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: D Roberts
Kews Cottage
Aldworth Road
Upper Basildon
READING RG8 8NG

Application No: 01/00330/FUL

Applicant: Mr And Mrs Jenkins

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

Proposal: Two storey side extension, single storey rear conservatory extension and loft conversion with front dormer window.

At: 34 Clevedon Road 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: 11th June 2001

David Gworthy

Head of Planning and Transport

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Reading BOROUGH COUNCIL

Application At: 34 Clevedon Road Tilehurst Reading

Application No: 01/00330/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. This permission relates only to the application as changed by drawings numbered CRT/PO1A, PO2A and PO3A (showing the addition of a 2 metre high trellis screen and planting to the side of the proposed balcony) which were received by the local planning authority on 06 June 2001. Reason: as some plans were changed and to clarify which plans are approved, and in the interests of amenity.

3. The trellis fencing and planting shown on the approved plans shall be completed, in accordance with the approved plans, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plans. Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

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 windows 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.

5. 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.

Date: 11th June 2001

David Gworthy

Head of Planning and Transport

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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: D Roberts
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Aldworth Road
Upper Basildon
READING RG8 8NG

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Recommendation: Application Permitted

Applicant: Mr And Mrs Jenkins

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5. 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 : VEB

Date : 11/08/17

larger print version
for ease of reading !!

01/00330/FUL - 34 Clevedon Road

Site visited 28/04/01. Applicant present when called. Revisited 8/5/01 to clarify points raised in objectors letter. Went inside application property to obtain a higher level view to the rear from first floor windows and existing windows in loft (wonderful loft in original 1930s condition including original pull-down wooden loft ladder). Also looked again from corner where proposed verandah is to be.

Rather large site! At least 30m wide. Some 57.5m deep. Slopes down at rear towards the rear of properties in Oxford Road. Rear garden to application site is at least 30m deep (well vegetated on rear boundary). The rear gardens of the Oxford Road houses are of a similar depth, giving a back-to-back distance in excess of 60m! Notwithstanding the sloping nature of the land, with this distance, the Oxford Road properties would not suffer any significant additional loss of amenity from any extensions to number 34 Clevedon Road.

Number 34 is on a similar front building line to other houses on this (north) side of Clevedon Road, including neighbour to east (no 32), but the next door neighbour to west (no 9 Elsley Road) is set behind the rear line of the application property. The nearest corner to corner distance between these two properties is however some 20m (the nearest part on the application site being a single storey garage). There is an informal /shrub/hedge/tree cover along the relevant part of the common boundary, which is not affected by the application.

Two storey side extension

The main part of the application is to replace the existing single storey garage (approx 4m wide) attached to the western side of number 34 with a double garage about 8m wide, also having a games room above. Style and materials match the existing, but the extension is set down to appear subordinate to the host property. It incorporates dormer windows front and back, but no side windows at all. Something like 7.5m of side space garden will remain to the boundary. Number 9 Elsley Road on the other side of the (well vegetated) boundary is about 10m away from the boundary at its nearest point (front corner) and aligns approximately with the rear corner of the application property (as existing and as proposed). The relationship will change as a result of the application proposals, by bringing the side main wall of the house closer to the boundary. Although also introducing a new rear dormer window in the new extension, the distance between the two properties, the obliqueness of the angle between them and the presence of mature vegatation between the two properties will ensure that loss of amenity (particularl loss of privacy) to number 36 will not be significantly different to that which exists between the two properties at present.

Rear verandah.

A rear verandah is however proposed at first floor level above a ground floor patio (extends existing patio), which projects about 2.5m from the rear of the house, and is some 7.5m wide. If there is to be any overlooking or loss of privacy from the extended number 34 to its neighbours, it will be from this point. **For this reason**

therefore, I requested amended plans to show a "fence" on the side of the verandah facing number 9. The applicant was happy to provide this. This should be secured by condition. However (and in addition) the alignment of the properties, the distances involved and the presence of boundary vegetation will mitigate any such effects of the proposals.

It is also recommended that conditions be applied to prevent any further windows or other openings being installed other than those shown on the submitted drawings. This will prevent directly overlooking windows being installed in the side elevation of the extended property.

Conservatory

The existing house at number 34 is situated some 1.5m from its eastern boundary with number 32, which is set a corresponding distance away from the common boundary This boundary is marked by a formal hedge and fence at least 2m high. A new conservatory is proposed to the rear of number 34. This will "sit" on an existing patio at the rear of the house and measures some 4m deep by 6m wide. It complies with Policy HSG8 (House Extensions), items A (i) - (vii), of the Reading Borough Local Plan and the Development Control Guidance Note on House Extensions and is therefore acceptable.

Loft conversion

A loft conversion to provide an additional (6th) bedroom is proposed. The only external manifestation of this are two dormers set into the roof (one front, one back). Neither of these can be said to deprive neighbouring properties of privacy from window to window overlooking. The dormers are well designed and set into the existing roof,

Comments received

Numbers 30, 32, 29, 31,33 Clevedon Road, and 1 Elsley Road consulted.

I did consider whether 1a Elsley Road to north west and properties in Oxford Road to the rear/north should be consulted as well, but decided from the evidence of two site visits that these properties would not be materially affected by the proposals - see appraisal above.

No Transport objection (Access and drive do not change)

Neighbour objection received from number 9 Elsley Road. This objects to the south facing dormer at second storey level as it infringes the privacy of their main garden, sitting room and principal bedroom. Furthermore, dormers at second floor level overlooking Clevedon Road have never been inserted in existing houses, and would thus set an unsuitable precedent in this residential neighbourhood both in appearance and causing problems of privacy. There is no objection to velux type windows.

Response: Number 9 Elsley Road is situated on the opposite side of Clevedon Road to the application property. The nearest building to building distances involved, across Clevedon Road, are generous. The application property is set some 19m back from its front boundary, Clevedon Road is about 12m wide; and the property directly opposite is set some 23m back from its front boundary - a total of some 54m. The nearest corner of the garden of Number 9 Elsley Road is some 40m away, and the house itself is some 77m away. These distances "speak for themselves" (without even taking into account levels and intervening vegetation).

Clevedon Road (and surrounding roads) does (do) not follow any pattern of house styles. The design and scale of properties varies considerably. Whilst second floor dormers are not apparent in the immediate area, at least three nearby properties contain first floor dormers (numbers 21, 29 and 33), and at least one property contains three floors (number 25). Furthermore the insertion of dormers in the second floor of of the application property does not increase the height or overall plane of the roof of the property. The dormers are well designed and are set into the roof as required by this Council's Development Control Guidance Note on House Extensions.

It would therefore be difficult to sustain an argument of "loss of privacy" or "out of character", as raised by the objector, taking all the circumstances of the case into consideration.

Recommendation

Grant. Conditions to retain side "fence" to balcony and to remove permitted development rights to add any additional windows or other openings without planning permission.

Standard Paragraph for Code U02155
Filename [u:\uniform2000\home\stdpara\dc_rpt\u02155.ufm]
Copy From [ ] (Press <DETAIL> to copy text onto this paragraph)

01/00330/FUL - 34 Clevedon Road

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Recommendation

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DG

01/330

ROAD CLEVEDON ROAD HOUSE NO. OR NAME 34 CARD NO

REGISTER NO.	PLAN NO.	DEVELOPMENT	DECISION	DATE
19151		House & garage adj 34	REFUSE	5/11/71
24562		(House & garage adj 34 (outline)	REFUSE	27/6/73
87 TP	1032	Demolition & reposition of existing garage & erection of detached dwelling (outline)	REFUSE	15/12/87
01/00330/FUL/DG		Two storey side extension, single storey rear conservatory extension and loft conversion with front dormer window.		

P.T.O.

PLANNING AND TRANSPORT

Memo

To: Development Control Manager (Transport)

From: Dennis Greenway, 939 0286

Date: 3rd April 2001

Re: Consultation on Planning Application

Application Number: 01/00330/FUL/DG

Address: 34 Clevedon Road Tilehurst Reading RG31 6RL

For: Two storey side extension, single storey rear conservatory extension and loft conversion with front dormer window.

Please may I have your comments in relation to any transport issues in relation to the above development by 24th April 2001

Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 24th April 2001 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Dennis Greenway

You may find the following useful for your response:



- [x] No objections
- [ ] No objections subject to conditions attached
- [ ] Clarification required – see attached
- [ ] Object – see attached

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

Michael Ellwood
7/4/2001.

Reading
BOROUGH COUNCIL

Office use
Date rec'd .....
Application No. .....

01 0770 Full/OG

PLANNING APPLICATION FORM FOR ALTERATIONS AND EXTENSIONS TO HOUSES

PLEASE ANSWER ALL 10 QUESTIONS

NOTES TO HELP YOU COMPLETE THE FORM

Q.1 Applicant's name:
MR. O. MRS. R. JENKINS.

Address:
34 CLEVEDON ROAD.
TILEHURST. READING BERKS.

Postcode RG31-6AL. ☎ .....

Q.1 Complete as fully as possible

Q.2 Site address:
34 CLEVEDON ROAD. TILEHURST. READING. BERKS.

Q.2 Complete only if different from above.

Q.3 Agent's name:
D. ROBERTS.

Address:
KEWS COTTAGE.
ALDWORTH RD. UPPER BASILDON READING. BERKS.

Postcode RG8. 8NG. ☎ 01491-671275.

Q.3 If you appoint an agent, all correspondence and enquiries should be dealt with by them.

Q.4 Briefly, what do you want to do?
REPLACEMENT DOUBLE GARAGE EXTENSION.
1ST FLOOR GAMES ROOM. ATTIC CONVERSION + CONSERVATORY

Q.4 For example: single storey rear extension, new garage, loft conversion etc.

Q.5 How will this affect access to roads:

(a) There will not be a new access to a public road and no change to an existing access to a public road

(a) ☑

(b) There will be a new or altered access to a public road

(b) ☐

Road affected .....

Q.5 Tick in box (a) if no changes to public roads will result from your proposal; or tick box (b) if changes will be required.

State which road will be affected.

READING BOROUGH COUNCIL
DIR | PTT
2 ... 2001
LS | SS

Q.6 Drainage:

(a) How will storm/surface water be disposed of? TO EXISTING.
S/W. ROUTE & NEW SOAKAWAYS AS NECESSARY.

(b) How will foul sewerage be disposed of? TO EXISTING
FOUL. SEWERAGE.

Q.6 All new buildings should be capable of disposing of rain water to storm water sewers.

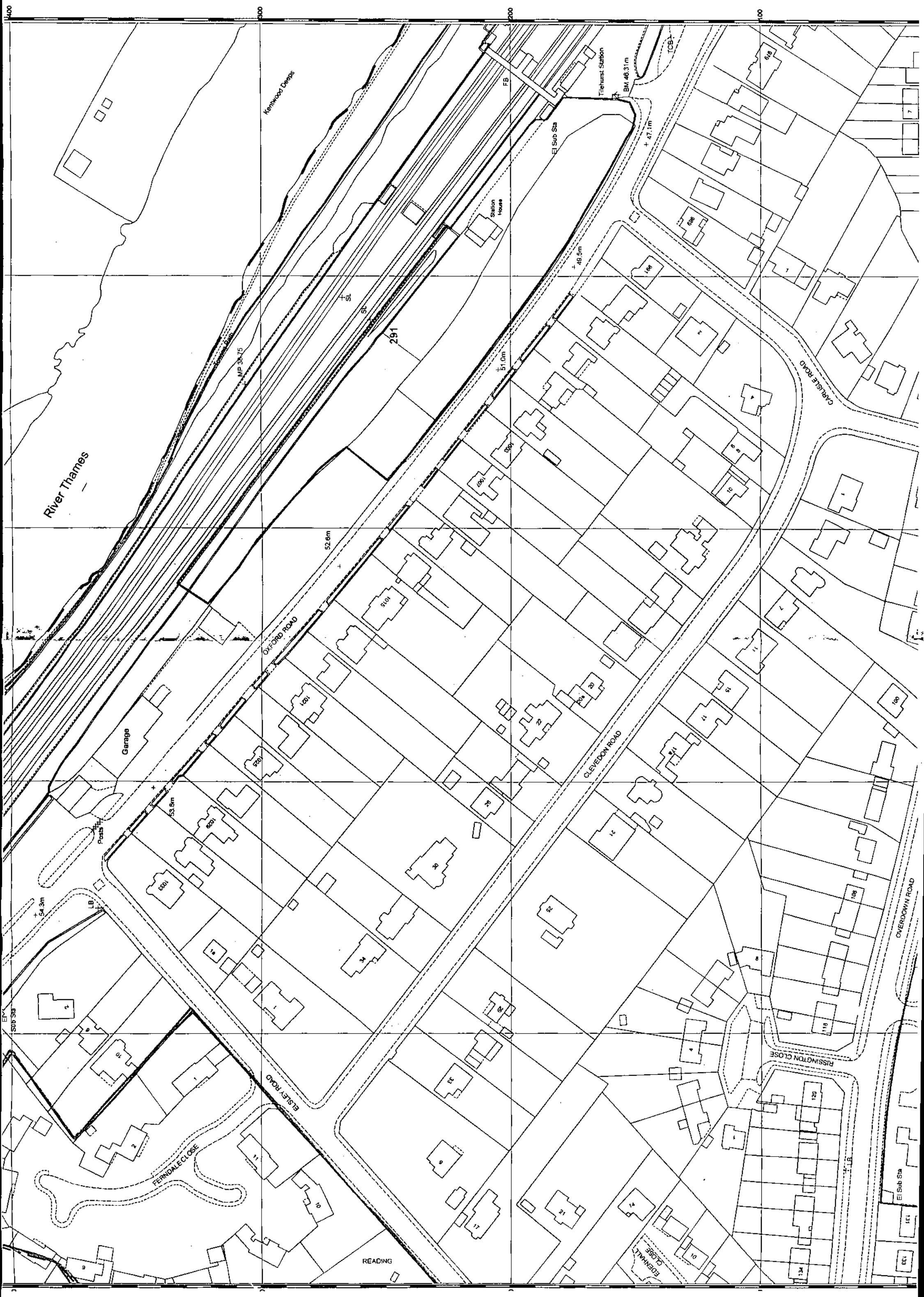
New bathrooms and kitchens should have separate connections to foul water sewers.

Reading
BOROUGH COUNCIL

Application form for Planning Permission for Householders



This form should only be used for applications for permission to carry out development under the Town and Country Planning Acts for works to or within the grounds of residential properties, excluding changes of use.



400
300
200
100
Kentwood Deeps
Tilehurst Station
BM 46.31m
TCB
FB
El Sub Sta
47.1m
Station House
49.5m
SL
291
MP 38.75
51.0m
River Thames
52.6m
OXFORD ROAD
CARLISLE ROAD
CLEVEDON ROAD
Garage
53.6m
Posts
54.3m
LB
OVERDOWN ROAD
RISSINGTON CLOSE
ELSLEY ROAD
FERNDALE CLOSE
EDENHALL CLOSE
READING
El Sub Sta

H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 6775 SECTION B

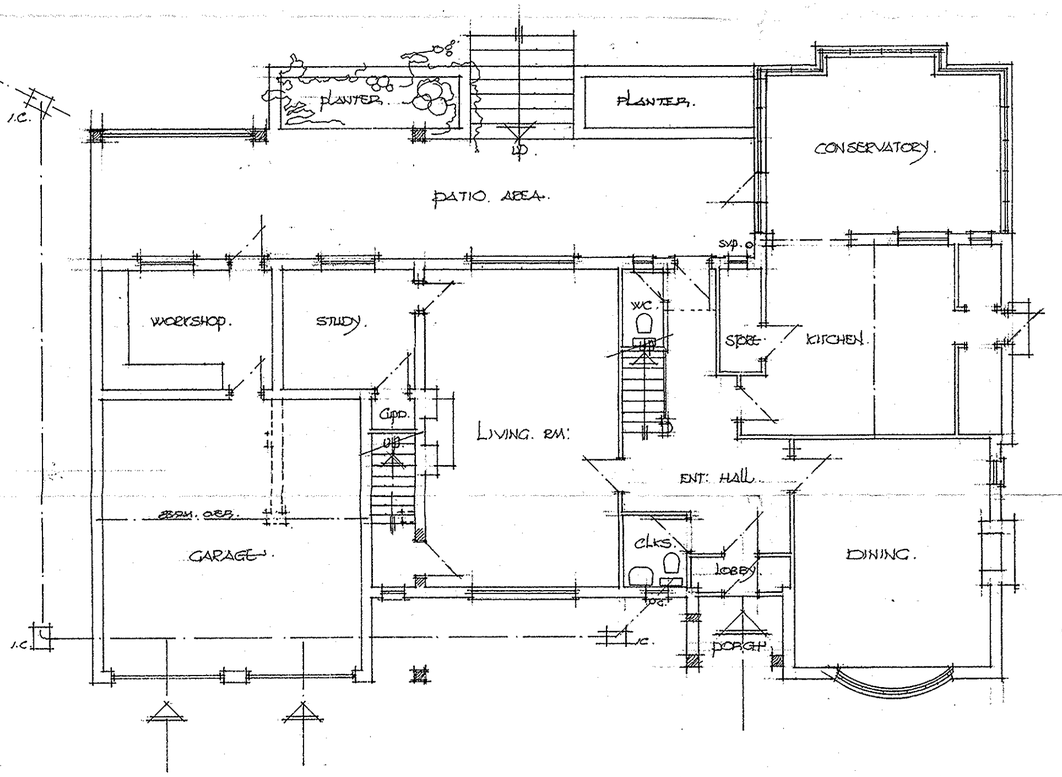
(BERKSHIRE)

Scale 1/1250

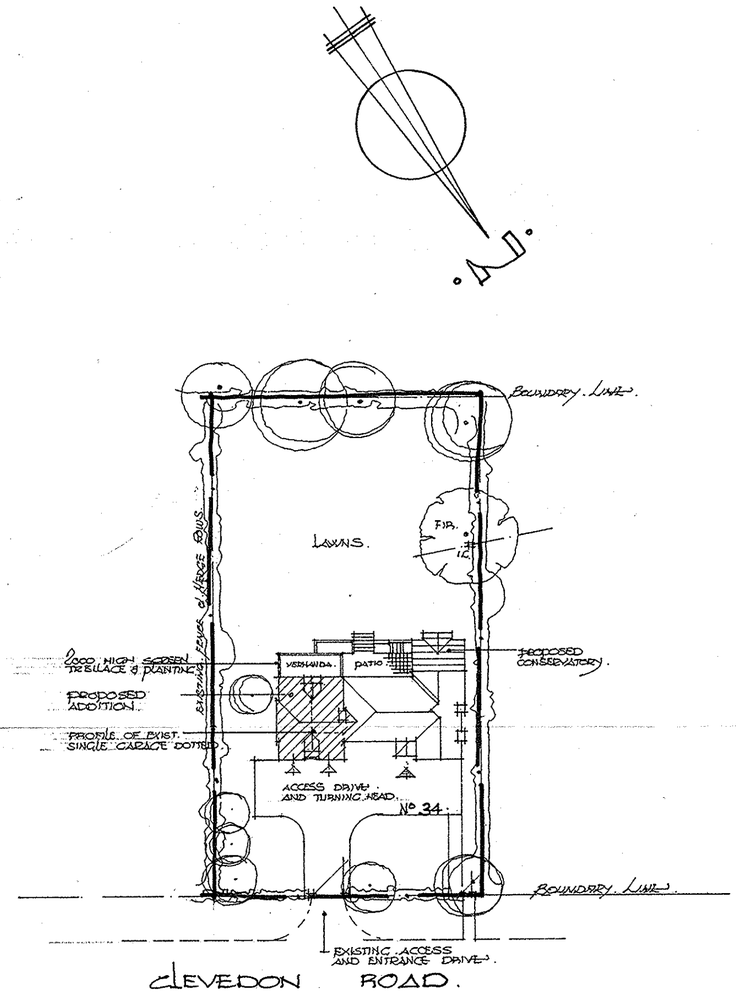
01 0330

READING COUNTY BOROUGH





• GROUND FLOOR PLAN •



• SITE PLAN • Scale 1:500

READING BOROUGH COUNCIL
PLANNING
CLIENT DIVISION
06 JUN 2001
DIR
LS
ES
HS
PM
SB

REVISIONS.

A. JUNE. 2001. SCREEN. TO BALCONY ADDED FOR. PLANNING. REQUIREMENTS.

CLIENT: MR. & MRS: R. JENKINS.

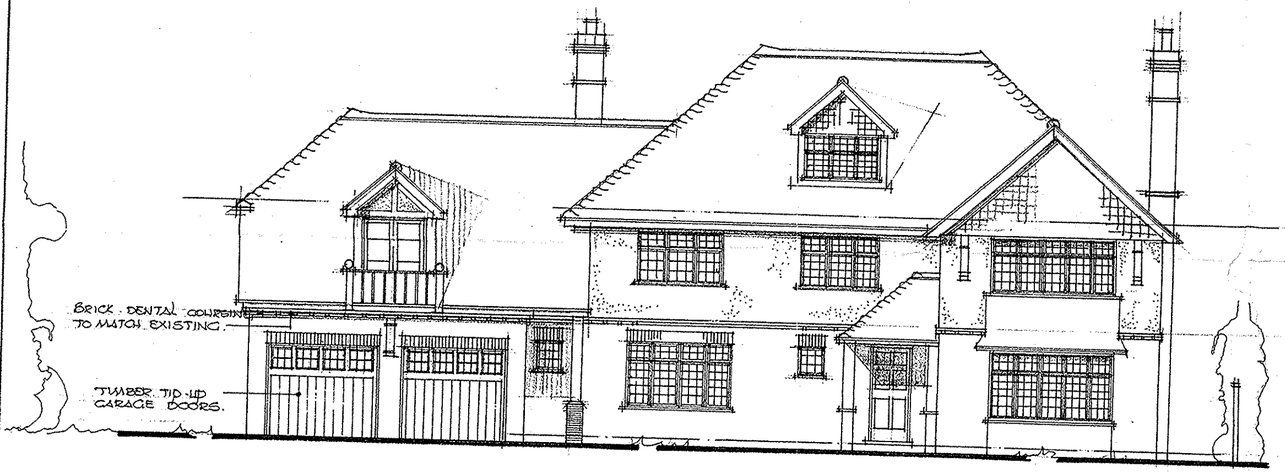
DRAWING.

• GROUND FLOOR PLAN •
• SITE PLAN •

CRT/P01 'A'

SCALE 1:100/1:500 | DATE MARCH 01. | DRAWN. JR.

PROPOSED ADDITIONS
TO Nº 34 CLEVEDON ROAD
TILEHURST
READING
BERKSHIRE.



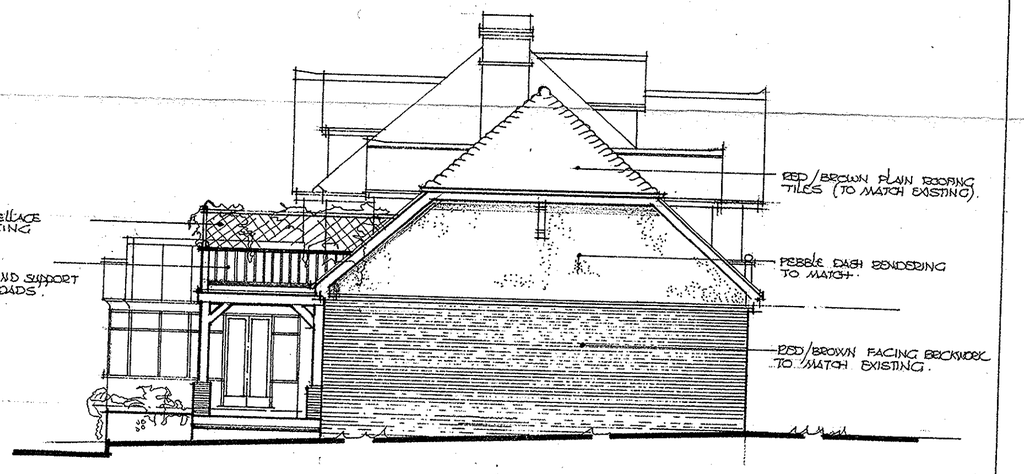
◦FRONT ELEVATION◦



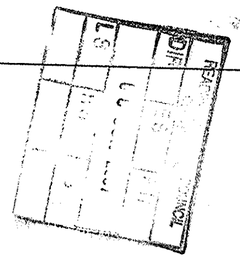
◦SIDE ELEVATION◦



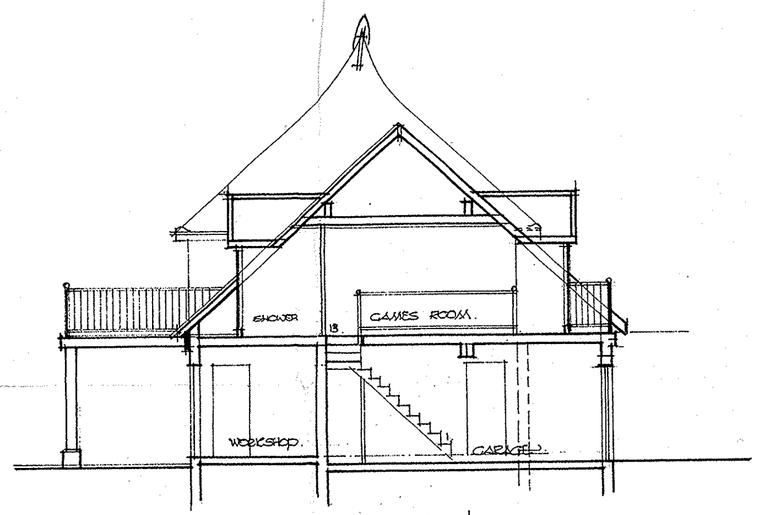
◦REAR ELEVATION◦



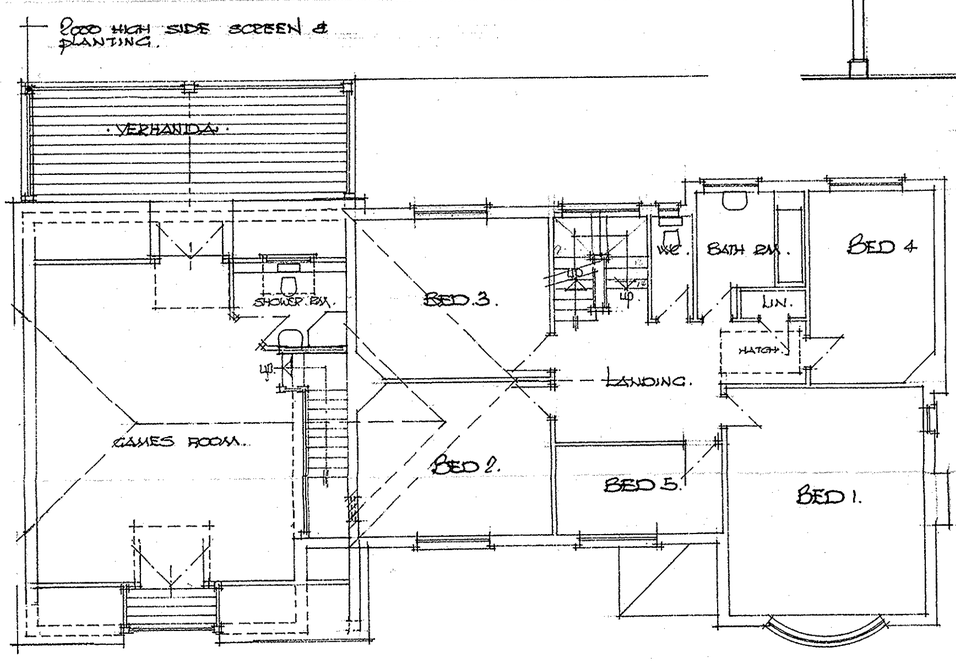
◦SIDE ELEVATION◦



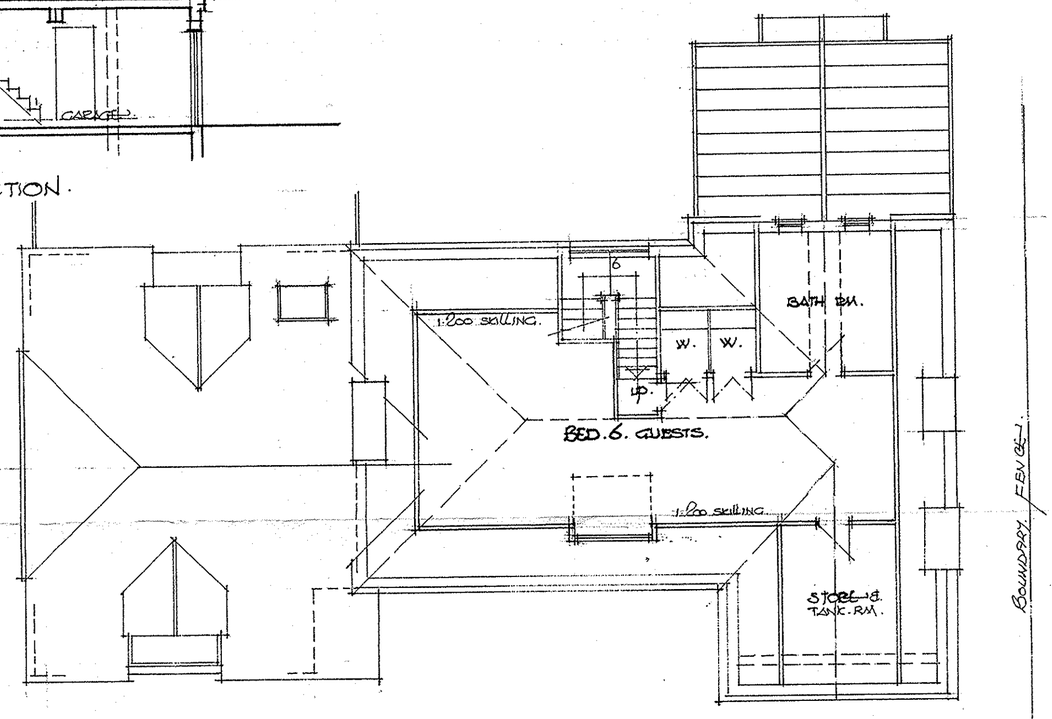
REVISIONS.		C.R.T/P03.'A'
'A' JUNE. 2001. 1.000 HIGH TRELLAGE SCREEN TO BALCONY AREA ADDED AT PLANNING REQUEST.	CLIENT: MR. & MRS: R. JENKINS.	SCALE 1:100 · DATE · MARCH 01. · DRAWN. JRP.
	DRAWING. ◦ELEVATIONS◦	PROPOSED ADDITIONS TO Nº34 CLEVEDON ROAD TILEHURST READING BERKSHIRE.



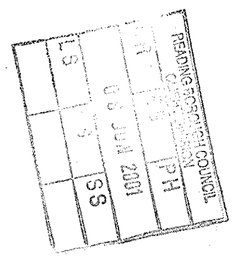
· INDICATIVE SECTION ·



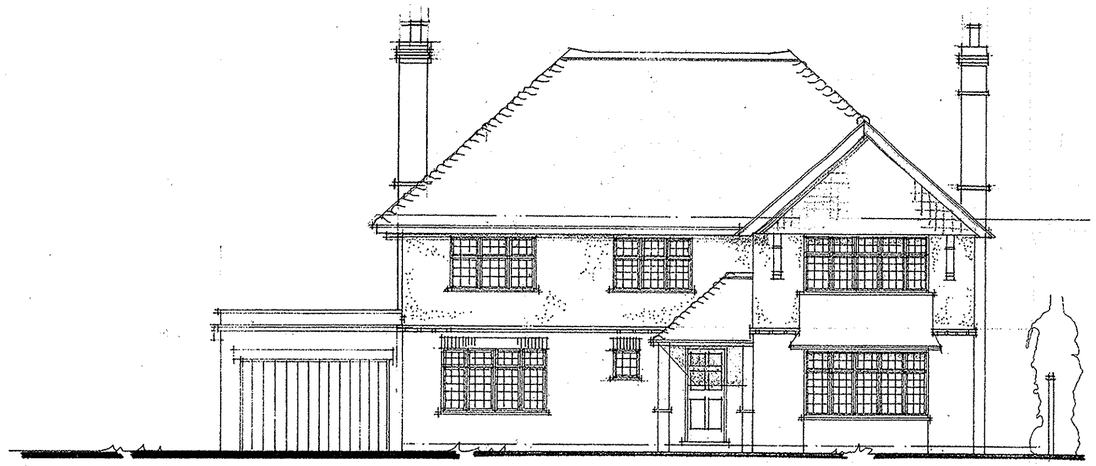
· FIRST FLOOR PLAN ·



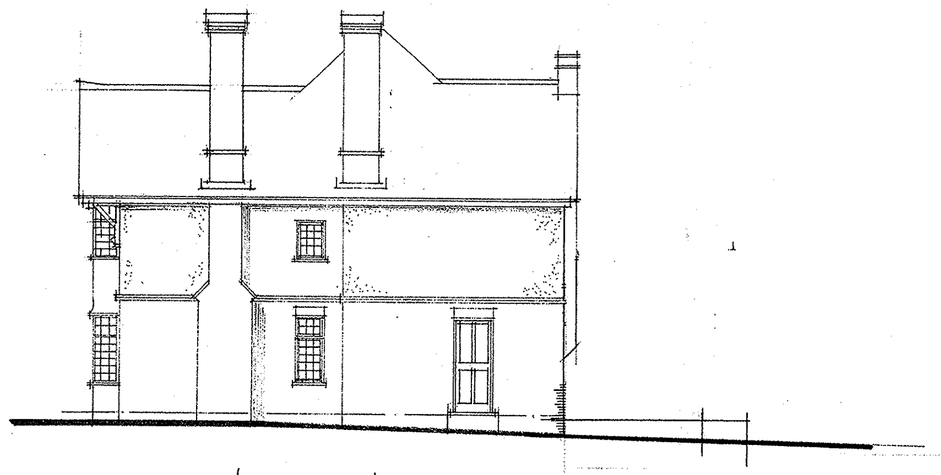
· SECOND FLOOR PLAN ·



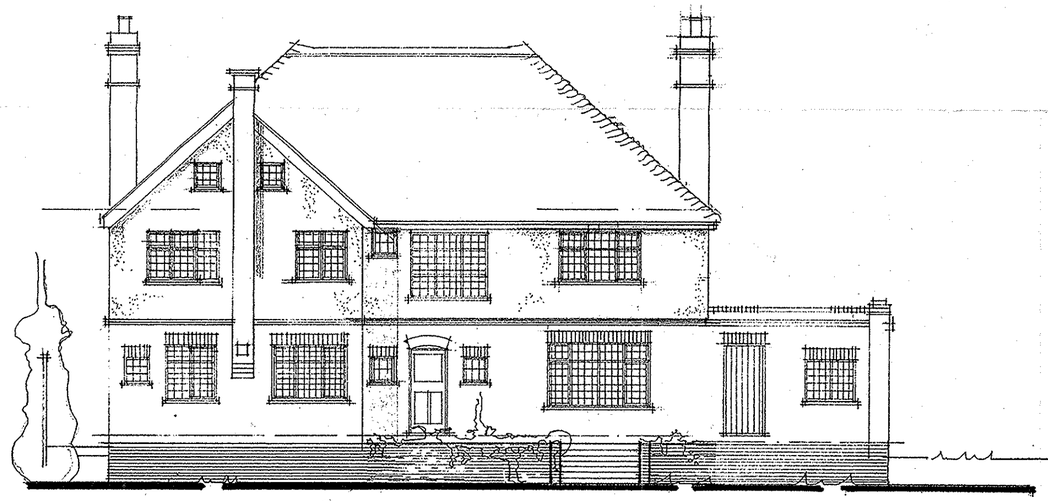
REVISIONS.		CRT/P02 'A'
A. JUNE 2001. SIDE SCREEN ADDED TO BALCONY AS. PLANNING. REQUEST.	CLIENT: MR. & MRS: R. JENKINS.	SCALE 1:100 · DATE: MARCH 01. · DRAWN. DE.
	DRAWING. · FIRST AND SECOND FLOOR PLANS - SECTION ·	PROPOSED ADDITIONS TO Nº 34 CLEVEDON ROAD TILEHURST READING BERKSHIRE.



FRONT ELEVATION.



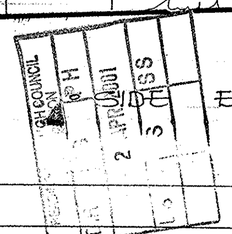
SIDE ELEVATION.



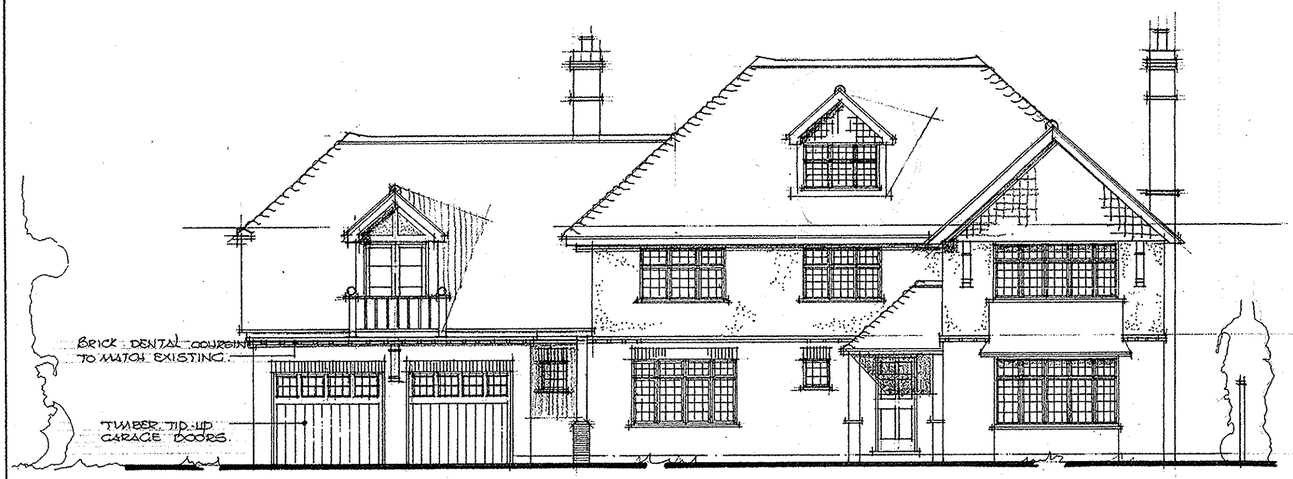
ELEVATION.



SIDE ELEVATION.



	REVISIONS.		C.R.T/P04.
		CLIENT: MR. & MRS: R. JENKINS.	SCALE 1:100 · DATE · MARCH 01. · DRAWN. JR.
		DRAWING. ELEVATIONS. AS EXISTING.	PROPOSED ADDITIONS TO Nº34 CLEVEDON ROAD TILEHURST READING BERKSHIRE.



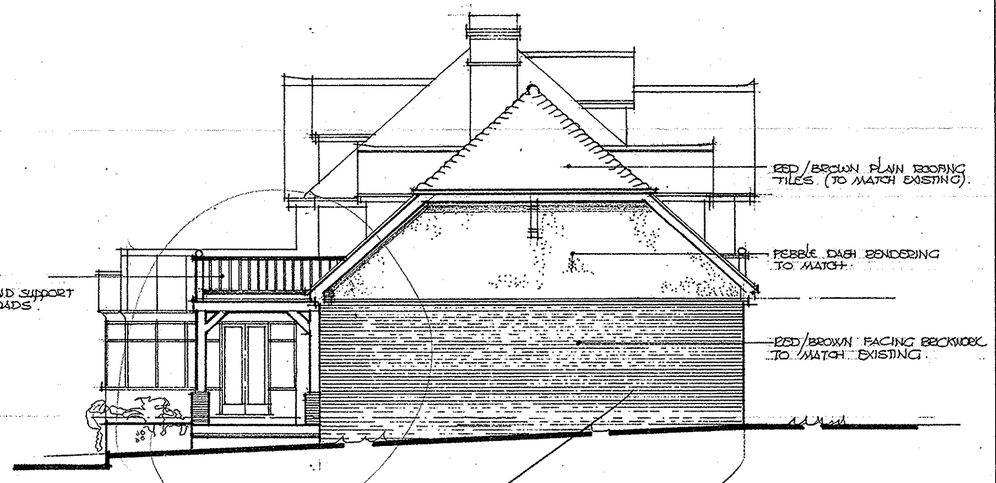
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



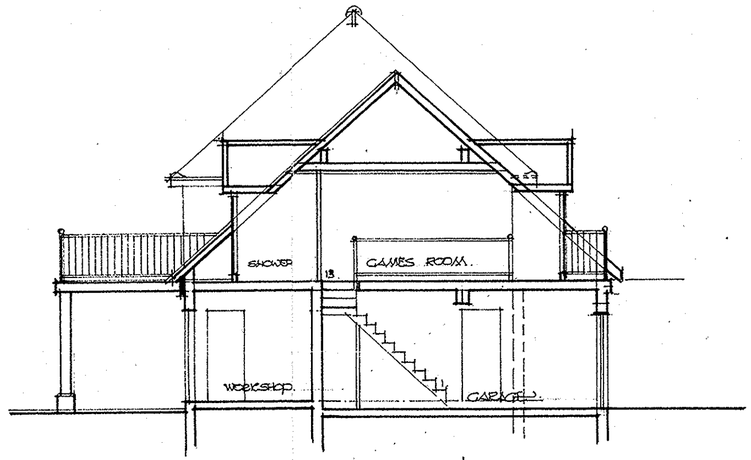
SIDE ELEVATION

TREATMENT DESIGN COUNCIL
DR 20 MAR 2001 LS SS
PH

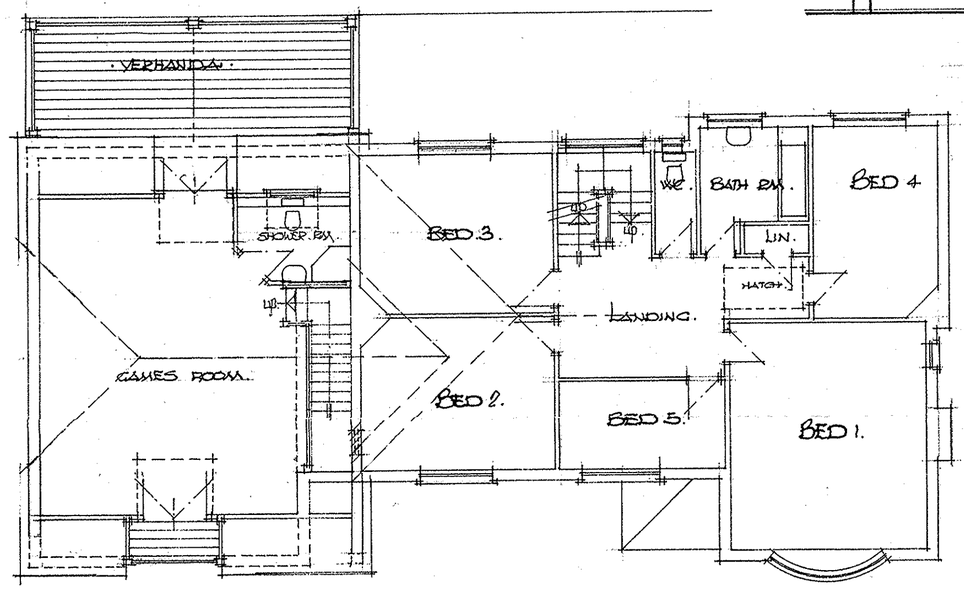
01 0330

REVISIONS.		C.R.T./P03.
	CLIENT: MR. & MRS: R. JENKINS.	SCALE 1:100 · DATE · MARCH 01. · DRAWN. DR.
	DRAWING. ELEVATIONS.	PROPOSED ADDITIONS TO No 34 CLEVEDON ROAD TILEHURST READING BERKSHIRE.

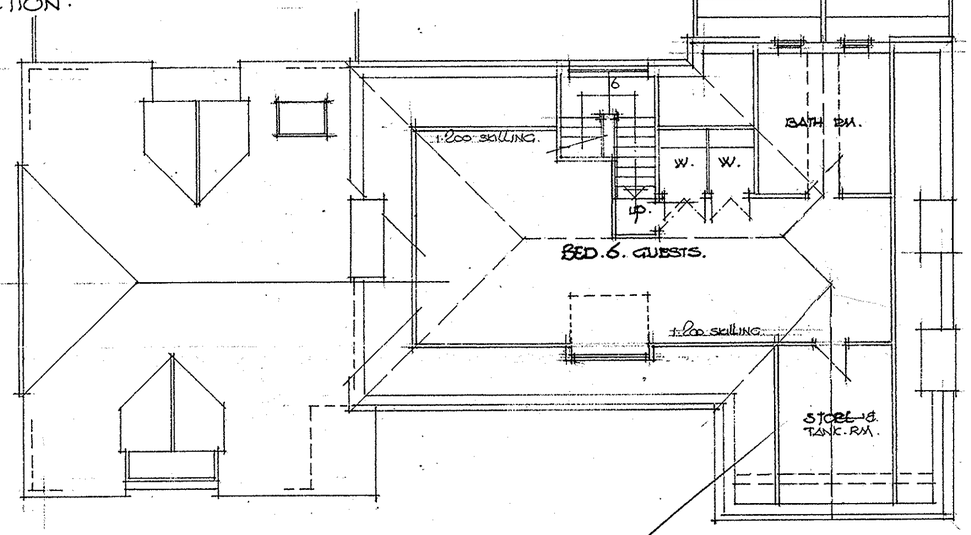
Superseded



INDICATIVE SECTION.



FIRST FLOOR PLAN.



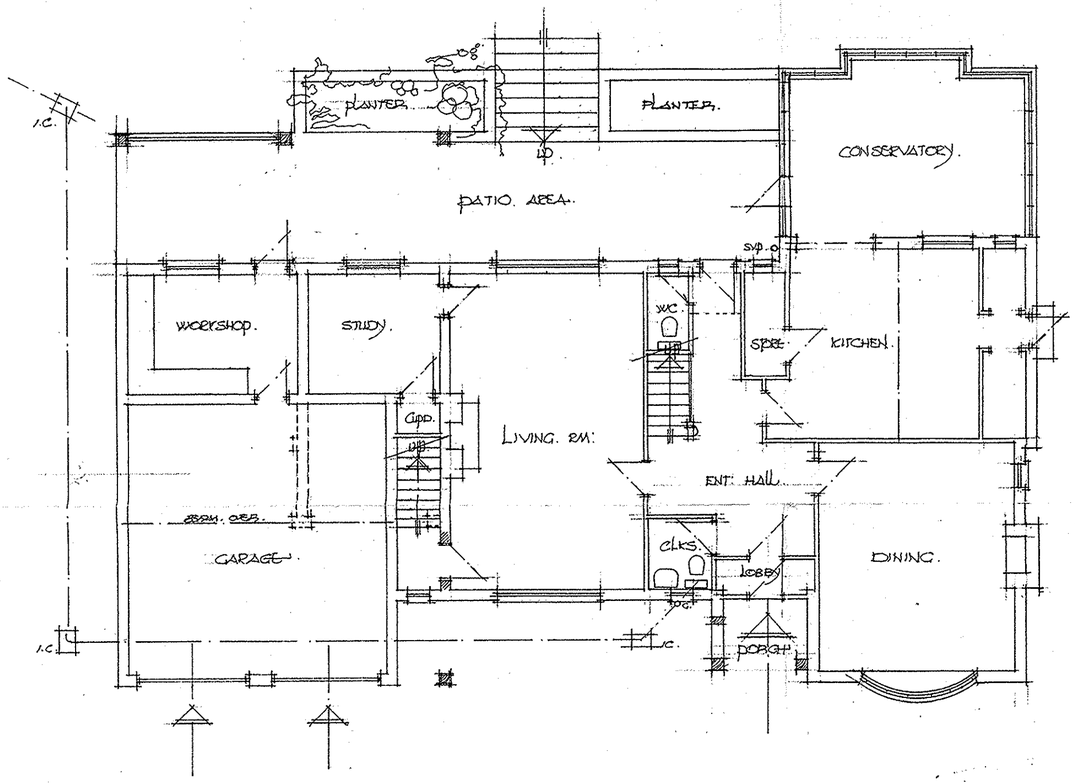
SECOND FLOOR PLAN.

READING BOROUGH COUNCIL
CLIENT VERSION
DIR ES PH
20 MAR 2001
LS HS SS

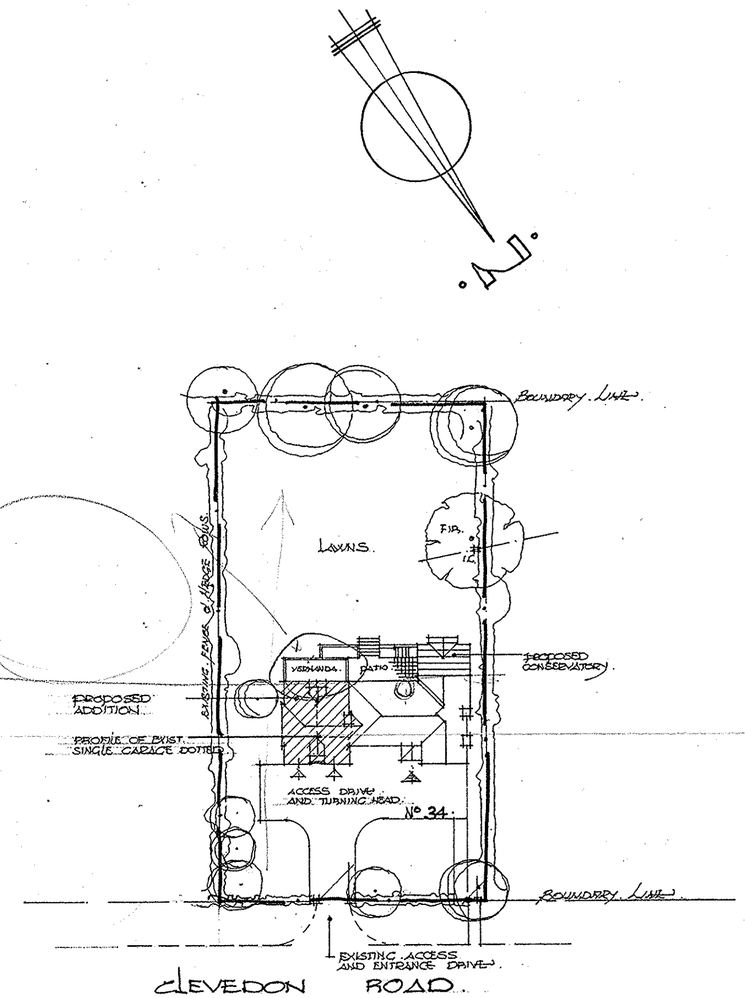
Superseded

01 0220

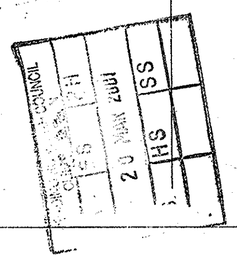
REVISIONS.		CRT/P02	
	CLIENT: MR. & MRS. R. JENKINS.	SCALE 1:100	DATE: MARCH 01. DRAWN. DE.
	DRAWING. FIRST AND SECOND FLOOR PLANS - SECTION.	PROPOSED ADDITIONS TO Nº 34 CLEVEDON ROAD TILEHURST READING BERKSHIRE.	



◦GROUND FLOOR PLAN◦



◦SITE PLAN◦ Scale 1:500



10.1 0330

REVISIONS.		CRT/P01
	CLIENT: MR.& MRS: B. JENKINS. (surveyed)	SCALE 1:100/1:500 | DATE MARCH 01. | DRAWN. JSP.
	DRAWING. ◦GROUND FLOOR PLAN◦ ◦SITE PLAN◦	PROPOSED ADDITIONS TO No 34 CLEVEDON ROAD TILEHURST READING BERKSHIRE.