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: C/o Andrews Kalik Harris Partnership
The Studio
101 London Road
Reading
RG1 5BY

Application No: 04/00751/FUL/CJR

Applicant: Mr W Ellison And Ms C Clifford

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

Proposal: Erection of a single storey rear extension to enlarge the kitchen, and erection of a conservatory on the rear of the dwelling.

At: 73 Balmore Drive Caversham Reading RG4 8NN

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

David Gwarthy KR

Date: 23rd August 2004

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 three months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. 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 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

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(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 licensed 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:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 01491 832801

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: 73 Balmore Drive Caversham Reading RG4 8NN

Application No: 04/00751/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. This permission relates only to the application as changed by drawings, ref. no. 1582/4B, which were received by the local planning authority on 20th August 2004. Reason: as some plans were changed and to clarify which plans are approved.

4. 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 other windows, doors or other openings 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.

INFORMATIVES

1. A building regulations application is required for submission prior to the commencement of any building operations involved as a result of the proposed development. Please contact Building Control on 0118 939 0447 for further advice.

2. The proposal has been assessed against and found to be accordance with Development Plan Policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan and the Council's Supplementary Planning Guidance, 'A Design Guide to House Extensions, (May 2003)'.

David Gworthy KR

Date: 23rd August 2004

Head of Planning and Transport

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CASE OFFICER RECOMMENDATION

Agent: c/o Andrews Kalik Harris Partnership
The Studio
101 London Road
Reading
RG1 5BY

Application No: 04/00751/FUL

Recommendation: Application Permitted

Applicant: Mr W Ellison And Ms C Clifford

Proposal: Erection of a single storey rear extension to enlarge the kitchen, and erection of a conservatory on the rear of the dwelling.

At: 73 Balmore Drive Caversham Reading RG4 8NN

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2. The proposal has been assessed against and found to be accordance with Development Plan Policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan and the Council's Supplementary Planning Guidance, 'A Design Guide to House Extensions, (May 2003)'.

Approved by Planning Manager/Team Leader: (YES) / ~~NO~~

Signed: Kieran Rayner

Date: 23 August 2004

DELEGATED APPLICATION REPORT

SITE ADDRESS: 73 Balmore Drive
APPLICATION NUMBER: 04/00751/FUL/CJR
PROPOSAL: Erection of a single storey rear extension to enlarge the kitchen, and erection of a conservatory on the rear of the dwelling.

RELEVANT POLICIES AND SUPPLEMENTARY PLANNING GUIDANCE
Reading Borough Local Plan, adopted 14th October 1998

- **HSG 5** (Residential Design Standards)
- **HSG 8** (House Extensions)
- **CUD 14** (Standards of Design in Development)
- Supplementary Planning Guidance (A Design Guide to House Extensions [May 2003])

RESPONSE TO PUBLICITY (OBJECTIONS RECEIVED)
1 letter of objection was received from the adjoining property at 72 Balmore Drive raising the following points;

- the extension and conservatory will overshadow an area at the rear of their house

CONSULTATION RESPONSES

- The Council's Building Control Section has no objections subject to the submission of a Building Regulations application.
- The Council's Transport Strategy Section has no objections subject to clarification regarding the on-site parking layout.

PLANNING HISTORY
01/00955/FUL. Single storey side/rear extension. (CONSENT 17.09.2001) This permission has been unimplemented to date.

SITE DESCRIPTION & SURROUNDING AREA
The dwellinghouse in question is a large semi-detached property with traditional red-facing brickwork. Balmore Drive is a quiet cul-de-sac street off Peppard Road. The gradient of the street rises significantly between the exit to Peppard Road and the turning circle at the end of Balmore Drive.

PROPOSAL
The proposal includes that described above, but also includes the demolition of an existing garage and adjacent air-raid shelter as shown on Drawing Ref. No. 1582/1A received 28/06/2004.

APPRAISAL
Design & Appearance
The extension will not be visible from the street. The roof design incorporating a pitched-roof element over the enlarged kitchen section and lean-to roof over the conservatory is considered to be acceptable. Fenestration details are also in keeping with the existing.

Impact on Residential Amenity
The southerly flank elevation of the proposed single-storey rear extension extends 2650mm metres beyond the existing rear elevation of the existing dwelling. The rear elevation of the conservatory is set approximately 150mm nearer to the rear elevation of existing dwelling, so that that flank elevation facing the adjoining neighbour to the North extends out from the

rear elevation by 2500mm. The amended plans submitted on request by the applicant now show that elevation facing the adjoining neighbour to the North to be set off the side boundary by a further 200mm so that a distance of 300mm in total remains between it and the side boundary.

Although the original proposal is also deemed to be acceptable as assessed against the relevant house extension policy above and particularly the 45° guidance, it was nevertheless considered that, notwithstanding the inherent acceptability of the design of the north-facing gable incorporating a lean-to pitch of a maximum height of 4000mm down to a height of 2800mm together with the maximum rear extension of the same gable elevation by 2650mm, in light of its siting directly to the south of the adjoining neighbour and the fact that both properties adjoin in a semi-detached arrangement any further setback off the side boundary would help to further minimise the potential for any undue loss of sunlight through overshadowing. Accordingly, the Agents agreed to increase the setback as stated which is considered to be acceptable and confirmed that the materials used will match the existing.

The terrace to the fore(rear) of the proposed conservatory will be a rear extension of the existing terrace. The height of this terrace will be 3-400mm in keeping with the existing. It is not considered that the additional height which this adds to the overall height of the proposal when measured from the ground level is an unduly significant increase. Furthermore, the rear extension of the terrace including the steps up from the level of the rear garden does not amount to a significant loss of rear amenity space and is acceptable in the context of the remaining rear garden area.

There are no windows on any of the side elevations of the proposal.

The demolition of the existing garage and adjacent air-raid shelter as shown on Drawing Ref. No. 1582/1A is considered acceptable as development in its own right and as part of the proposal.

In response to concerns by the Council's Transport Strategy Section for clarification on the issue of the retention of the minimum level of on-site parking, following a visit to the site, I can confirm that the current arrangement whereby 2 car parking spaces are providing in a tandem arrangement on the front driveway will be unaffected by the proposal.

SUMMARY OF DISCUSSIONS WITH APPLICANT/AGENT
Amended plans requested and received 20th August 2004

RECOMMENDATION
Grant subject to conditions

SUGGESTED CONDITIONS
5 years
Matching Materials
No side windows
Amended Plans

SUGGESTED INFORMATIVES
Building Regulations
Development Plan

DEPARTMENTAL MEMORANDUM

To: **Planning Manager** Your Ref: **CJR**

From: **Development Control Transport** My Ref: **SM (PBA)**
Ext: 4881

Date: 19 July 2004

Application no.: 04/00751/FUL/CJR

Proposed development: Erection of a single storey rear extension to enlarge kitchen and erection of a conservatory on the rear of the dwelling.

Development address: 73 Balmore Drive Caversham Reading RG4 8NN

Transport comments

There are no transport objections to this application in principle however some concern is raised over the level of parking associated with the site. It appears from the plans received, that a garage is to be demolished.

In order to ensure that adequate parking facilities existing with the unit, a parking layout indicating 2 on site parking spaces should be submitted for approval.

Please ask the applicant to submit an existing and proposed parking layout before this application is determined.

Suggested conditions on any consent

Provision of parking spaces (details to be approved)
No dwelling/building shall be occupied until the parking spaces have been marked out in accordance with a layout to be submitted to and approved by the Local Planning Authority.
Reason: To regularise the use of the available parking area and to reduce the likelihood of roadside parking which could be a danger to road users.

Informatives

Damage to the highway
The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

Suggested reasons for refusal if refused

N/A

S.106 heads of terms

N/A

SMichalowska

Sonja Michalowska of PBA on behalf of RBC
Development Control (Transport)

040751

BALMORE DRIVE

71

72

74

75

Extension

Buildings demolished

N

SUPERSEDED

READING BOROUGH COUNCIL

28 JUN 2004

ENVIRONMENTAL SERVICES

letter	date	revision
A	June '04	Extension modified

job: KITCHEN EXTENSION
73 BALMORE DRIVE
CAVERSHAM

client: MR. & MRS. ELLISON

drawing: SITE PLAN

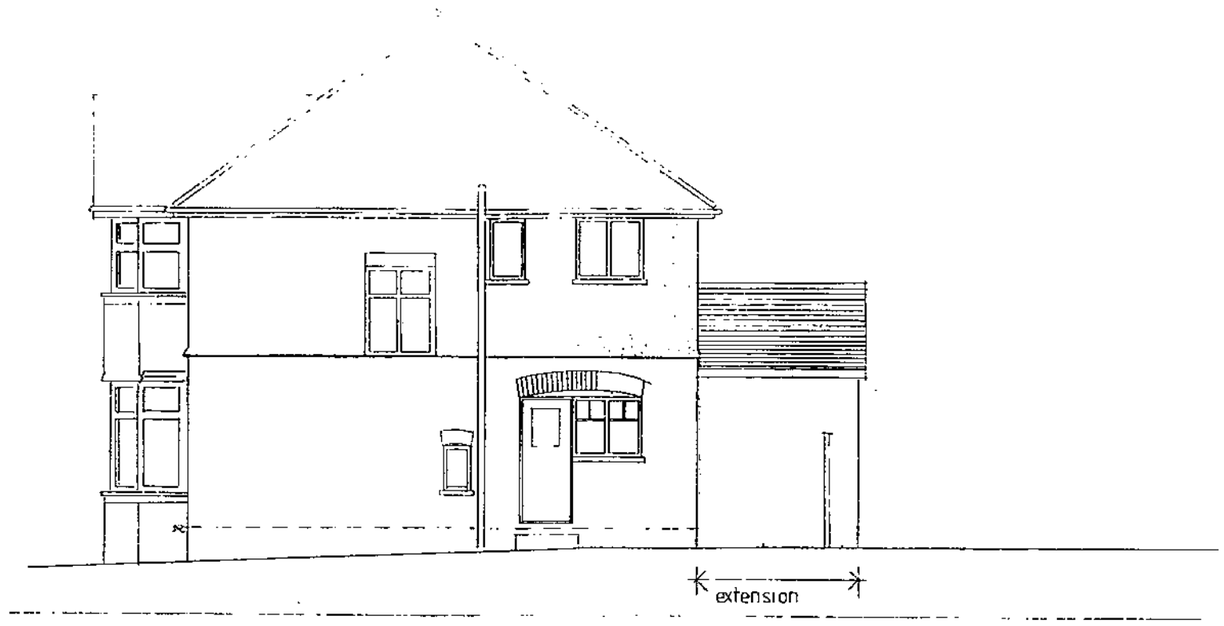
scale: 1:200

date: JULY 01

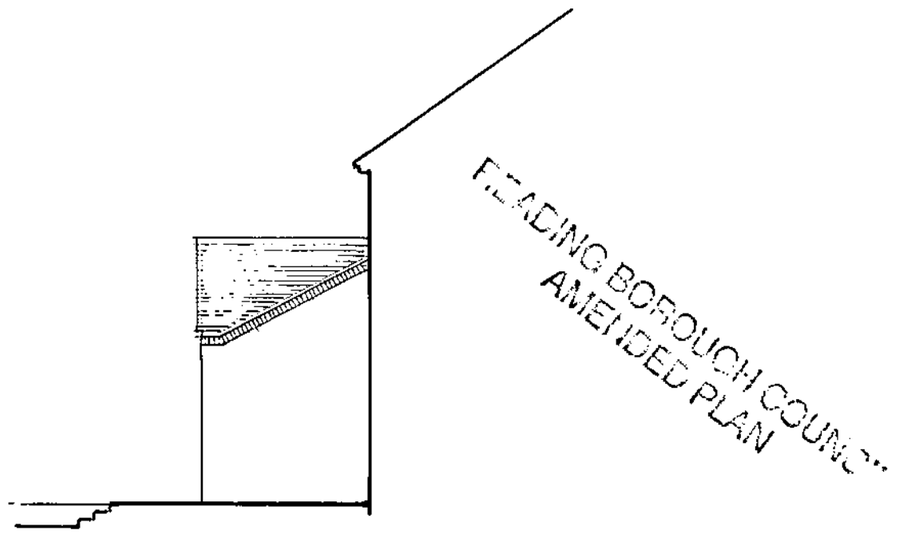
drawn by: SW

1582/1A

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
THE STUDIO
(0118) 9507100



SIDE ELEVATION



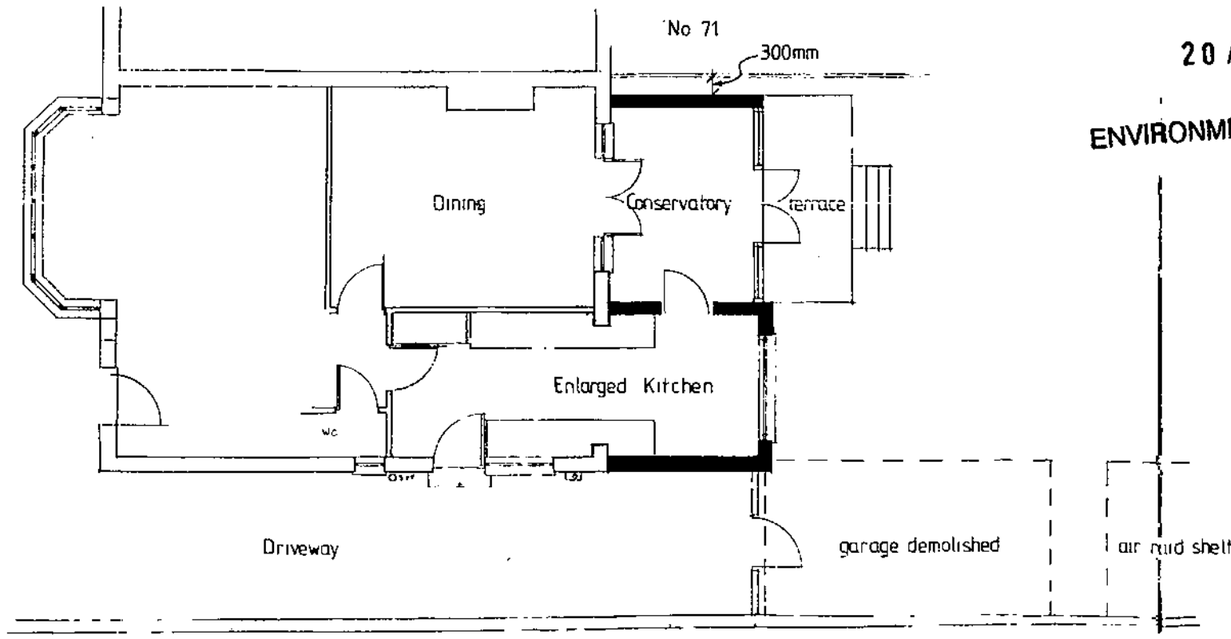
NORTH ELEVATION

READING BOROUGH COUNCIL
AMENDED PLAN

READING BOROUGH COUNCIL

20 AUG 2004

ENVIRONMENTAL SERVICES



GROUND FLOOR PLAN



REAR ELEVATION

B	AUG 04	300mm FROM BOUNDARY. NORTH ELEVATION FRENCH DOORS MADE
A	MAY '04	

Conservatory & Kitchen Enlargment
73 BALMORE DRIVE
CAVERSHAM

MR. & MRS. ELLISON

Planning Scheme

1:100

April 04

1582/4B

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ANDREWS ASSOC.

BALMORE DRIVE

71

72

74

75

010955

RECEIVED
23 JUL 2001

N

letter	date	revision

job
KITCHEN EXTENSION
73 BALMORE DRIVE
CAVERSHAM

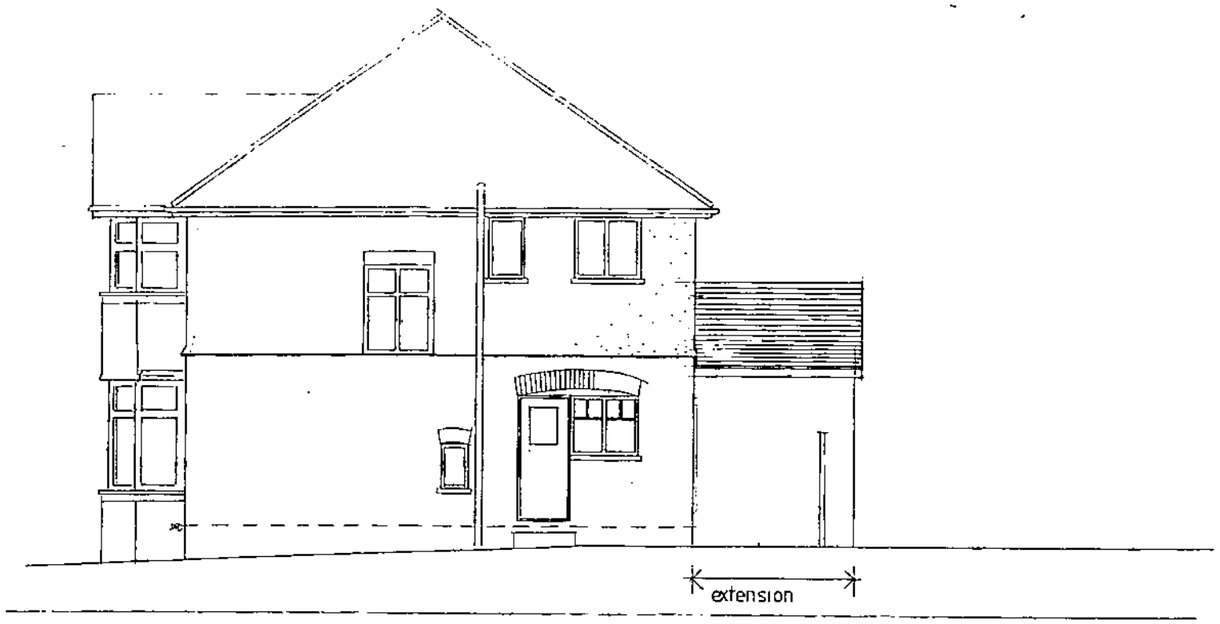
client
MR. & MRS. ELLISON

drawing
SITE PLAN

scale 1:200
date JULY 01
drawn by SW

1582/1

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
THE STUDIO
(0118)9507100



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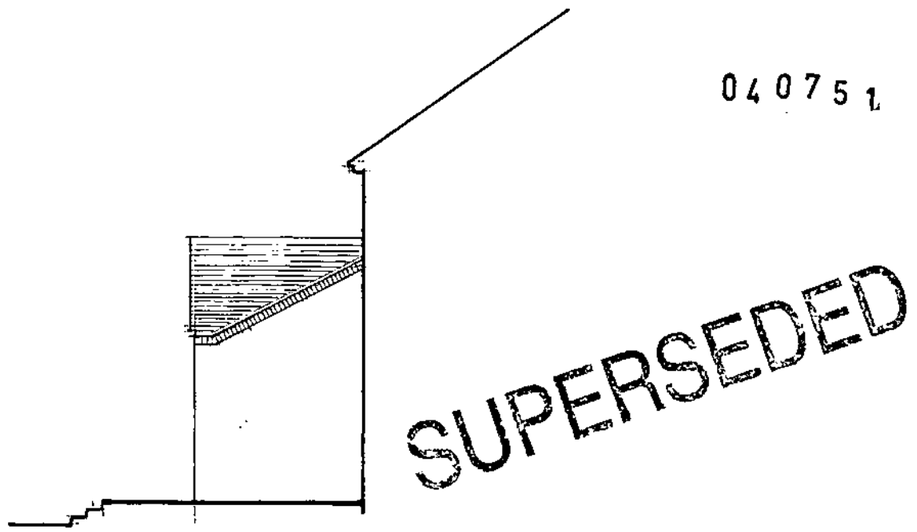
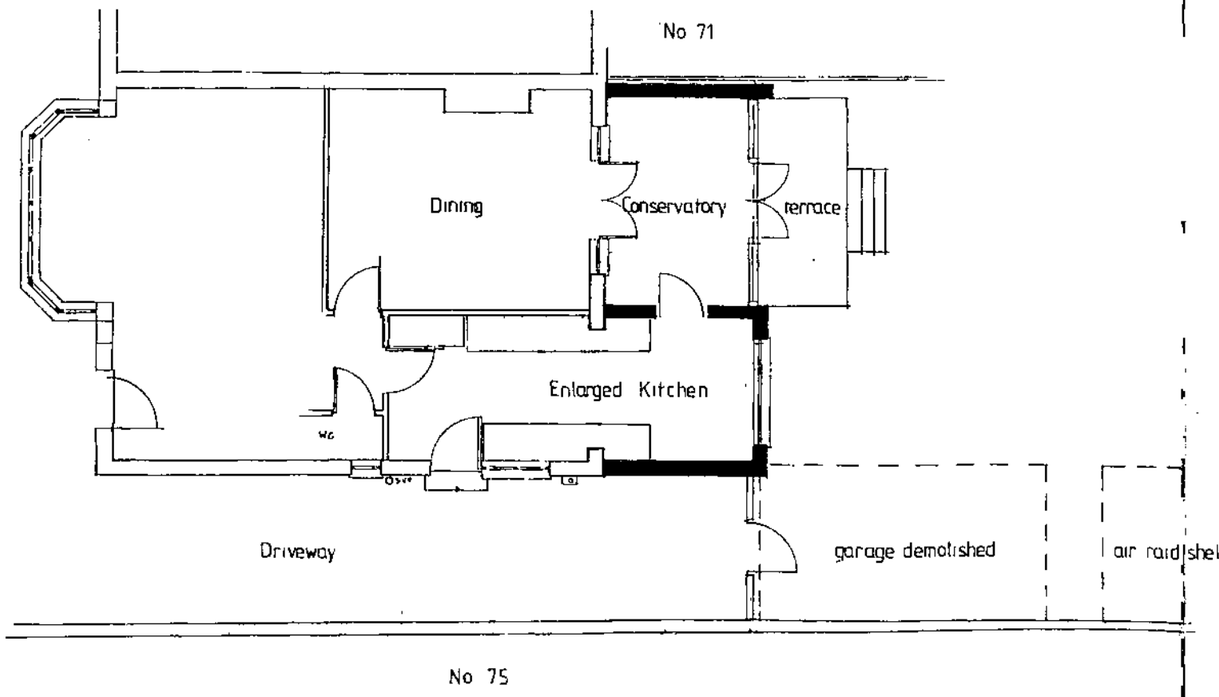


NORTH ELEVATION

040751

SUPERSEDED



GROUND FLOOR PLAN



REAR ELEVATION

READING BOROUGH COUNCIL
15 JUN 2004
ENVIRONMENTAL SERVICES

North Elevation
French Doors Added

READING BOROUGH COUNCIL
28 JUN 2004
ENVIRONMENTAL SERVICES

Conservatory & Kitchen Enlargment
73 BALMORE DRIVE
CAVERSHAM

MR. & MRS. ELLISON

Planning Scheme

1:100
April 04

1582/4A

ANDREWS KALIK CHARTERED ARCHITECTS
THE STUDIO LONDON ROAD BERKSHIRE
READING

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

040751

LOCATION PLAN 1:1250

73 BALMORE DRIVE, CAVERSHAM - 1582



DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip Arch RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B Sc Arch M Phil B S
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY