CASE OFFICER RECOMMENDATION

Agent: John R. Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
RG7 1AX

Application No: 01/00405/FUL

Recommendation: Application Permitted

Applicant: Mr And Mrs Jones

Proposal: Two storey rear extension, front extension to garage with room over

At: 16 Barrington Way Reading RG1 6EG

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 PBC/1674; which were received by the local planning authority on 24th July 2001. 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 windows, doors or other openings in the extension, 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.

extra condition – HSG 9 - obscure glazing to bathroom

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

Signed :

Date : 22.08.01

Standard Paragraph for Code U02397
Filename [u:\uniform2000\home\stdpara\dc_rpt\U02397.ufm]
Copy From [ ] (Press <DETAIL> to copy text onto this paragraph)

ASSESSMENT

Application No: 01/00405/FUL/SC

Site Address: 16 Barrington Way, Reading.

Proposal: Two storey rear extension, front extension to garage with room over.

NATIONAL GUIDANCE
N/A

LOCAL GUIDANCE
Reading Borough Local Plan 1998
Chapter 3: Housing
Policy HSG 8: House Extensions

SITE HISTORY
There is no relevant planning site history on the above property.

ACCESS IMPLICATIONS
The access to the site will not be affected by the above proposal. The line of the garage will be set forward in this proposal.

CONSULTATION WITH AGENT
The agent was requested to amend the above application to reduce the roof line of the two storey extension and reduced the window to the bedroom and moved nearer to the building. Amended plans were received on 24th July 2001 which showed these amendments.

CONSULTATION
There was one reply receievd with the original application from No. 6 Kimberley Close. They raised the problem of the proposal cutting out sunlight to their property. They also stated how since the development the security lights for the houses flash all the time and that the proposal would be an invasion of their privacy.
When amended plan letters were sent out there were two replies received.
The residents from No.6 Kimberley Close wrote in again regarding the amendments, they state that their objection remained and that any reduction in the height of the garage is still not enough and that the proposed extension would block out 20% of their light. They also raised the question of how many rooms did the person have they thought they may be trying to turn it into a hotel.
The second letter received noted that the proposal would further encroach the visibility onto the property as the existing property is already situaed close to the boundary.

LAND USE
Residential

SITE DESCRITPTION & PROPOSAL
The site is a detached single family dwellinghouse situated in a new housing development. The property is situated within a cul de sac of a mixture of detached and semi detached residential properties which show the close relationship between the application site and the neighbouring properties.

The proposal will involve bringing the line of the garage forward with dormer windows at first floor level. The proposal will involve an extension to the rear sloping roof of the garage with two velux windows placed in the roof line of the proposed extension. The proposal will involve a small window at first floor window above the patio doors at ground floor level.

The property at 6 Kimberley Clse is situated 38m from the side of the propsed extension and I consider this distance between properties to be satisfactory. The distance between 16 Ashley Road and the appeal site is not as far as Kimberley close but there is a minimum of 12m from the edge of the garage. However the position of the bungalow is such that the property has a large amount of private amenity space equaly arond the property most of which I consider will not be affected by the development.

The application site is set slightly higher than the existing bungalow to the rear of the property so the amended plans showing a reducetion in the size of the window and the addition of velux window will ensure that possible overlooking into the bungalow has been avoided.

It is felt that the proposal will be subservient and in character to the original dwellinghouse and will not result in an overbearing extension in terms of size and scale in relation to the surrounding properties.

The current relationship between the property at the rear has already been established but it is considered that the proposed extension will not have a detrimental impact upon the properties to the rear of the dwelling. The proposal will not involve building further than the existing rear line of the bungalow but will involve an increase in the roof height, which will be sloping upwards onto the main roof.

RECOMMENDATION
On balance I recommend approval of the above application subject to conditions.

Site Visit Report

Reading BOROUGH COUNCIL

Appl. No 01/00405/FUL/SC

Site visit carried out by SARAH COX on 27TH APRIL 2001

Slides/photographs taken (Yes)/No

Yellow notice displayed (Yes)/No Deadline for comments 13TH MAY 2001

Publicity check	Consults OK/More Needed (list on consults sheet)

Description of the Site

Residential property, detached
Barrington Way a new development linked off Edenham
Crescent ~~does not have a~~ height levels between these roads

Car Parking/Access Arrangements

Garage detached on site & parking outside house.

Trees

N/A

Listed Building/Conservation Area Implications

N/A

Existing Use(s)

Garage singles storey

Surrounding Area

Residential

Appeal lodged @ 17 Barrington Way.

Further Action/Information Required (e.g tree/listed building/highway advice, revised plans)

Discuss @ team meeting impact upon bungalow.

6 Kimberley Close
Reading
RG16LA

27-4-2001

application No 01/00405/FUL/SC

Dear Sir/s

We wish to lodge our objection to the proposed building at 16 Barrington Way RG16EG.

Two Storey rear extension & front ex to garage with room over.

If this is allowed to go ahead it will cut out the sky-light to the row of houses ours included in Kimberley Close + the bungalow in Ashley Rd. our light has been somewhat limited since houses were built on the land that once was in trust to Courage Sports, and was an amenity sold in exchange for the junction in Bath

road + Berkeley ave.. also these houses windows, overlook this row of houses in Kimberley Close. not only into our living rooms but into our bedrooms, and we dont all want to live behind net curtains + high fences. I might add that the security lights go on and off at all times. like Blackpool illumination

We consider if this permission is granted, it will be a blatant invasion of our privacy - and sincerely hope this application is rejected

Yours Faithfully

[redacted]

Ref 01/00405/FUL/SC

Dear Madam.

This is to let you know that our objections to the above plans are still the same as our letter 24-4-01 that any reduction in the height of the garage is still not enough. this whole extention will cut out another 20% of our natural light as well as overlooking our living rooms and bedrooms, and we dont want to live behind net curtains as I have said before that would be another 20% light loss. ~~from~~ from early ... for most of the year.

Rec ... RG16LH

... Way RG16EG

... amended plans.

How many rooms does this person want there must be at least ten already. are they aiming for a Hotel or OFFICES.

The neighbouring councilor must have an objection, I would think, but then its not in his back yard is it? its in ours.

We sincerely hope this plan is rejected

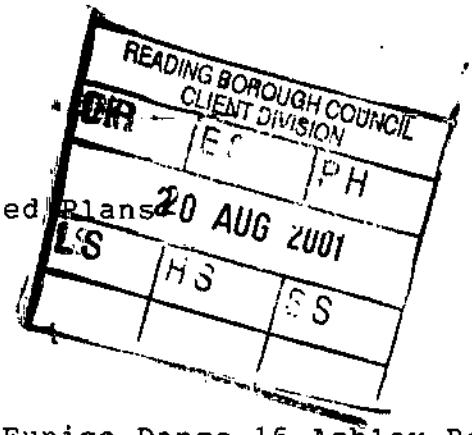
Yours sincerely,

[redacted]

(SC)

16 Ashley Road
Reading RG1 6HT

The Planning Manager
Reading Borough Council
Civic Centre
Reading
RG1 7TD



Ref: 01/00405/FUL/SC Amended Plans

Dear Madam,

I write on behalf of Miss Eunice Dance,16 Ashley Road,Reading,who is aged 90.I deal with her affairs.

Your letter of 6th August refers to the proposed alterations to 16 Barrington Way. That house is already VERY close to Miss Dance's boundary,and it overlooks her property. From the plans submitted,it would appear that the proposed extension would encroach visibly even further,and take light from 16 Ashley Road.

In the circumstances,please record that Miss Dance objects to the proposals.

Yours faithfully,

[redacted]

Mr.K.S.Mills, A.C.I.B. (for Miss E.Dance)

COMMENTS ACKNOWLEDGED

John R. Hall ARICS

Chartered Surveyor

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel. 0118 988 2883

Date 17th July 2001

My ref

To Planning Dept,
Reading Borough Council,
Civic Centre,
Reading,
RG1 7TD

Your ref 01/00405/ful

Attn. of Sarah Cox

Dear Ms, Cox,

16, Barrington Way, Reading

Proposed Extensions and Alterations

Further to your letter of the 12th June I understand my client has been in contact with you concerning revised proposals. In this connection I enclose five copies of an amended drawing which reduces the roof line of the two storey extension and the proposed window to the bedroom has been reduced in size and moved towards the main house.

Yours sincerely,

[redacted]

RECEIVED
24 JUL 2001

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

The Owner/Occupier,
25 Ashley Road
Reading
RG1 6HT

Our Ref: 01/00405/FUL/SC
Your Ref:

Direct: ☎ 0118 939 0418

6th August 2001

Your contact is: Sarah Cox, Planning

Dear Sir or Madam

AMENDMENTS TO PLANNING APPLICATION: 01/00405/FUL/SC - AMENDED PLANS

The Council has received amended plans on the above application for **Full Planning Approval** on property at: **16 Barrington Way Reading RG1 6EG**

Original Proposal: Two storey rear extension, front extension to garage with room over

The amendments include: Reduced height of double garage

Details can be viewed at the Planning Reception on the Ground Floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you want to discuss the proposals in more detail please contact me on the above number.

If you wish to comment on the amended plans, you must make your comments in writing to reach me by 8 August 2001. All comments received will be taken into consideration when a decision is made and will be available for public inspection. If you do write to me, you will be notified of the decision.

You can also check the progress of the application and the decision reached by calling **FREEPHONE 0800 626540** and quoting 01/00405/FUL/SC

Yours faithfully

Sarah Cox
for Planning Manager

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

The Owner/Occupier,
23 Ashley Road
Reading
RG1 6HT

Our Ref: 01/00405/FUL/SC
Your Ref:

Direct: ☎ 0118 939 0418

6th August 2001

Your contact is: Sarah Cox, Planning

Dear Sir or Madam

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Yours faithfully

Sarah Cox
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒯 0118 939 0700
Email:
Sarah.Cox.Planning@reading.gov.uk

Our Ref: 01/00405/ful
Your Ref:

Direct: ☎0118 939 0418

Mr Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
RG7 1AX

June 12, 2001

Your contact is: **Sarah Cox, Planning and Transport**

Dear Mr Hall

RE: PLANNING APPLICATION 01/00405/FUL
SITE AT 16 BARRINGTON WAY

FILE

I write with reference to the above application, following a site visit to the above property I request the following alterations and amendments to the application.

For the purpose of clarity I have enclosed a photocopy of the plans that were submitted with the application to highlight the amendments I feel are appropriate to the proposal which are explained below.

The rear extension needs to be reduced in length and the roof ridge height reduced in height to be in line with the garage roof. This would make the proposed extension more subservient to the original house and reduce the impact upon No. 16 Kimberley Close.

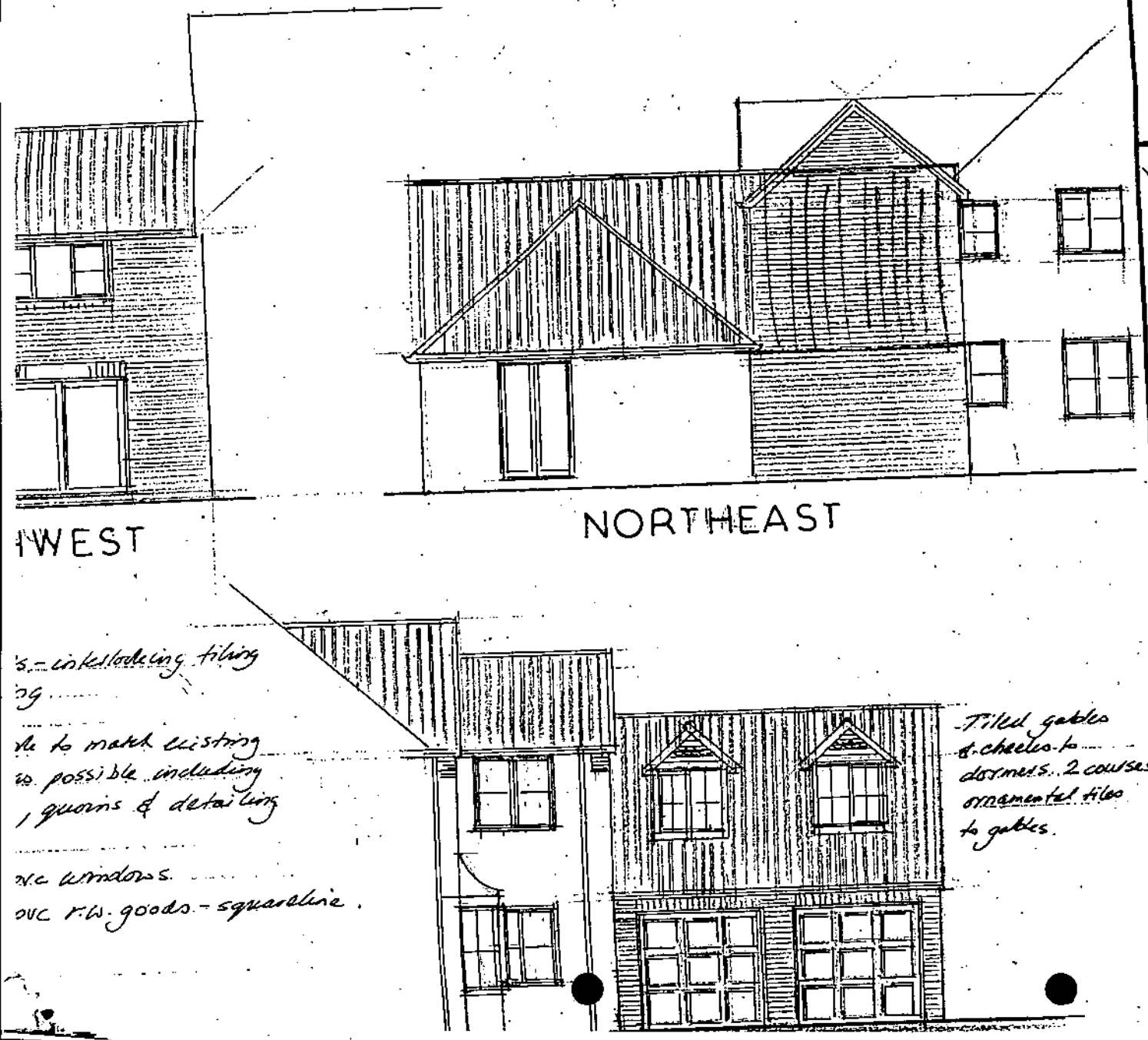
Due to the difference in site levels with 16 Barrington Way at a slightly higher height than those properties on Kimberley Close, I request that the proposed window in the side elevation of the extension be reduced to a single pane window to reduce the overlooking into the surrounding residential properties.

I would be grateful if I could receive the information requested within 14 days of this letter. I trust this is of assistance however should you require clarification of any of the above then please contact me on the number given.

Yours sincerely,

Sarah Cox
Planning Officer (South Team)

Beacon Council
2001-2002
Town Centre Regeneration



JOHN R HALL

CHARTERED SURVEYOR

Tel. 0118 9882883

READING BOROUGH COUNCIL
CLIENT DIVISION

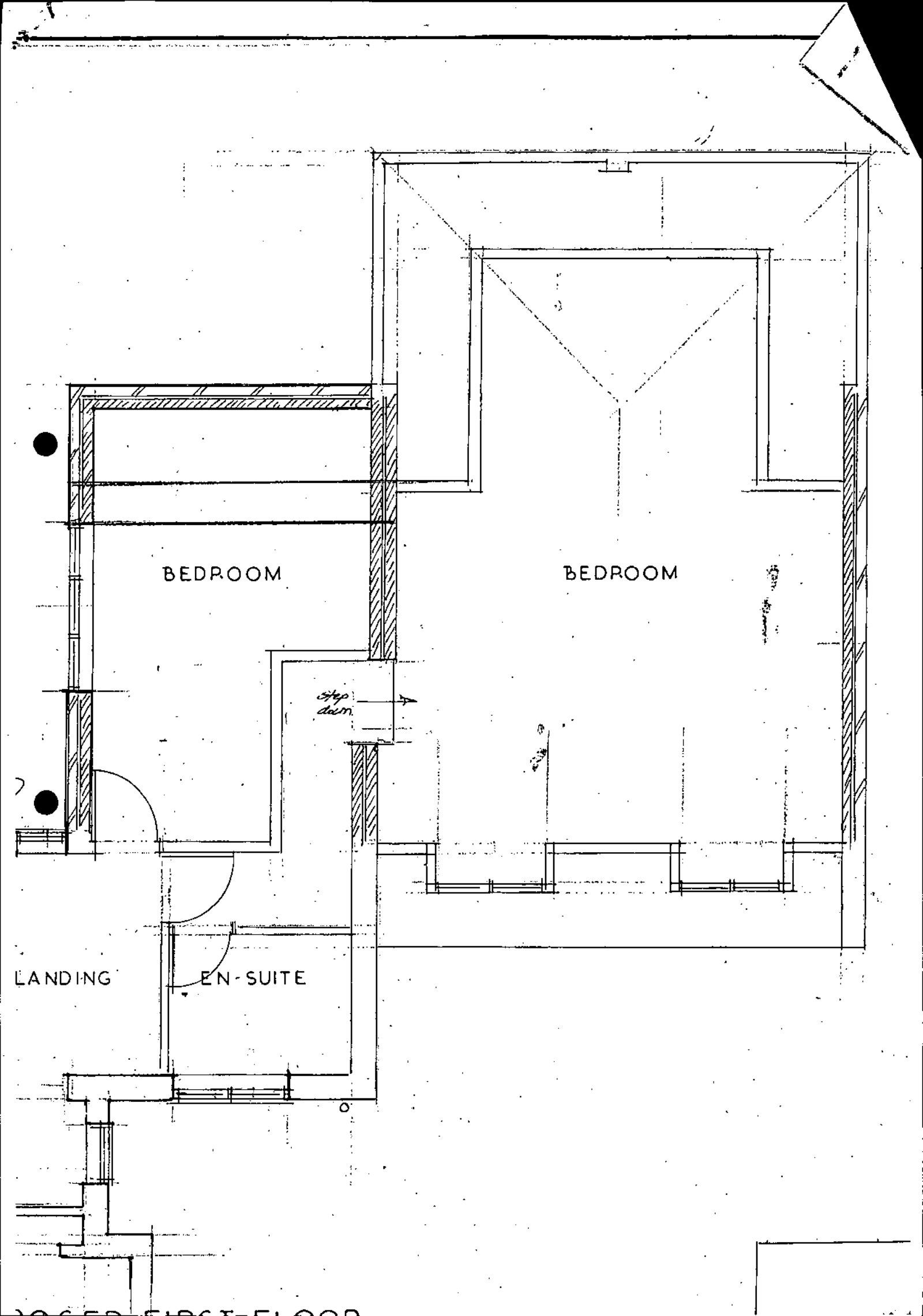
DIR	ES	PH
30 MAR 2001		
LS	HS	SS

client

Mr & Mrs. S. Jones 01 0405

project

EXTENSION TO GARAGE AND CONVERSION OF ROOF SPACE OVER TWO STOREY REAR EXTENSION


BEDROOM
BEDROOM
step down
LANDING
EN-SUITE

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒯 0118 939 0700
Email:
Sarah.Cox.Planning@reading.gov.uk

Our Ref: 01/00405/FUL/SC
Your Ref:

Direct: ☎0118 939 0418

The Owner/Occupier
16 Kimberley Close
Reading
RG1 6LA

May 22, 2001

Your contact is: **Sarah Cox, Planning and Transport**

Dear Sir or Madam

RE: PLANNING APPLICATION AT 16 BARRINGTON WAY

I write to inform you that the Council has received an application for Full Planning Approval on property at: 16 Barrington Way, Reading RG1 6EG

The proposal is for: Two storey rear extension, front extension to garage with room over

Application Number: 01/00405/FUL/SC

Applicant: Mr and Mrs Jones

I enclose a copy of the plans submitted with application for your information if you would like to discuss the proposals in more detail please contact me on the above number.

If you wish to comment on this application, please read the enclosed notes. All comments should be in writing and reach me by 12th June 2001. All comments received will be taken into consideration when a decision is made and will be available for public inspection. If you do write to me you will be notified of the decision.

I trust this is of assistance however should you require clarification of any of the above then please contact me on the number given.

Yours sincerely,

Sarah Cox
Planning Officer (South Team)

PLANNING AND TRANSPORT

Memo

To: Development Control Manager (Transport)

From: Sarah Cox, 939 0418

Date: 11th April 2001

Re: Consultation on Planning Application

Application Number: 01/00405/FUL/SC

Address: 16 Barrington Way Reading RG1 6EG

For: Two storey rear extension, front extension to garage with room over

Please may I have your comments in relation to any transport issues in relation to the above development by 2nd May 2001

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

If you are not able to meet the 2nd May 2001 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Sarah Cox

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

[redacted]

12/04/01

App No. 01/00405/FUL Status PCO U.P.R.N. 00580/0016/0/000
Address 16 Barrington Way Reading RG1 6EG

Proposal Two storey rear extension, front extension to garage with room over

Standard Consultees Expiry Date 01/05/2001

Consultee	Letter	Notes	Last Print Printed	Reply Recvd
TR	TRANME		11/04/2001	11/04/2001

Site Notices: Last Print 11/04/2001

Site Notice Type		Date Printed
SITE	Site Notice	11/04/2001

Date Site Notice(s) Posted

Advertisement: Printed (Y/N)
Date Last Printed

If Advert Is Required
Enter Publication Date

Overall Expiry Date

DC Screens Menu | Neighbours | Print Consults | DC_VALID
Main Menu | Print Site Notices | Reports Screen

App No. 01/00405/FUL Status PCO U.P.R.N. 00580/0016/0/000

Address 16 Barrington Way Reading RG1 6EG

Proposal Two storey rear extension, front extension to garage with room over

Letter for selected Neighbours NEICON

Batch Print of letter done (Y/N) Y

Neighbour Standard Consultation

Date of Last Batch Print 11.04.2001

Street Number	Name	Town	Postcode
580	Barrington Way	Reading	RG1 6EG

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
14 7	15 18					RG1 6EG RG1 6EG	11.04.2001 11.04.2001

Street Number	Name	Town	Postcode
4150	Kimberley Close	Reading	RG1 6LA

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
2	14	E				RG1 6LA	11.04.2001

DC Screens Menu Considerations Print Neighbours DC_CONSULT

Main Menu

Reading BOROUGH COUNCIL

Office use	
Date rec'd	
Application No.	

01 0405/FUL/SC

PLANNING APPLICATION FORM FOR ALTERATIONS AND EXTENSIONS TO HOUSES

READING BOROUGH COUNCIL CLIENT SECTION

DR	ES	PH
30 MAR 2001		
LS	HS	SS

PLEASE ANSWER ALL 10 QUESTIONS

NOTES TO HELP YOU COMPLETE THE FORM

Q.1 Applicant's name:

MR & MRS S. JONES

Address:

16 BARRINGTON WAY

READING

Postcode RG1 6EG ☎

Q.1 Complete as fully as possible

Q.2 Site address:

16 BARRINGTON WAY READING

Q.2 Complete only if different from above.

Q.3 Agent's name:

JOHN R HALL

Address:

SETLEY COTTAGE, BASINGSTOKE ROAD

THREE MILE CROSS, READING

Postcode RG7 1AX ☎ [redacted]

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?

TWO STORY REAR EXTENSION, FRONT EXTENSION

TO GARAGE WITH ROOM OVER

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) ☐

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.

Road affected .....

State which road will be affected.

Q.6 Drainage:

(a) How will storm/surface water be disposed of? TO EXIST

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

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.

Q.7 Trees:

(a) Are there any trees on site? Yes ☐ No ☑

(b) Are any trees affected by your proposed works? Yes ☐ No ☑

Q.7 Show the position and spread of existing trees and indicate those to be affected by development. If you think the site is in a conservation area or the trees protected by a tree preservation order, you must contact this office before doing any works to the trees.

Q.8 Water:

Is a water supply needed? Yes ☐ No ☑

If yes, where will it come from? .....

Q.8 We need this information to allow Thames Water to assess the effect of the development on the local water supply.

Q.9 Materials:

Specify what building materials will be used to complete the development.

..... BRICK AND TILE AS EXISTING.....

..... TO BE AGREED.....

.....

(Please continue on an extra sheet of paper if necessary)

Q.9 Please give the type, colour, make and name of all materials to be used externally, including roofing and the surfacing for car parking areas etc. It is not acceptable simply to state "to match existing". If you do not know what materials will be used at this stage say so. It can be a condition of granting consent, that we approve the materials chosen before development starts.

Q.10 Have you provided 5 copies of the following plans?

- **LOCATION PLAN – showing where your site is. A 1:1250 Ordnance Survey plan is preferred.**
- **BLOCK PLAN – showing a closer view of your house and boundary as seen from above (eg 1:500).**
- **ELEVATIONS – showing all sides of the proposal as seen from outside (eg 1:50 or 1:100).**
- **Floor plans or layout plans – showing the detail of what is being proposed (eg 1:50 or 1:100).**
- **Any other plans that will help to explain your proposal.**

Q.10 For a small charge we can supply 1:1250 Ordnance Survey based location plans, on which you outline your site in red and any adjoining land you own in blue. The block plan and elevations must be drawn accurately to a clearly stated metric scale or mark the dimensions on the plan. This is important as once approved your proposal must be built exactly as shown on these plans. It also helps if the new proposal can be clearly distinguished from the original house. NOTE that we do not accept plans that are marked 'do not scale' or similar.

Article 7 of the Town and Country Planning (General Development Procedure Order) 1995 requires that you must send, with your planning application, a Certificate either indicating that you own the application site (Certificate A) or that you have served a copy of Notice 1 on the owners (Certificate B). (Notice 1 should be used if your proposed development will encroach on the neighbouring property, such as a roof or gutter overhang or foundations.)

DECLARATION

I/We enclose:

- 5 copies of this application form ☑
- 5 copies of all plans ☑
- A completed Article 7 certificate ☑
- ☑

Tick all boxes

Signed [redacted] Date: 29/3/01

5

Reading
BOROUGH COUNCIL

01 0405

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

CERTIFICATE UNDER ARTICLE 7

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. Non[redacted]pplication relates is, or is part [redacted]

Signed [redacted]

Dated [redacted]/01

On behalf of Mr & Mrs S. Jones

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 .....

READING BOROUGH COUNCIL
DEPARTMENT ON
LR | ES | PH
30 MAR 2001
US | HS | SS

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. .....

.....

.....

.....

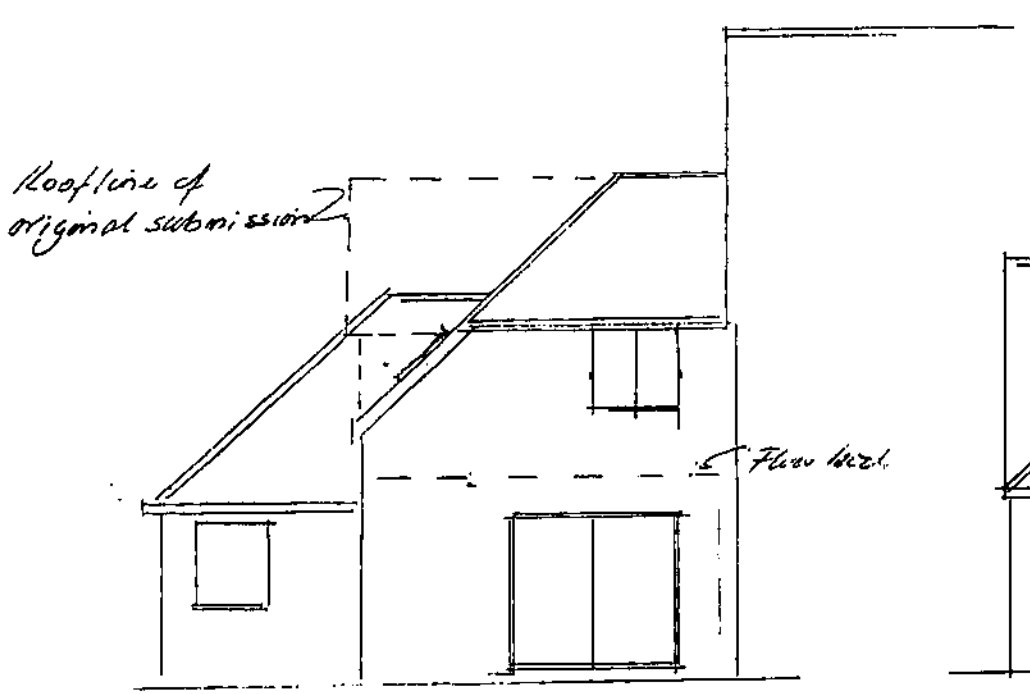
.....

.....

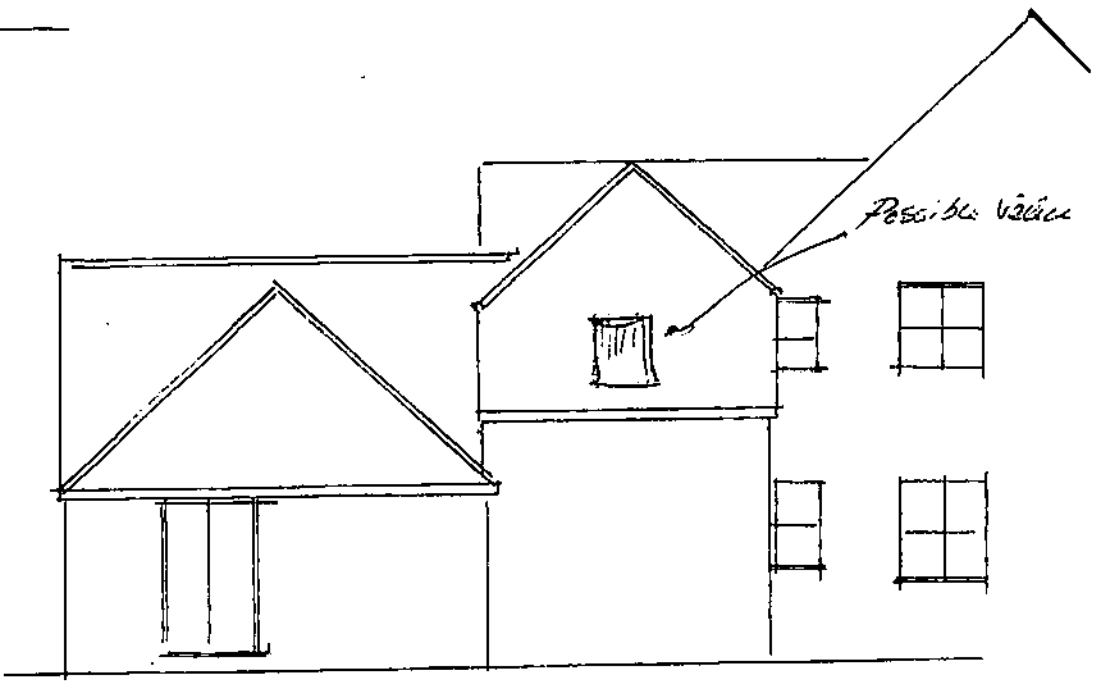
.....

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.



NORTH WEST.

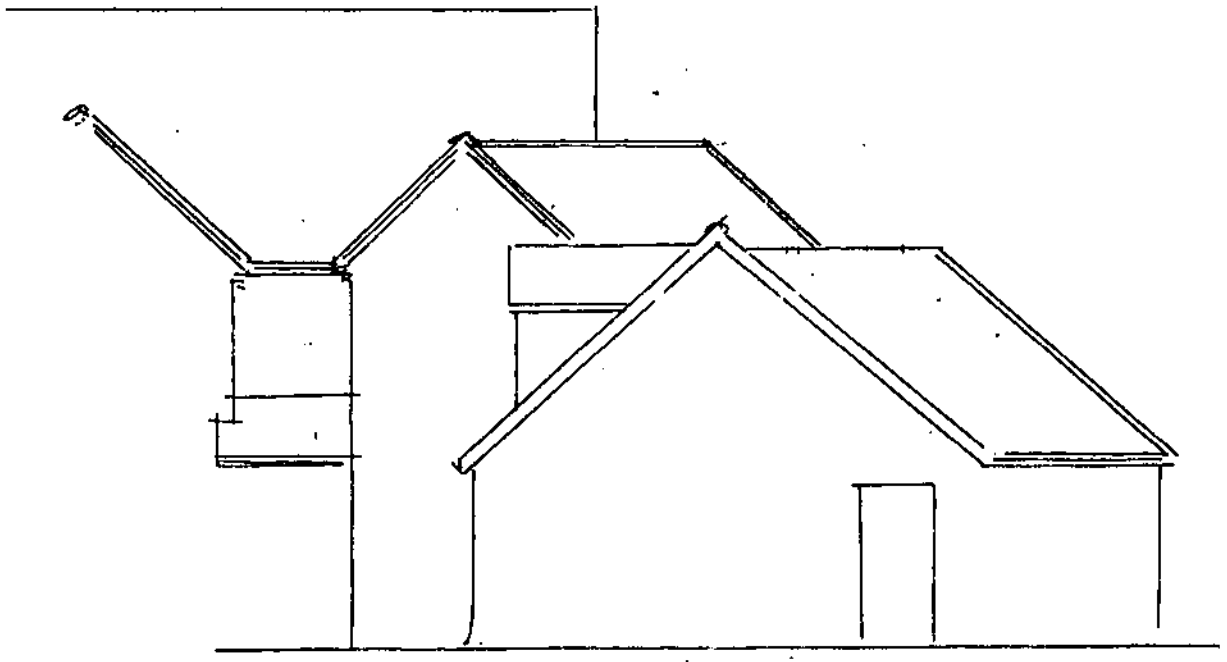


NORTH EAST

07768-415095

16 BARRINGTON WAY.

SKETCH SCHEME FOR REVISED TWO STOREY EXTENSION.



Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Mr Jones
16 Barrington Way
Reading, RG1 6EG

Our Ref:
Your Ref: 01/00405FUL

Direct: ☎ 0118 939 0696
Extension: 2696

14 February 2002

Your contact is: Emma Burgess - Planning

Dear Mr Jones

RE: Amendments to consent 01/00405/FUL/SC

I am writing with reference to your enquiry regarding amending the planning consent given on 22nd August 2001 for a two storey rear extension, front extension to garage with room over. I also refer to the meeting you had with Mr Greenway.

Condition 4 of the approved application states that no windows, doors or other openings in the extension, other than those shown on the approved plans, shall be constructed.

After due consideration I consider that moving the bedroom window in the North -West elevation to the left as you face it, is acceptable as an amendment to the approved drawing without the need to submit a new application as it does not constitute a new window. The removal of the window in the main part of the house is also acceptable.

I consider that these works will not have a material affect on the neighbouring properties.

However, the addition of a new bathroom window will require a formal planning consent because of Condition 4 and you will therefore be required to formally apply to vary this condition.

The fee for this is £95. I have enclosed a set of application form s for your use. This application will be dealt with in the same manner as a normal planning application and you are therefore required to submit plans showing the proposals, a site location plan, block plan and a completed Article 7 Ownership Certificate

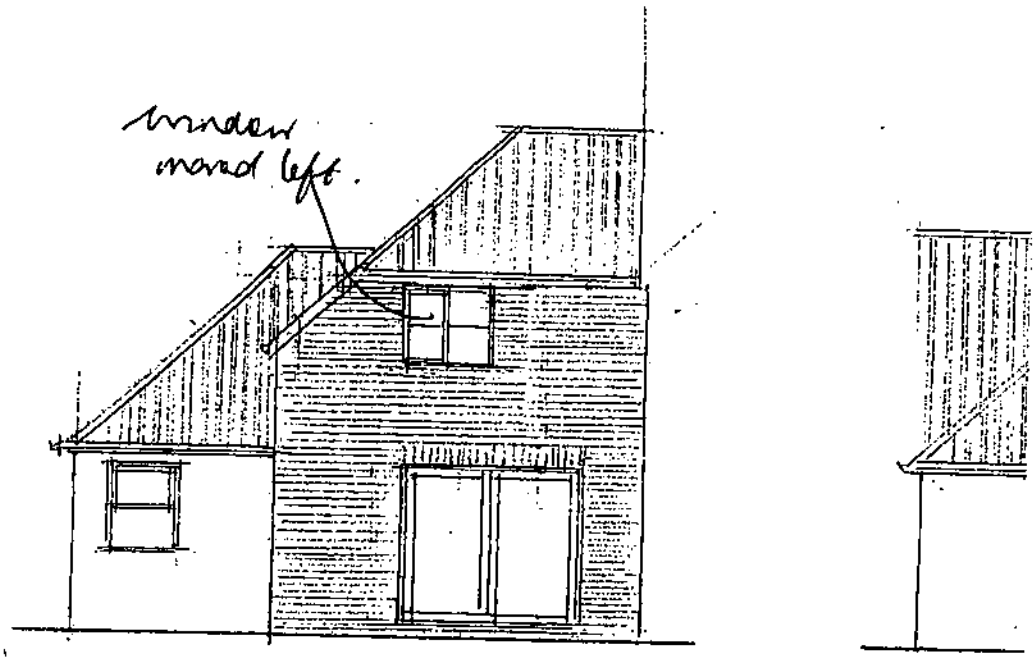
Yours sincerely

Emma Burgess
Planning Technician

[redacted]

Beacon Council 2001-2002 Town Centre Regeneration

FIRST FLOOR

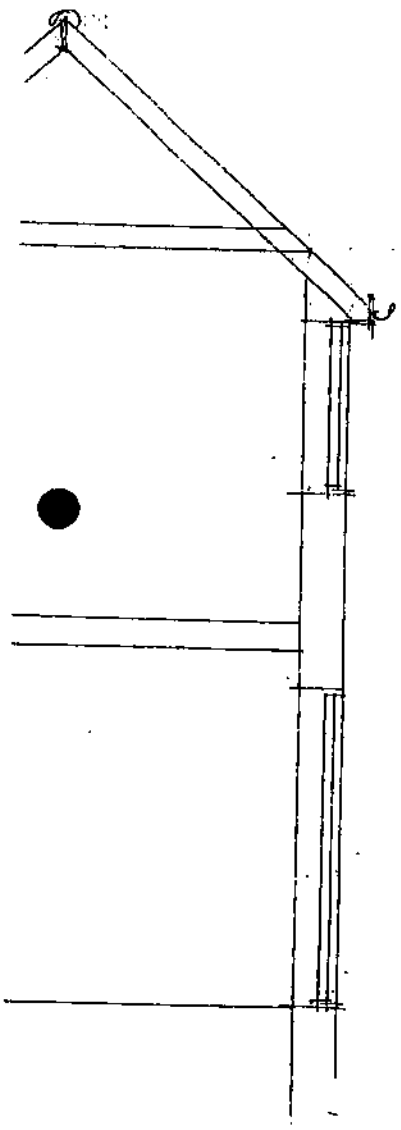


NORTHWEST

New roofs - interlocking tiling as existing.

Brickwork to match existing as near as possible including banding, quoins & detailing

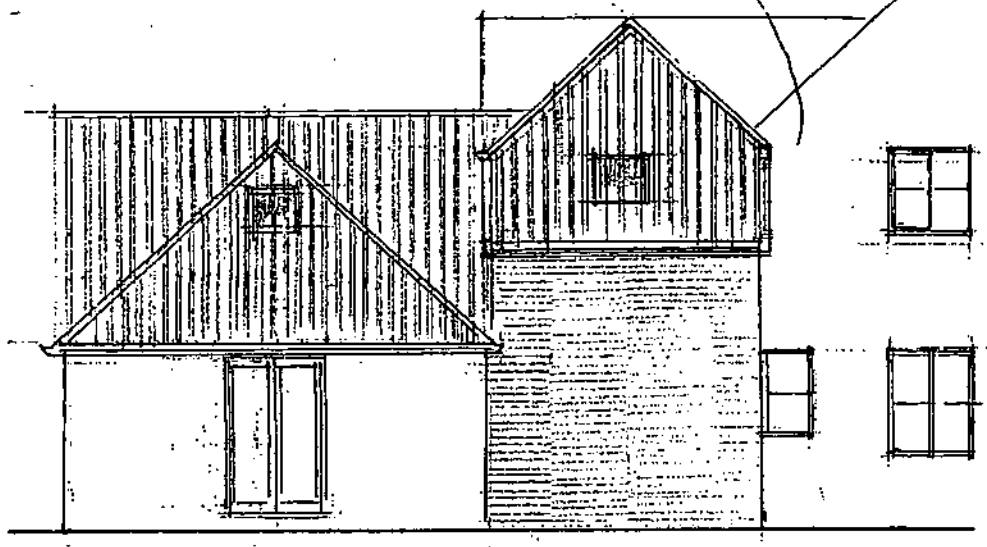
White upvc windows.
White upvc r.w. goods - squareline.



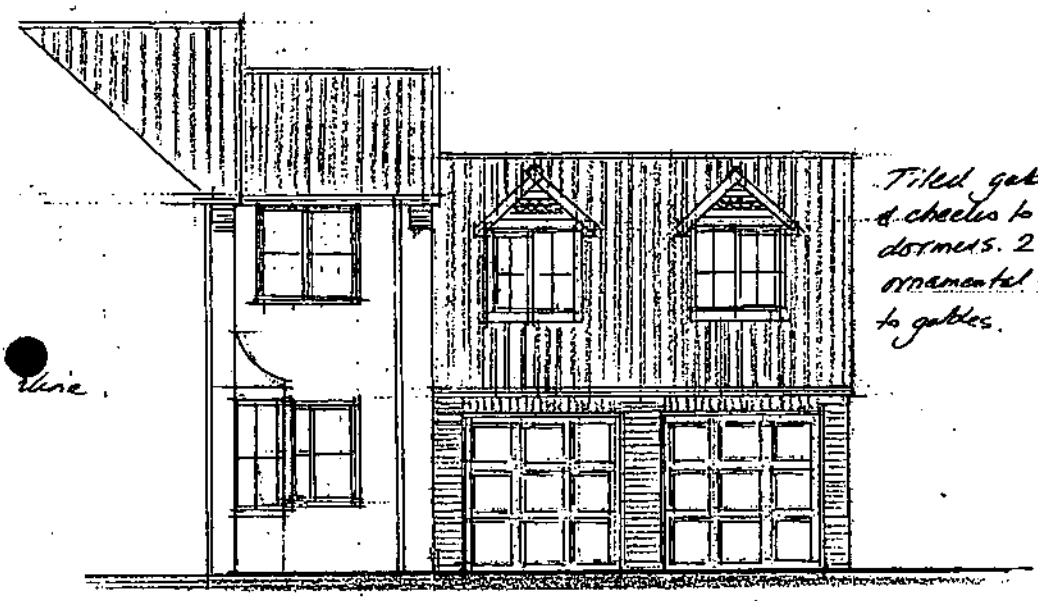


REMOVED NEW WINDOW

OBSCURED GLASS

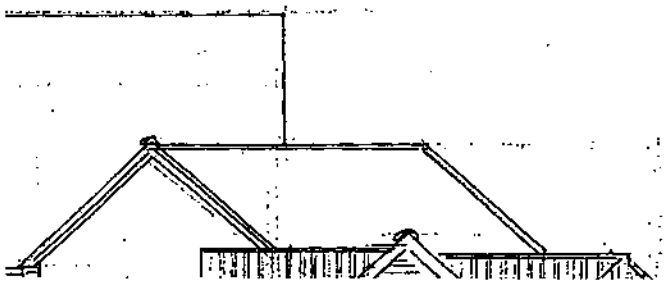


NORTHEAST



Tiled gables & cheeks to dormers. 2 courses ornamental tiles to gables.

SOUTHWEST



JOHN F

CHARTERED

Tel . 0118 9

client

Mr & Mrs. S. Jones

project

EXTENSION TO GA

CONVERSION OF

TWO STOREY REA

address

16, BARRIN

READING

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: John R. Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading

Application No: 01/00405/FUL

Applicant: Mr And Mrs Jones

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

Proposal: Two storey rear extension, front extension to garage with room over

At: 16 Barrington Way Reading RG1 6EG

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: 22nd August 2001

David Gworthy

Head of Planning and Transport

PH

Reading BOROUGH COUNCIL

Application At: 16 Barrington Way Reading RG1 6EG

Application No: 01/00405/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 PBC/1674; which were received by the local planning authority on 24th July 2001. 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 windows, doors or other openings in the extension, 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. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

Date: 22nd August 2001

David Gworthy

Head of Planning and Transport

PM

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.

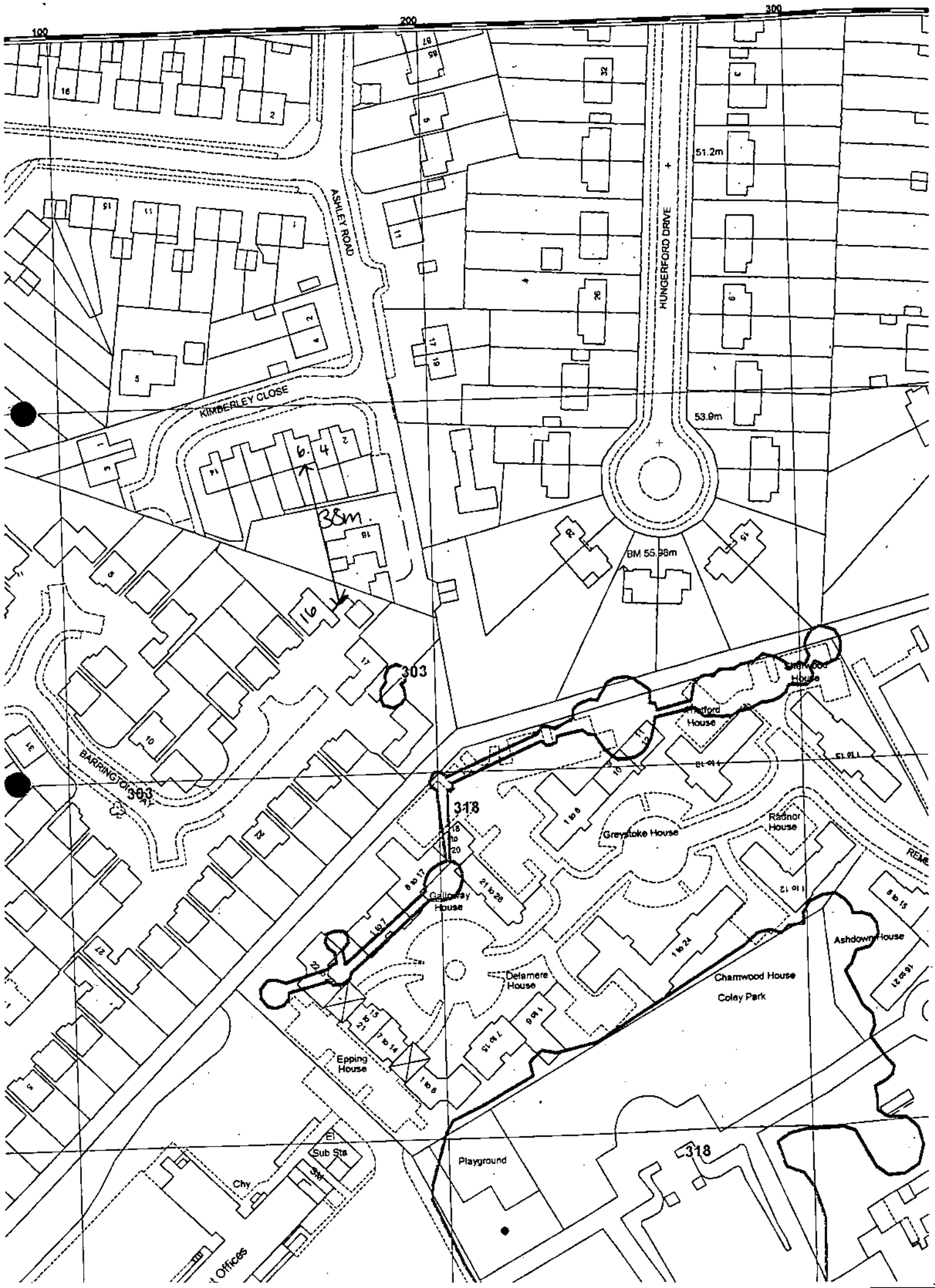
Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

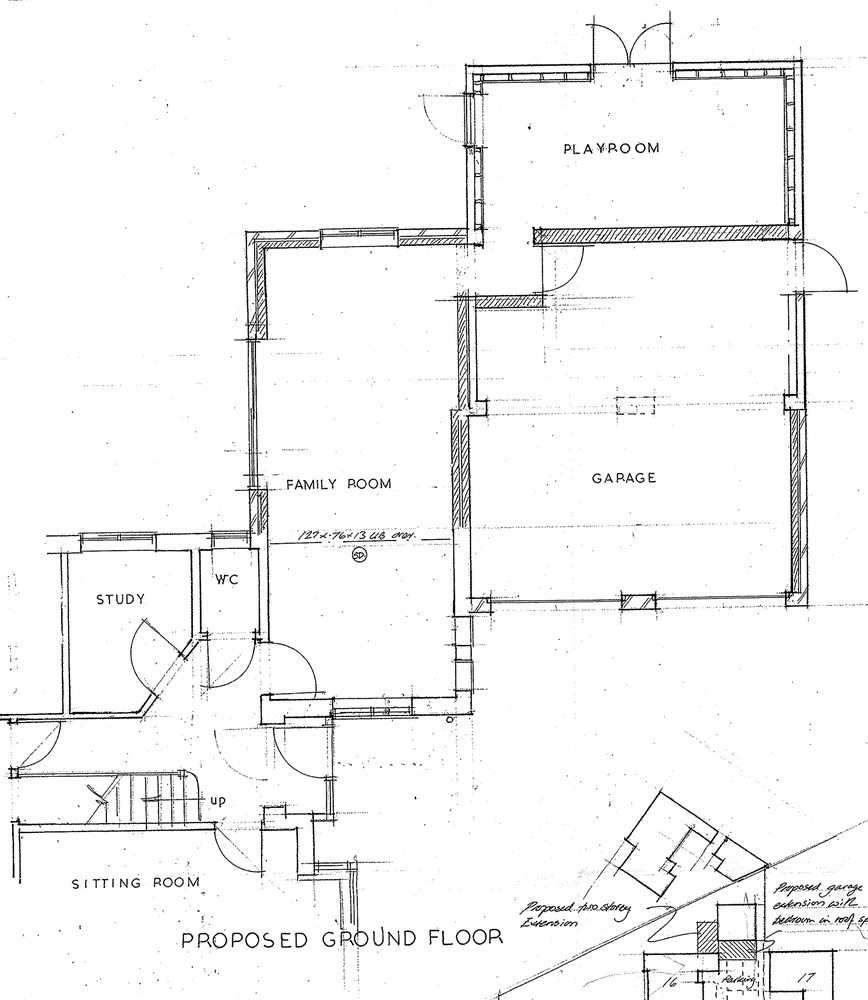
Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

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.


100
200
300
ASHLEY ROAD
KIMBERLEY CLOSE
HUNGERFORD DRIVE
51.2m
53.9m
BM 55.98m
38m.
303
318
BARRINGTON WAY
Greystoke House
Radnor House
Galloway House
Delamere House
Charnwood House
Coley Park
Ashdown House
Epping House
Sub Sta
Chy
Playground



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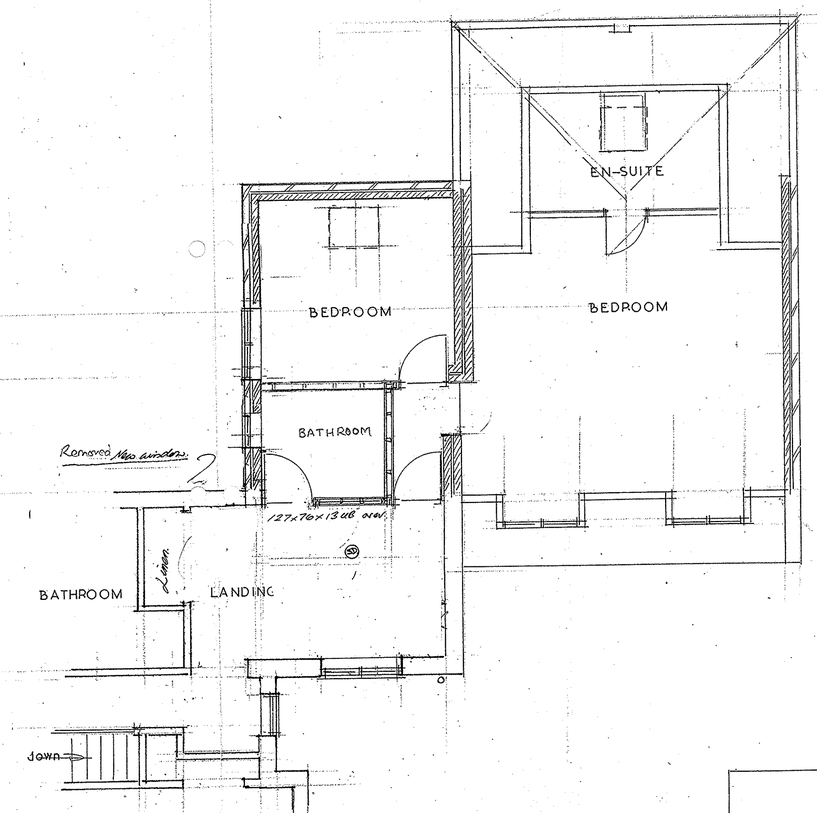

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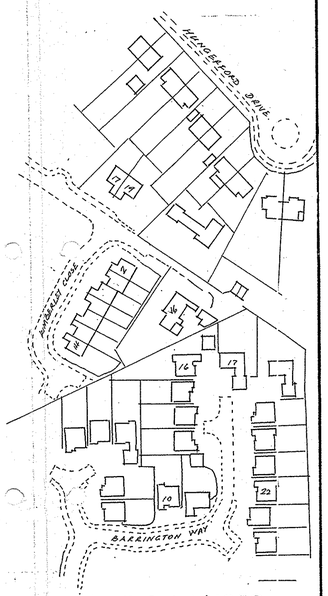

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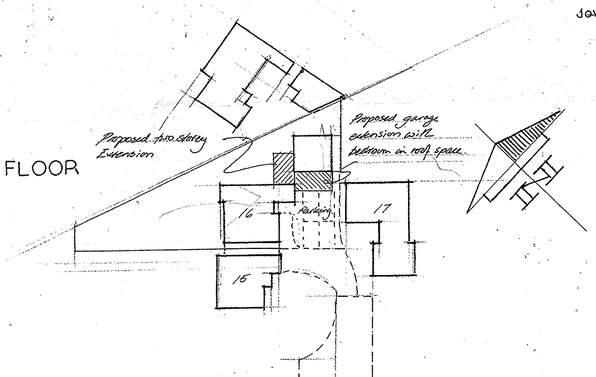

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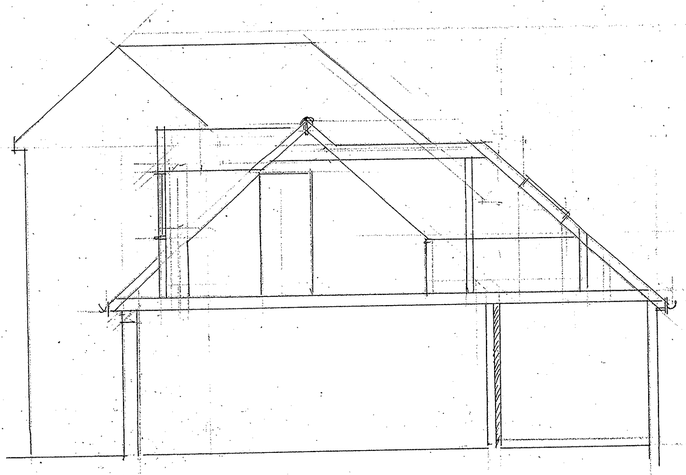

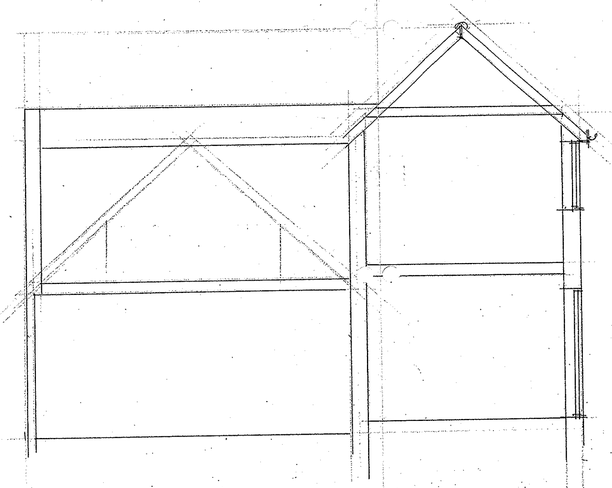

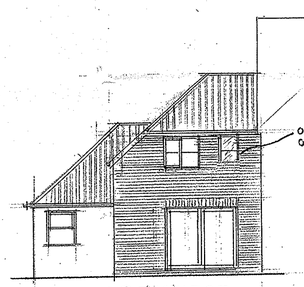

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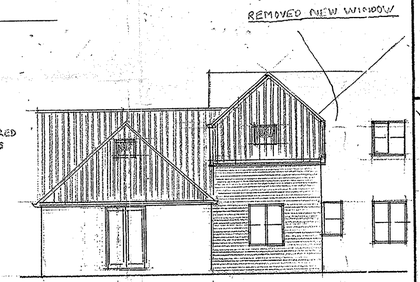

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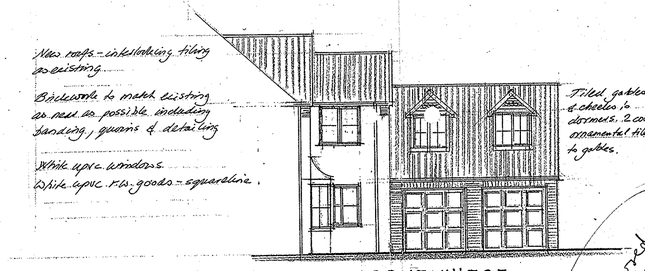


SOUTHWEST



SOUTHEAST

REMOVED NEW WINDOW

converted

JOHN R HALL
CHARTERED SURVEYOR
Tel: 0118 9882883

ENVIRONMENTAL SERVICES
READING BOROUGH COUNCIL
DATE
23 JAN 2002

client
Mr & Mrs. S. Jones

project
EXTENSION TO GARAGE AND CONVERSION OF ROOF SPACE OVER TWO STOREY REAR EXTENSION

address
16, BARRINGTON WAY, READING

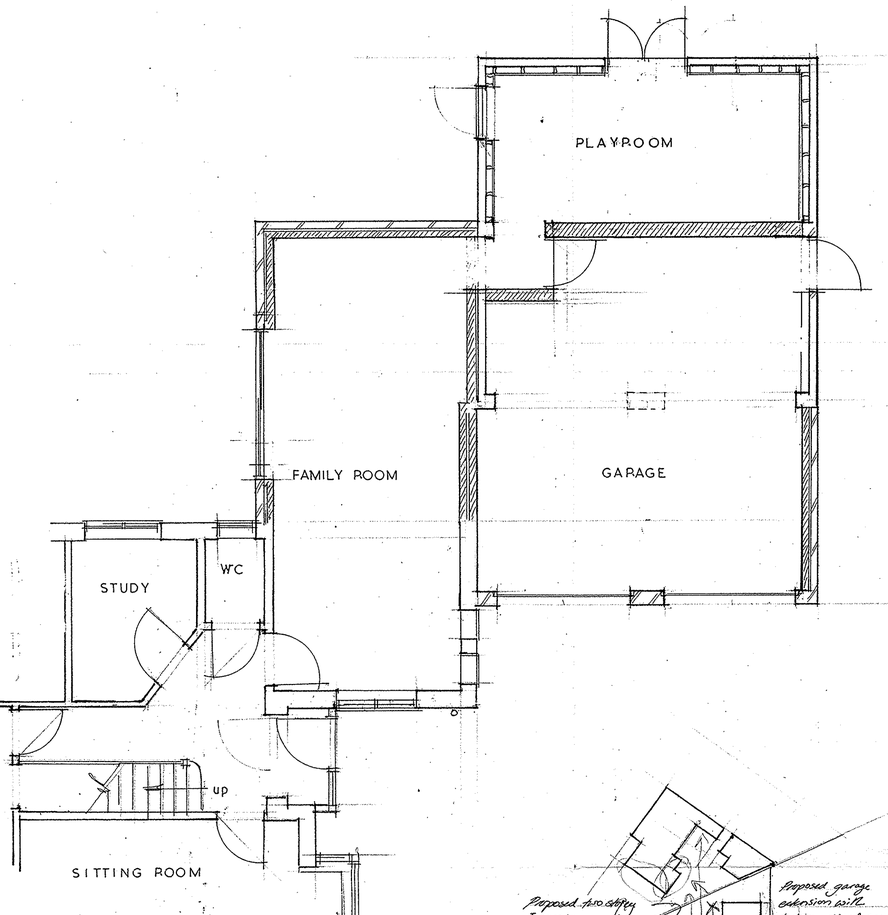
scales
1/50 & 1/100

date
February 2001

drawn by

drwg no
PBC/1674

rev



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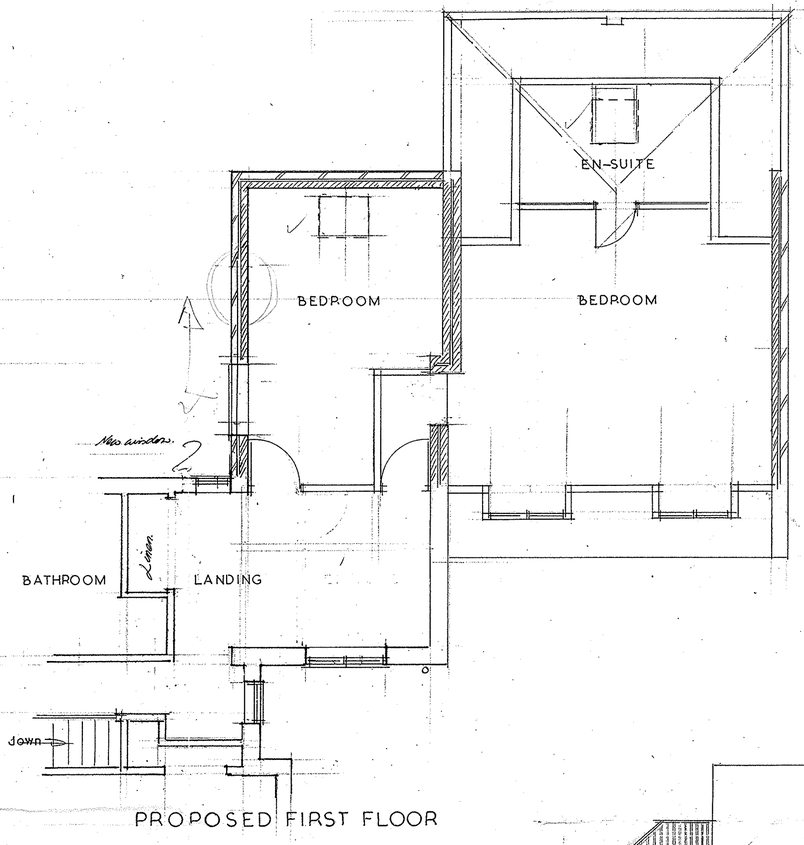

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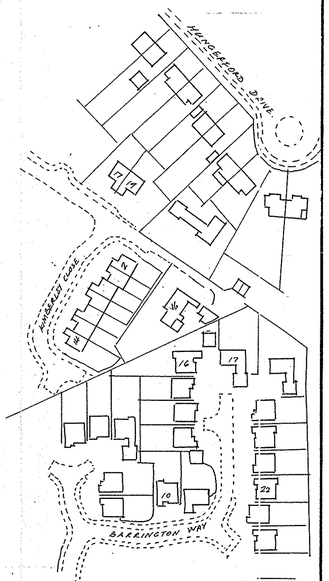
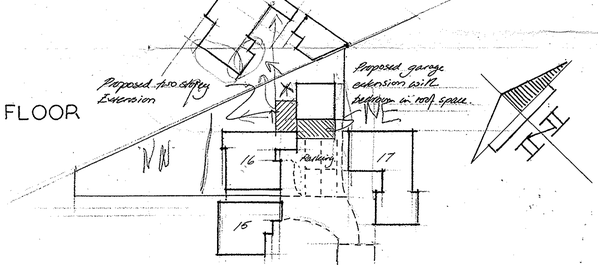
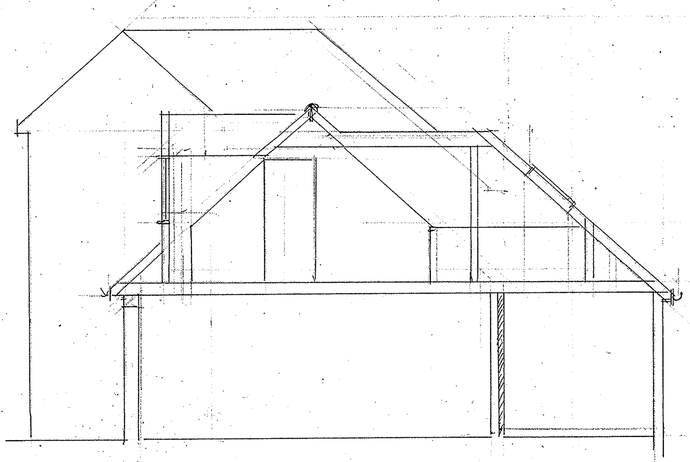
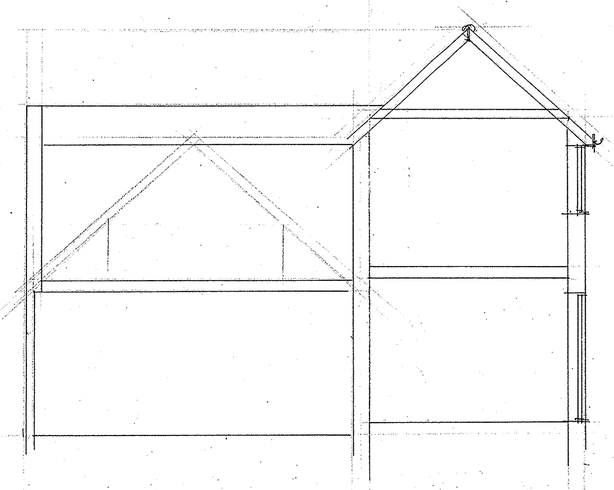


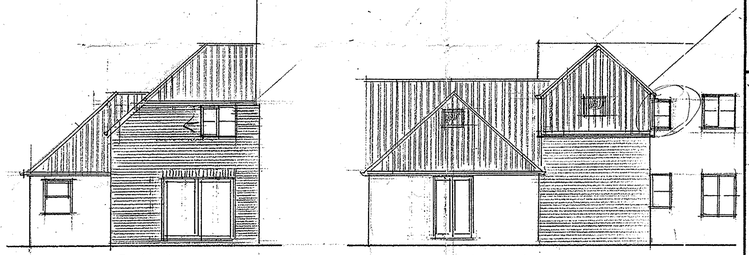
LOCATION 1/1250



BLOCK PLAN 1/500

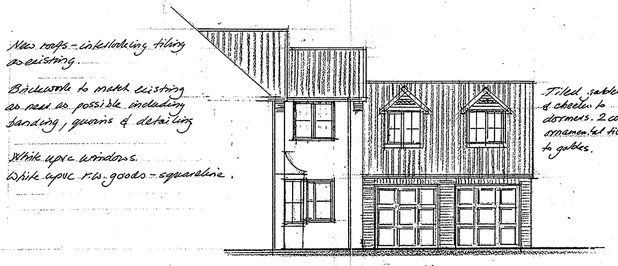






NORTHWEST

NORTHEAST



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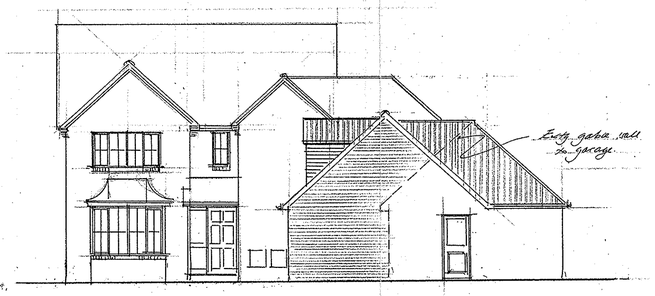

SOUTHEAST

READING BOROUGH COUNCIL
AMENDED PLAN

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

RECEIVED
24 MAY 2001

client
Mr & Mrs. S. Jones

project
EXTENSION TO GARAGE AND CONVERSION OF ROOF SPACE OVER TWO STOREY REAR EXTENSION

address
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date
February 2001

drawn by
JRHT

drwg no
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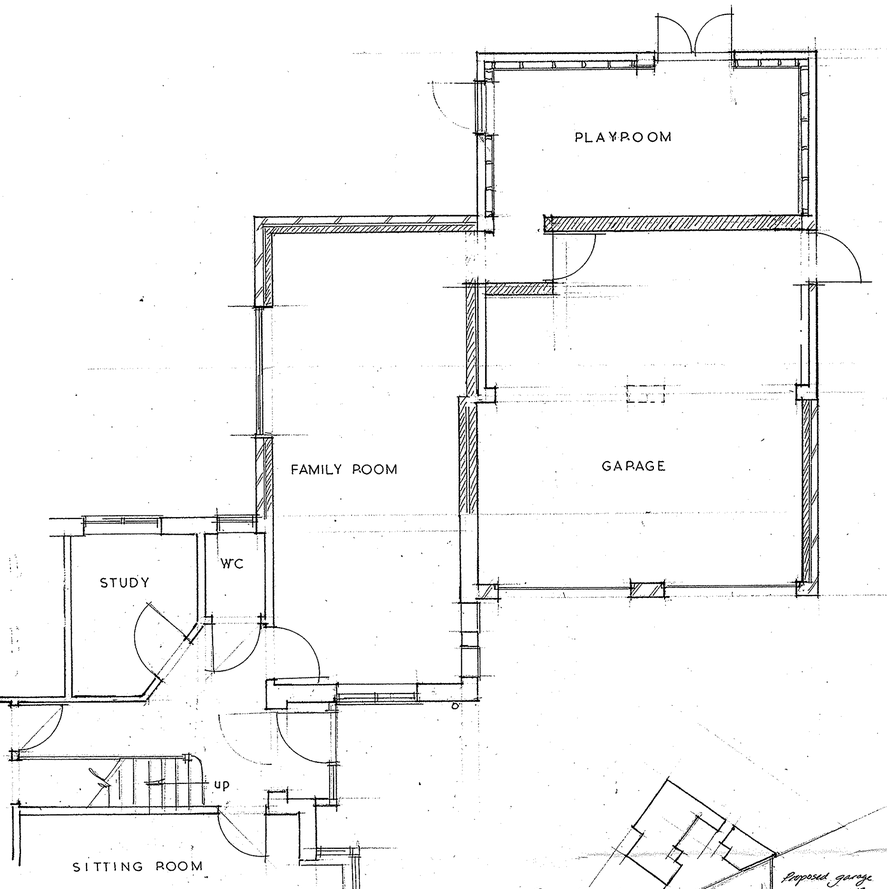

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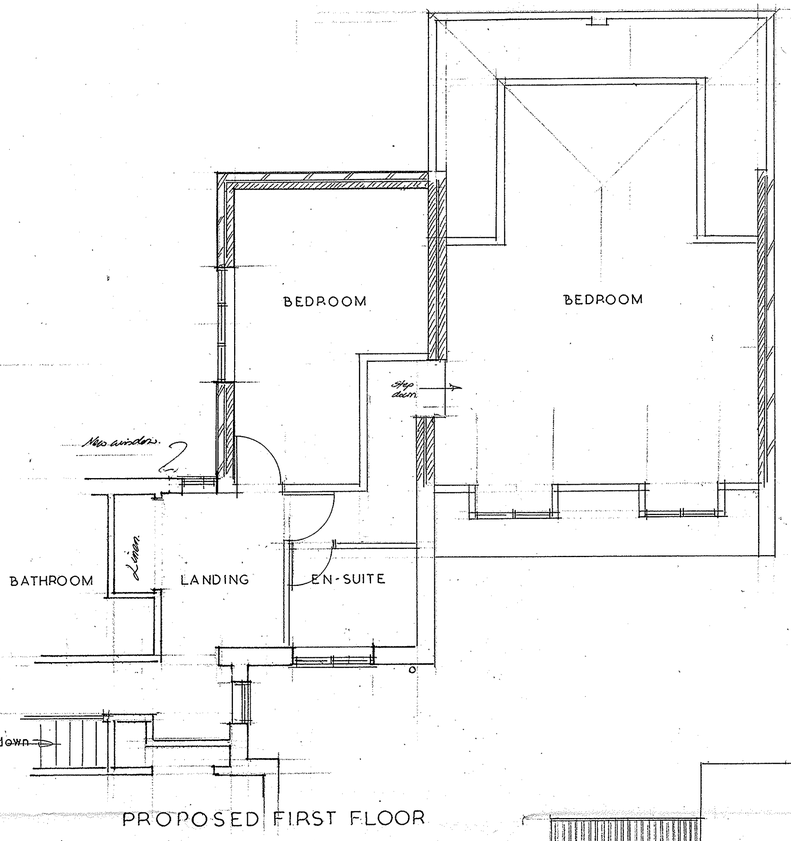

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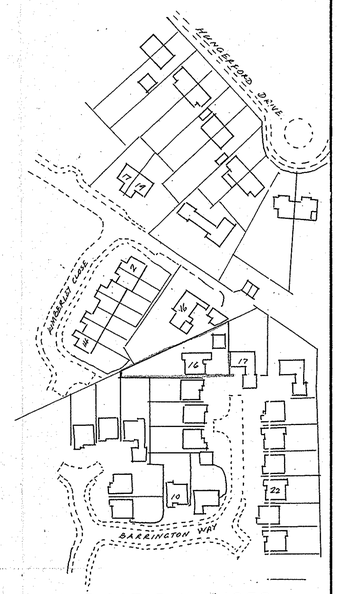
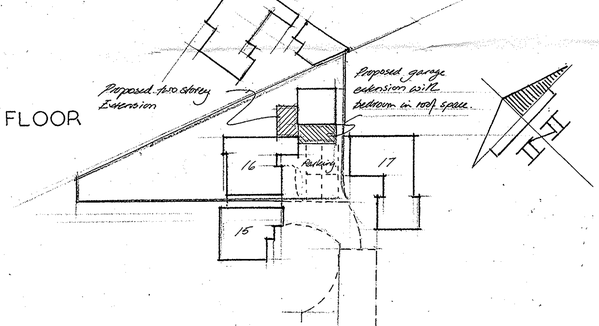


LOCATION 1/1250



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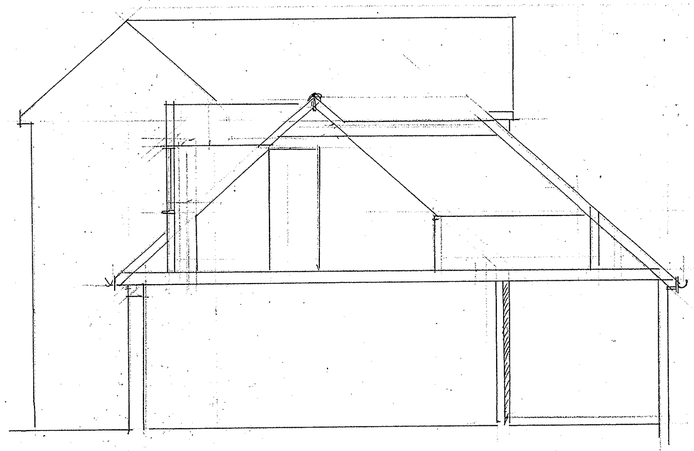
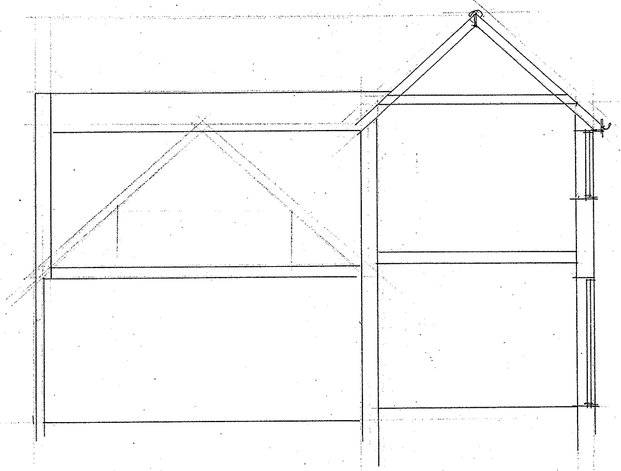
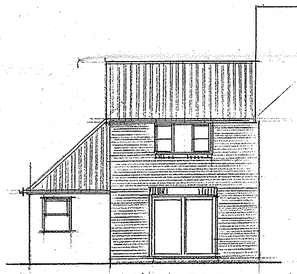
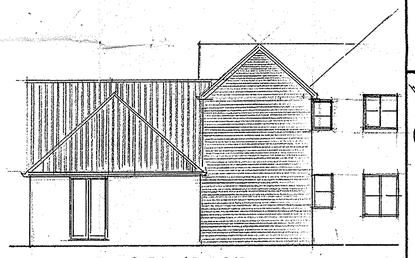






NORTHWEST



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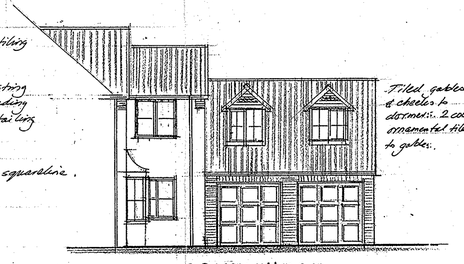

SOUTHWEST



SOUTHEAST

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

READING BOROUGH COUNCIL
CLIENT SERVICES
DIR | ES | PH
30 MAR 2001
LS | HS | SS

client
Mr & Mrs. S. Jones

01 0405

project
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drwg no
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rev

PLANNING