N From:

New Site Notice Ⓨ / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 07.01.03

Yellow - Case Officer Copy
Green - Part One Copy

Excel Design
ExcelDesign.Ltd.uk

64591

PLANNING SERVICES | HPT
POL | TLS
APP | ENF
CS
30 DEC 2002
COPIES TO

Mrs A Odell
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

REVISED PLAN
8020

Our ref. 002787
Your ref. AO/F/2002/8020

30 December 2002

Dear Mrs Odell

Re: 587 London Road, Earley.

Further to your letter of the 16th December 2002 and our telephone conversation today please find encloses revised drawing number 02787/13B

We hope this revision meets with your approval.

Yours sincerely

George Avis

ARCHITECTURAL DESIGN . SURVEYING . SITE MANAGEMENT . COMPUTER AIDED DESIGN
17 Gorse Ride South - Finchampstead - Wokingham - Berkshire - RG40 4EH - UK - Phone: 0118 973 7336 - Fax: 0118 973 4175 - Email: ENQUIRIES@EXCELDESIGN.LTD.UK
G. F. S. Avis (Managing Director) *Associate of the Chartered Institute of Building.* C. Avis (Company Secretary) Excel Design Ltd . Company registration number: 3249201

Angela Odell

From: Debra Hammond
Sent: 29 January 2003 14:14
To: Angela Odell
Subject: re: 587 London Road

Angie,
I agree with your recommendation to approve this application. The existing dwelling is only slightly below the 100sqm threshold, and I agree that this slight shortfall should be assessed in light of the need for small flats in the area. I also think it is legitimate to take into account the attached garage in the floorspace calculations.

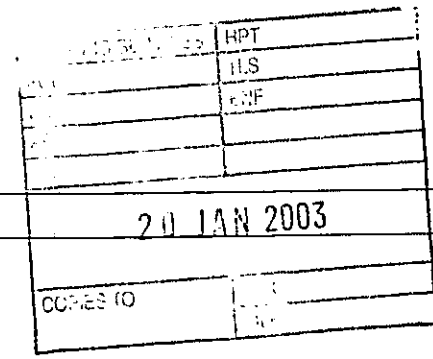
Debra

Debra Hammond
Planning Officer
Environmental Services Department
Wokingham District Council

Tel: 0118 974 6458
Fax: 0118 974 6385
Email: debra.hammond@wokingham.gov.uk
www.wokingham.gov.uk

FROM: Angela Odell

DATE: 15 January 2003



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8020

Proposal: Additional plans showing removal of parking spaces 5 & 6.

Site Address: 587 London Road

Applicant:

Your observations are required in respect of this application **by 04/01/03**

Whilst Councillors noted these additional plans, it was felt that the Committee's previous comments still applied.

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/~~Town Council~~.

W

Date: 07 January 2003

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8020

Location: 587, London Road, Earley, Reading.

Proposal: Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Case Officer: Angela Odell

The new plans show the following: Removal of parking spaces nos 5 & 6.
Drawing no: 02787/13B.

Comments are required by 17/01/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Details satisfy however no cycle parking has been indicated. Please address.

AR 9/1/03. (55.)

CONDITIONAL APPROVAL

C122, R122
C124 (AMEND - in accordance with details to be submitted.-), R124
C132, R132
C134 (INSERT: 9.6m) and the associated crossing extended to accommodate this. R134
C140 (INSERT: 7m), R140

AC 13/1/03.

Adam

C134 : also needs
kerb radii insert filling in.

Where does " & the associated
crossing ....." go?

Thanks

Ayo

Sorry,
delete 'herb rading' bit
and replace with
'associated cropping'.

Ta.

Please see Part I for plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape

From: Angela Odell

Date: 09 December 2002 10 DEC 2002

Application Number: F/2002/8020

Proposal: Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb..

Site Address:
587, London Road, Earley, Reading.

Applicant:
Mr Surdhar C/O Excel Design Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

There are no implications for existing trees

Accessing the proposed parking bays will prohibit planting along the frontage. Whilst new planting would be desirable I do not consider it so important as to justify refusing planning permission.

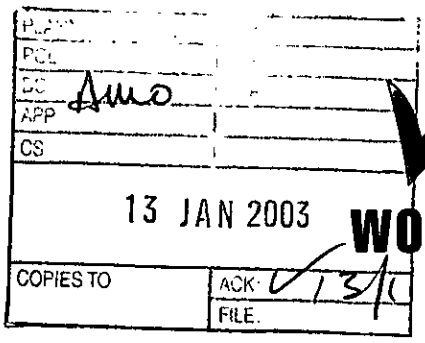
Neil Etherington
14/1/03

Tel. (0118) 974 6445

Date: 07 January 2003

Your Ref:

My Ref: Angela Odell
F/2002/8020



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

The Owner / Occupier
4
ROSEDALE CRESCENT
EARLEY
READING
RG6 1AS

Dear Sir/Madam

Application Number: F/2002/8020

Site Address: 587, London Road, Earley, Reading.

Proposal: Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb..

Revised/additional plans show: Removal of parking spaces nos 5 & 6. Drawing no: 02787/13B.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **17/01/2003**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995 or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00om - 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number F/2002/8020 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

Angela Odell

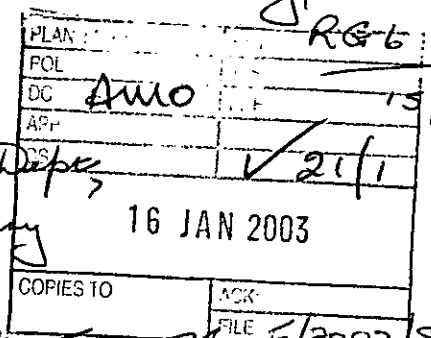
Development Control Officer

No 4 donot want more cars on the corner. Also there are a lot of cars now coming around the crescent without adding more which there will be 4 flats. I do strongly object

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Wokingham District
Planning Service
Department
Shute End
Wokingham

Tel. 0118 9353372. 3 Rosedale Cresc, 8020
Earley, Reading
RG6 1AS.



15/1/03

Planning Services Dept,
Wokingham Unitary

Dear Sirs,

Re: Application No. F/2002/8020.

We thank you for your letter dated 9th. January regarding the revised plans for the above application at 584 London Road, Earley.

Unfortunately we must repeat our comments given after the previous application of 9th. December in which we stated that we considered this would constitute a very dangerous hazard regarding Highway Safety. Despite the fact that there are still four parking spaces on the property plans, we feel that the high number of pedestrians with limited mobility would be forced to use rather a long crossway when they cannot move very fast, and that this, together with traffic coming round the blind corner from Shepherds House Lane could be extremely

P.T.O.

dangerous for all concerned.

Yours faithfully

Kenneth + Margaret Bust.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8020. (Case Officer:Angela Odell)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

DC
APP
CS
06 JAN 2003
COPIES TO
4/01/03

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, ~~music licensing~~).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8020

YOUR NAME: MR + MRS MEDFORD

YOUR ADDRESS: (if these details are incorrect please amend)
589 LONDON ROAD
EARLEY
READING
RG6 1AT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
① The two storey side extension and conversion would be overbearing on our property.
② our property would incur a substantial loss of light and privacy to all rear living areas
③ The potential increase in noise would directly affect our property given its proximity to the proposed conversion
④ The parking facilities in the immediate area would be unable to cope with the additional demands created by the new dwellings
⑤ The character of the proposed conversion is not in keeping with the surrounding area and will have a detrimental impact on our property which adjoins it.

Continue over the page if more room required

GE Medford
31/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8020. (Case Officer:Angela Odell)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

Acty 31/12

COMMENTS ON APPLICATION: F/2002/8020

YOUR NAME: KENNETH & MARGARET BURT

YOUR ADDRESS: (if these details are incorrect please amend)
3 ROSEDALE CRESCENT
EARLEY
READING
RG6 1AS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
WE OBJECT TO THE ABOVE APPLICATION ON THE GROUNDS OF HIGHWAY SAFETY.
THIS IS DUE TO THE EXTRA PARKING WHICH WOULD BE REQUIRED BY SUCH AN EXTENSION, WHEN THE PRESENT OCCUPANTS OF THIS HOUSE ALREADY FREQUENTLY PARK ON THE PAVEMENT, IN A VERY CONGESTED AREA. THIS WOULD LEAD TO A VERY HAZARDOUS SITUATION FOR OUR HIGH PROPORTION OF ELDERLY PEOPLE WITH WALKING DIFFICULTIES AND WHEELCHAIRS AND

Continue over the page if more room required

P.T.O.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8020. (Case Officer:Angela Odell)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

POL
DC
APP
CS
18 DEC 2002
COPIES TO
ACK 1/24-12

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/8020

YOUR NAME: Mr Mrs R Sturgess

YOUR ADDRESS: (if these details are incorrect please amend)
4 ROSEDALE CRESCENT
EARLEY
READING
RG6 1AS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I do not want this work to start. We have enough traffic coming into this crescent without adding more which is bound to happen. There are a lot of old people living in Rosedale and we want safety not added trouble we strongly object. There is a person that has a disabled motor that she has to ride on path.

Continue over the page if more room required

Strongly Object

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

OUR EQUALLY HIGH PROPORTION OF YOUNG FAMILIES WITH PUSH-CHAIRS ALL OF WHOM REQUIRE TO PASS THIS HOUSE TO REACH THE NEAREST BUS-STOPS.

Angela Odell

From: John Mullaney
Sent: 17 December 2002 11:03
To: Angela Odell
Subject: F/2002/8020 587 LONDON ROAD, EARLEY

I have no objections to the proposed change of use.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

FROM: Angela Odell

DATE: 09 December 2002

EARLEY TOWN CONSULTATION SHEET

[illegible] SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO	ACK
	FILE

P3 DEC 2002

Application Number: F/2002/8020

Proposal: Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb..

Site Address: 587, London Road, Earley, Reading.

Applicant: Mr Surdhar C/O Excel Design Ltd.

Your observations are required in respect of this application **by 30/12/2002** .

Councillors considered that this development was inappropriate in such a defined residential area, and that it would also have a detrimental affect on the street scene.

It was, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

Angela Odell

From: Andy Glencross
Sent: 13 December 2002 13:06
To: Angela Odell
Subject: PA F/2002/8020 587 Reading Rd Earley

Hi Angela

If the building to be demolished has a pitched roof and/or of brick and wood construction then the following should apply.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

If the building to be demolished is constructed of precast concrete or has a flat corrugated sheet roof then the following informative should included with any permission granted.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 16 December, 2002
My ref. AO/F/2002/8020

Excel Design Ltd
17 Gorse Ride
Finchampstead
Wokingham, Berks
RG40 4EH

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Avis

PLANNING APPLICATION F/2002/8020
PROPOSED TWO STOREY SIDE EXTENSION AND CONVERSION OF DWELING TO 4 FLATS AT 587 LONDON ROAD, EARLEY

I refer to the above application. I have discussed the application with the highway officer, who has advised that revised plans are required showing the following:

Removal of 2 of the proposed parking spaces to leave 4 spaces (the maximum number to comply with our standard). I suggest that you remove spaces Nos. 5 and 6 and replace with garden, which would appear more attractive. You should also show pedestrian access to the front entrance, e.g. a path adjacent to the right hand side of space 4 and in front of spaces 2 to 4, linking into this path, and also leave a 0.5m. overhang space in front of each parking space. The reason for removing spaces Nos. 5 and 6 are because they are close to the front window of the adjacent property and could result in loss of privacy. (Each parking space needs to be a minimum of 2.4m. x 4.8m.) Two cycle parking spaces are also required to comply with the District's standard. These should be covered, well lit and secure, and be placed in a clearly visible area with convenient, direct access to the building.

It is important that the revised plans are submitted to me within two weeks, i.e. by 31 December, 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 revised plans please contact me immediately.

However, I advise you that receipt of the above information relates to parking only does not commit the authority to approving the application.

Yours sincerely

AO

MRS A ODELL
Planning Officer

cc: Adam Coggins

P.S. I am sending a copy of this letter to Mr Surdah as your office is closed.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 December 2002

Application Number: F/2002/8020

Proposal: Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

Parish: EARLEY TOWN

Site Address:
587, London Road, Earley, Reading.

Applicant:
Mr Surdhar C/O Excel Design Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Access to dwellings (ped etc) not clear.
Parking spaces 1 & 2 appear to leave only a narrow walkway. (Too narrow). Allowance must be made for a 500mm front of vehicle overhang.

Signed: _____ **Print name:** _____

Application Number : F/2002/8020	Map No : 41
Case Officer : AO.	Site Area : 0.03
Valid Date : 04 DEC 2002	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed two storey side extension and conversion of dwelling to 4 flats. Dem. of existing garages & conservatory and new dropped kerb.

Location : 587, London Road, Earley, Reading.

Parish : EA **Ward : WHI**

Applicant : Mr Surdhar C/O Excel Design Ltd.

Fee Required: £0 **Fee Received: £0** Resubmission 4856 refused.

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	Full forms.	faxed 2/12 put in post 2/12	04 DEC 2002
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Drawing B shows parking along whole front of site. Is crossing to be widened? If so, need to serve notice & change S66 Cert, also supply details of dropped kerb.	2/12	04 DEC 2002

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 ✓ Subdivision of property

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways ✓

D. Pastures ✓ Dem of garages

Access officer ✓

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

† pls include :

Mr & Mrs G. E. Medford, 589 London Rd

Mr O. Lampkin, 585 London Rd

J. W. Tring, 583 London Rd ✓

RG6 1AT

† Site inside red line (587 London Rd)

No pre-apps

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

Tel: (0118) 974 6445

Date: 09 December 2002

My ref: F/2002/8020

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2002/8020
587, London Road, Earley, Reading.
Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8020**
587, London Road, Earley, Reading.
Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.
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 J Lissaman
**********FILE COPY**********

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

Tel: (0118) 974 6445

Date: 09 December 2002

My ref: F/2002/8020

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/8020
587, London Road, Earley, Reading.
Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

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: **Angela Odell** Application Number: **F/2002/8020**
587, London Road, Earley, Reading.
Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.
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 G Storry

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

Received by Wokingham District Council

Application No: F/2002/8020

PROPOSAL:
Proposed two storey side extension and conversion of dwelling to 4 flats.Demolition of existing garages and conservatory and new dropped kerb.

LOCATION:
587, London 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 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/2002/8020 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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
09 December 2002

Organisation_Name	Building_Name	address1	Postcode
		294LONDON ROADREADING	RG6 1AJ
		296LONDON ROADREADING	RG6 1AJ
		1ROSEDALE CRESCENTREADING	RG6 1AS
		2ROSEDALE CRESCENTREADING	RG6 1AS
		3ROSEDALE CRESCENTREADING	RG6 1AS
		4ROSEDALE CRESCENTREADING	RG6 1AS
		5ROSEDALE CRESCENTREADING	RG6 1AS
		583LONDON ROADREADING	RG6 1AT
		585LONDON ROADREADING	RG6 1AT
		587LONDON ROADREADING	RG6 1AT
		589LONDON ROADREADING	RG6 1AT
	298A	298ALONDON ROADREADING	RG6 1AJ
	300A	300ALONDON ROADREADING	RG6 1AJ

Neighbours list F/2002/8020

04.DEC.2002 8020

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 02/12/02

TO: Excel Design

FROM: Carr Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 6

RECIPIENT FAX NUMBER: 0118 973 4175

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Planning application – 587 London Rd, Earley

NOTES:
This application should be on full forms as it is new dwellings + Setion 66.
Is the crossing to be widened? If so details of dropped kerb will be required and serve notice on WDC for road works.

04. DEC 2002 8020

Send SN to applicant

WOKINGHAM UNITARY
Aiming for Excellence

04 DEC 2002

PLANNING SERVICES

Fax Cover Sheet

DATE: 02/12/02

TO: Excel Design

FROM: Carr Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 6

RECIPIENT FAX NUMBER: 0118 973 4175

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Planning application – 587 London Rd, Earley

NOTES:
This application should be on full forms as it is new dwellings + Setn 66.
Is the crossing to be widened? If so details of dropped kerb will be required and serve notice on WDC for road works.

1509/ab

04.DEC.2002 8020

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.		YOUR NAME	MR SURDHAR
		ADDRESS	1 THE DRIVE
			EARLEY
		POST CODE	Tel No.
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
		ADDRESS	17 GORSE RIDE SOUTH
			FINCHAMPSTEAD
		POST CODE	RG40 4EH Tel No. 0118 9733336
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	587 LONDON RD EARLEY
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	.032
5.	Give brief details of the proposal	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION & CONVERSION & CROSSOVER
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.
7.	We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ 1:100 Floor Plan ✓ 1:500 Block Plan ✓ Other 1:100 Elevations ✓
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ✓
		CONSTRUCTION OF NEW BUILDING ☐	DEMOLITION ☐
		OTHER	
9.	What type of Planning application are you applying for ?	RESERVED MATTERS ☐	Go to Question 10.
		OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
		FULL PERMISSION ✓	Go to Question 11.
		TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
		RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
		VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No Details of conditions to be relaxed. Go to Question 11.
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
		MEANS OF ACCESS ☐	DESIGN ☐
			LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK & TILE TO MATCH EXISTING.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	4
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	3

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 0 RESUBMISSION

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr SURDHAR DATE 17.11.97

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1913 /a

SCHEDULE 2 EC/2002 8020 **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 587 LONDON RD EARLEY

I give notice that *(b)* M T SURDHAR

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* TWO STOREY SIDE EXTENSION & CONVERSION & CROSSOVER.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* SHUTE END WOKINGHAM

by *(f)* 24-12-02

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of M T SURDHAR

Date 24-12-02

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1789/a

SECTION 66 CERTIFICATE

Application No. 02/8020

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
WDC.	SHUTE END WOKINGHAM	4-12-02

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . M.S. SURDHAR . . . . .

Date . . . . 4-12-02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 587 LONDON ROAD PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
308/52	Mrs. Norris	Garage	10/6/52	App. N/A
BR24957	MR. B. SINGH	2/ST. EXTENSION	8.7.85	APP N/A
23953	"	"	9.10.85	N/A [illegible]
F/2001/4856	Mr. Surdhar	2 St/S + convert dwelling to 4 maisonettes	28.11.01	REF
F/2002/8020	"	2St/S + dwelling to 4 flats		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE