Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr And Mrs J Nutley.
68 Balmore Drive,
Caversham.

Application No: 02/01037/FUL

Applicant: Mr And Mrs J Nutley.

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Single story rear extension and detached garage.

At: 68 Balmore Drive Caversham Reading

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 3rd October 2002

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76—(1) This section applies when planning permission is granted for any development which will result in the provision—

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work)—
  (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) premises which are deemed to be such premises for the purposes of that Act; or
  (iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
  (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Reading
BOROUGH COUNCIL

Application At: 68 Balmore Drive Caversham Reading

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CONDITIONS & REASONS

1. The materials to be used in the construction of the external surfaces of this development shall match those used on the existing building. Reason: as no details of the materials have been submitted and in the interests of ensuring that the new development appears in keeping with the existing building.

2. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

INFORMATIVES

0 Whilst it would appear from the application that the proposed devlopment is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of accesses onto adjoining property for construction or maintenance purposes.

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CASE OFFICER RECOMMENDATION

Agent: Mr And Mrs J Nutley.
68 Balmore Drive,
Caversham.

Application No: 02/01037/FUL

Recommendation: Application Permitted

Applicant: Mr And Mrs J Nutley.

Proposal: Single story rear extension and detached garage.

At: 68 Balmore Drive Caversham Reading

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Approved by Planning Manager/Team Leader : YES / NO

Signed : UB

Date : 03/10/02







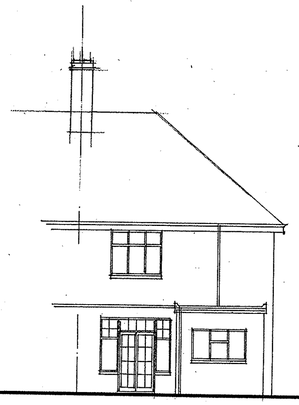

Garage
moved back
to here

READING BOROUGH COUNCIL

-7 AUG 2002

021037

EXISTING



rear elevation

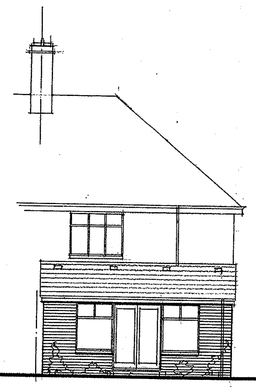
PROPOSED

New windows and doors to be double glazed UPVC with Low E glass, 20mm gap 6·4mm laminated glass to BS 6206, and to incorporate 8000mm² trickle vents.

New brick to match and to be tooth bonded to existing. Cement render above string course to match existing.

Code 4 lead flashing with min' 150 upstand at junction of new roof and existing wall.

Appropriate Catnic insulated lintels over all new openings, min 150 end bearings.

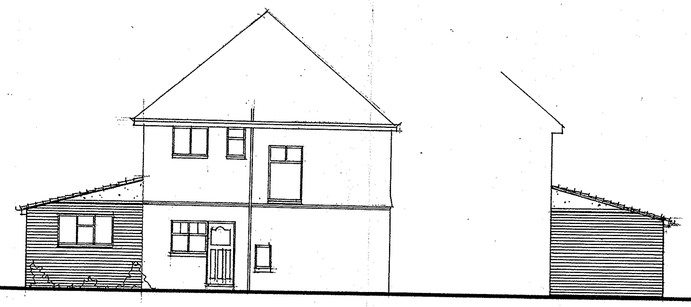


rear elevation

The string course to be continued on gables of extension and upper section pebble dashed to match existing

Unprotected area on extended side elevation 9·03m². Complies with Reg B4.

Min 20th of floor areas in ventilation openings in each room.



side elevation

side elevation

Owner to be responsible for serving all relevant notices under the provision of The Party Wall Act 1996

Builder to fully investigate depth and position of all underground drains and services prior to commencement of work.

All finishes, electrical & heating installations to be agreed between owner and builder before commencement.

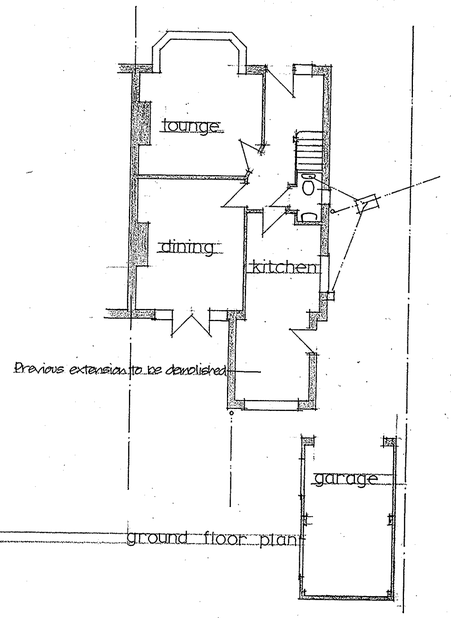
Glazing permitted under L1 = 25% of flr area plus area of enclosed extg windows - 11·34m²
Actual glazing area in extension = 9·12m².

New door to be installed in previous door position using existing lintel if suitable after LA inspection and assessment.

Existing frame to be removed and full width opening formed under existing lintels if suitable on exposure and LABC inspection.

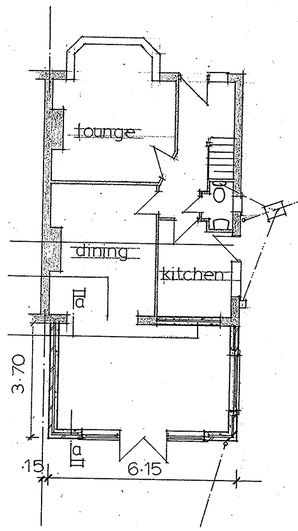
Existing opening to be sealed with cavity wall built off existing foundation

Side wall of extension to be a minimum of 150 from boundary. No encroachment.

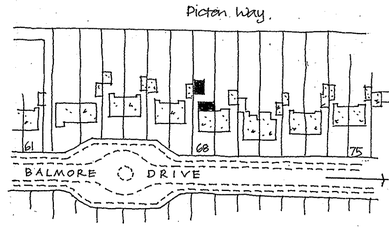


ground floor plan

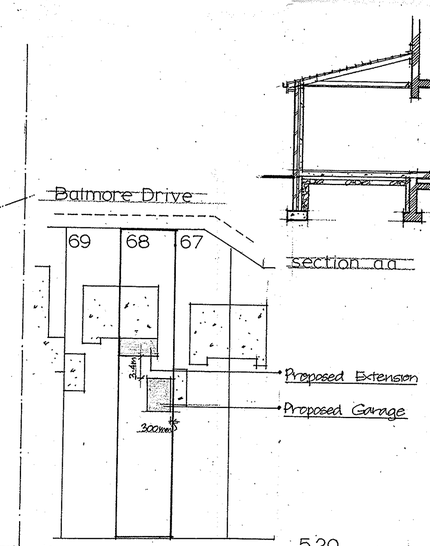
Existing garage to be demolished.



ground floor plan



location plan 1:1250



site plan 1:500

section a-a

Roof to be 'Anchor Centurian' tiles on 38 x 25 battens on untearable sarking felt on 50 x 175 SC4 rafters and ceiling joists at 400 cts supported at house end on hangers securley fixed to wallplate bolted to wall at 600 cts. 30 x 5mm galvanised restraint ties to head of gables at max 1·8m cts. 25mm continuous soffit vents and high level roof vents to provide cross ventilation of roof void. 150 Fibreglass insulation between joists with 100 layer across top of joists

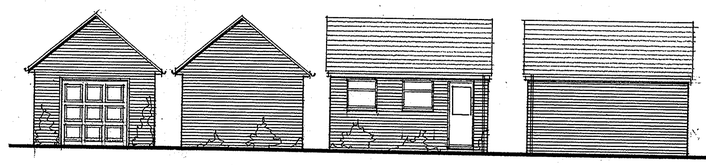
Walls to be 100 brickwork to match existing, 75mm Dritherm cavity insulation, and inner leaf of 100 Thermalite Shield Blocks finished with 13mm lightweight plaster. Cavity ties at staggered spacings 900 horiz', 450 vertical, 225 at lambs Thermabate cavity closers around all window/door openings. Insulation in cavities to meet line of roof and floor insulation. Cavity tray to be installed in existing rear cavity wall at roof intersection. DPC min 150 above G.L.

Floor to be 50 screed on 3 coat Synthaprufe DPM on 150 RC suspended slab with B785 mesh. Slab supported on inner leaf of cavity walls and on new brick skin built off toe of existing foundation (subject to LA Approval). 100mm Dow Floormate insulation on 1200 G Visqueen on 150 consolidated hardcore. 100 mm dia stoneware pipes with air bricks in new walls to duct ventilation air to existing timber floor.

Min 600 x 300 concrete strip foundations taken down to suitable sub-strata, minimum 1m deep and below IL of extg drainage within 1m. All to LABC inspection and approval. PS concrete lintels over all drains passing through or under all walls and foundations.

Surface water drainage in 100 dia Supersleeve pipes at 1in40 fall on 150 bed and surround of pea shingle, taken to soakaway min 5m from all buildings.

Detached Garage exempt from Blg Regs.
Roof to be plain clay tiles reclaimed from existing garage on 38 x 25 battens and sarking felt on 50 x 125 rafters and ceiling joists at 400 cts with 175 x 50 central binder and 50 x 125 hangers from ridge at 1200 cts.
Walls to be 100 matching brickwork with 225 bonded piers at max 3m cts.
For garage siting see site plan. - 3.4m from extension, 300mm from side boundary.



garage plan

front

rear

garden side

boundary side

PROPOSED SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE AT 68 BALMORE DRIVE, CAVERSHAM

SCALE 1 : 100