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: Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading

Application No: 01/00074/FUL

Applicant: Miss Willlis

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

Proposal: First floor rear extension and loft conversion

At: 143 Park Lane Tilehurst 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: 15th February 2001

David Gworthy

Head of Planning and Transport
VEB

Reading
BOROUGH COUNCIL

Application At: 143 Park Lane Tilehurst Reading

Application No: 01/00074/FUL

CONDITIONS & REASONS

1. 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.

2. 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no windows or other openings in the side elevations, other than those shown on the approved plans, shall be constructed. Reason: as unrestricted development or various minor operations to or around the dwelling could have a serious impact on adjoining properties and the area in general and should therefore be controlled.

Date: 15th February 2001

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 the date 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 adequancy or inadequacy of means of access for the fire brigade shall b 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 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

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 Environmental Protection Act 1990 (Part 2) and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the Environment Agency acting in their capacity as Waste Disposal Authority and additional procedures may have to be followed. There may also be occasions when hazardous substances such as gas from former landfil sites could be a problem. Advice about all these issues can be obtained from:

Environment Agency
Isis House, Howberry Park
Wallingford
Oxon OX10 8BD

Telephone: (01491) 832801 Fax: (01189) 533302

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 Council whether any approval is required under the Building Regulations.

CASE OFFICER RECOMMENDATION

Agent: Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
RG31 6YB

Application No: 01/00074/FUL

Recommendation: Application Permitted

Applicant: Miss Willis

Proposal: First floor rear extension and loft conversion

At: 143 Park Lane Tilehurst Reading

CONDITIONS & REASONS

1. 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.

2. 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.

Approved by Planning Manager/Team Leader : (YES) / NO
Signed : UEB
Date : 15/02/07

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

PRIVATE RESIDENCE.

11. TREES

A Are there any existing trees on site? *YES/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *YES/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls FACING BRICK + VERTICAL TILE HANGING TO MATCH EXISTING.

B Roofs SMALL PLAIN TILES TO MATCH EXISTING.

C Walls, fences etc. N/A.

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water EXISTING.

B Foul sewage EXISTING.

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be NO new access to a public road and NO alteration to any existing access to a public road. ☑

B There will be a new or altered access to a public road (specify) ☐

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/NO

If NO, where is access provision deficient? N/A

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes				
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *YES/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick ALL boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND £95.00 by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signe[redacted] (~~Applicant~~/Agent) Date 16TH JANUARY 2001.

**Please delete as applicable*

01 0074



Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713
GORING
OFFICE 01491 875050.

Planning Department
Reading Borough Council
Council Offices.
Reading.
Berks.

16th JANUARY 2001.

Dear sir/madam

PROPOSED FIRST FLOOR REAR EXTENSION + LOFT CONVERSION AT 143 PARK LANE, TILEHURST, READING. For MISS ZOE WILLIS.

please find attached a Planning Application for extension/alterations at the above property together with drawings and cheque for £95-00.
I would be grateful if you could register this as quickly as possible and forward an acknowledgement and receipt.
In the meantime if you have any queries please do not hesitate to telephone my office number.

Yours Faithfully

[redacted]

Enc's: - 5 copies Planning Forms
1 copy Certificate A
1 cheque for £95-00
5 copies Drg Nos 642/01 (Plans, Elevations + Section).
" /02 (Location Plan @ 1:1250)
" /03 (Site Plan @ 1:250).

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Reading BOROUGH COUNCIL

01 0074

PLANNING AND ENVIRONMENTAL HEALTH DIVISION
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7 01 0074

CERTIFICATE A

I certify that :

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.

2. None of the land to which the application relates is, or is part of [redacted]

Signed.....

Dated ..... 16th JANUARY 2001.

On behalf of ..... MRS Z. WILLIS.

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name .....

Address at which Notice was served .....

..... Postcode .....

Date of service of Notice .....

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

Signed .....

On behalf of .....

Date .....

NOTICE

UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at .....

.....

.....

Name of applicant .....

Signed .....

On behalf of .....

Date .....

Description of proposed developmen. .....

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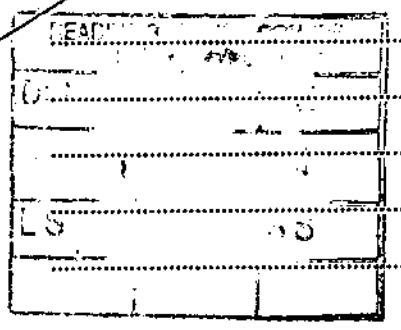


An application for planning permission is being made to Reading Borough Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: The Head of Planning, Reading Borough Council, P.O. Box 17, Civic Centre, Reading RG1 7TD.

Reading
BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. _____

Date received _____

Date acknowledged: _____

Copy No. 1/2/3/4/5 01 0074

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying **NOTES.** Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name MISS Z. WILLIS.

Address 143 PARK LANE, TILEHURST, READING.

Postcode RG31 4DR Tel. No. _____

2. AGENT (if form is completed by agent)

Name COUNTRYSIDE DESIGNS

Address THE ACORNS, LONG LANE, TILEHURST, READING.

Postcode RG31 6YB. Tel. No 0118 9416571 + 01491 875050.

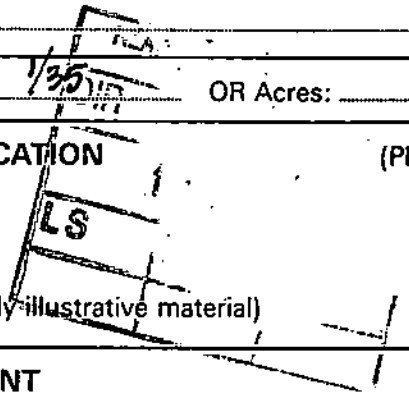
3. ADDRESS OR LOCATION OF APPLICATION SITE

143 PARK LANE, TILEHURST. READING.

4. AREA OF APPLICATION SITE 280 m² Hectares 1/35 OR Acres: _____

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

Location plan (1:1250 scale — edged red)	☑
Site plan (1:500 scale)	☑
Detailed plans (floor plans, sections, elevations, please supply illustrative material)	☑



6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

FIRST FLOOR EXTENSION TO THE REAR TO ENLARGE EXISTING BEDROOM AND BATHROOM, + LOFT CONVERSION TO PROVIDE EXTRA STUDY ROOM IN ROOF.

7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

A	Outline (building works only)	(Answer Question 8)
B	Change of use only	
C	Change of use with building or other work	
D	Building, engineering or other operations ☑	
E	Reserved matters	(Answer Question 9)
F	Temporary (specify condition if for a 'renewal')	
G	Non-compliance with a condition (specify reference no.)	

8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state

A Reference no. and date of outline permission N/A.

B Which reserved matters are applied for N/A.

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

PRIVATE RESIDENCE.

11. TREES

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Bedsits				
~~Other~~				

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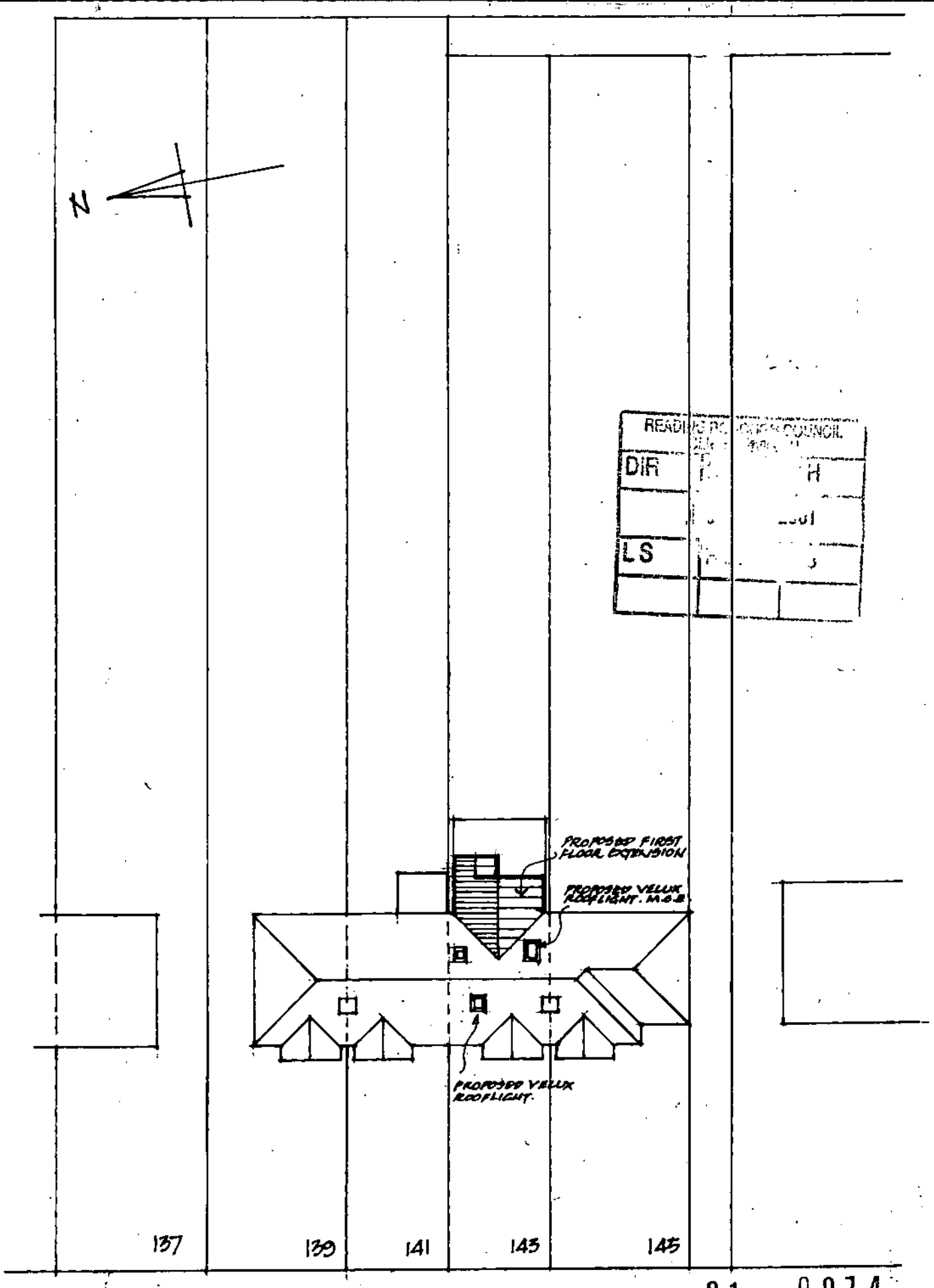
AND I attach a completed Ownership Certificate (Article 7) ☑

AND [redacted] by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signe[redacted] (~~Applicant~~/Agent) Date 16th JANUARY 2001.

*Please delete [redacted]



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01 0074

PROPOSED FIRST FLOOR EXTENSION + LOFT CONVERSION
AT 143 PARK LANE, TILEHURST, READING.

642-03

scale 1:250 date: 15/1/001



This copy has been reproduced specially for planning and building control purposes only. No further copies may be made.

Title: Location Plan
143 Park Lane, Tilehurst
Date: 12/01/2001
Drg.No.:
Scale: 1:1250

642-02

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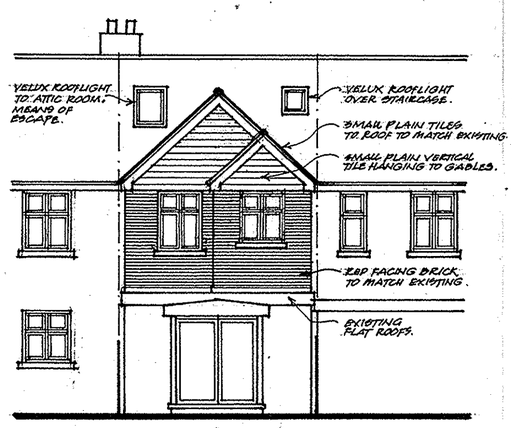
Reading BOROUGH COUNCIL

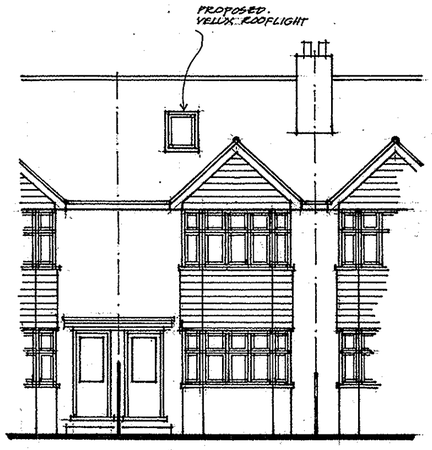
01 0074



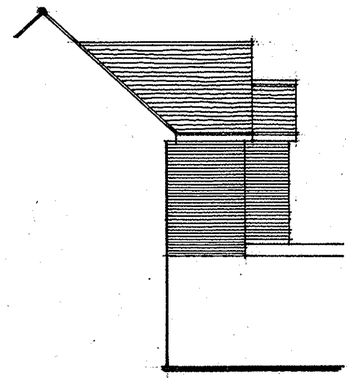
existing rear elevation



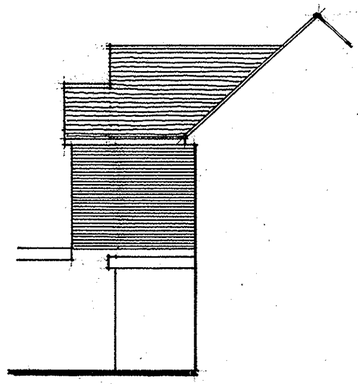
proposed rear elevation



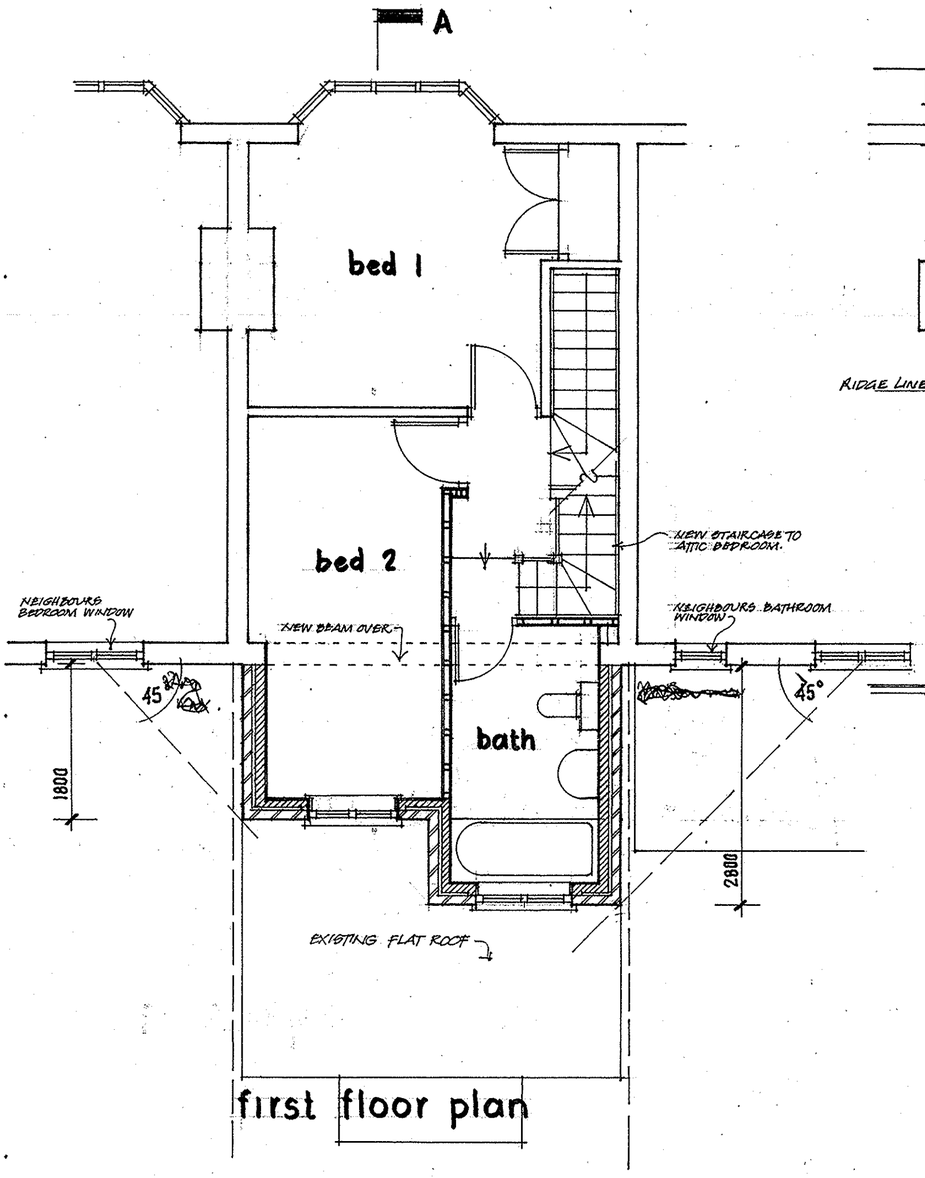
proposed front elevation



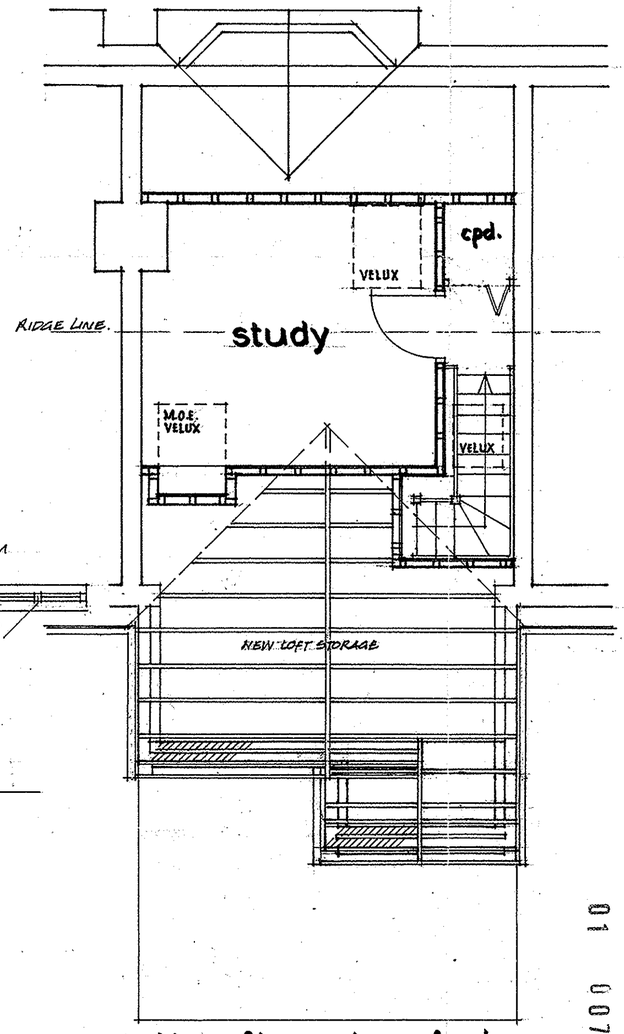
side elevation



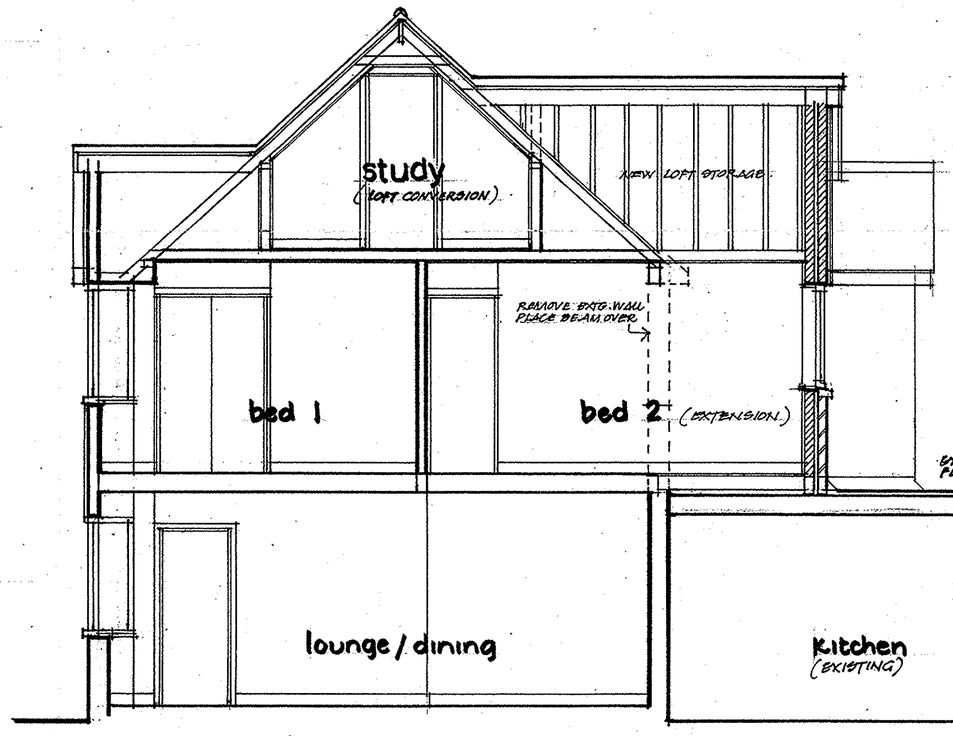
side elevation



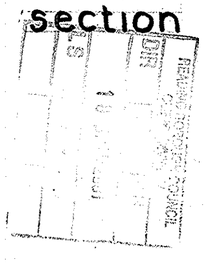
first floor plan



attic floor / roof plan



section A - A



01 0074

PROPOSED FIRST FLOOR EXTENSION AND LOFT CONVERSION at 143 PARK LANE TILEHURST, READING.

scale 1:50 - 1:100 date: 15/1/001 642-01

Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713