Reading BOROUGH COUNCIL

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

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr Stephen Jones
16 Barrington Way
Reading
RG1 6EG

Application No: 02/00609/FUL

Applicant: Mr Stephen Jones

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

Proposal: Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

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: 25th June 2002

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 16 Barrington Way Reading RG1 6EG

Application No: 02/00609/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 to drawing number PBC/1674 Rev A which was received by the local planning authority on 7 May 2002. Reason: as this drawing effectively supersedes that approved under application number 01/00405/FUL on 22 August 2001 and to clarify which drawing is 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, 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: 25th June 2002

David Gworthy

Head of Planning and Transport

NOTES

APPEALS

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

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

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

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

BERKSHIRE ACT 1986 – Section 32

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

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

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

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

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

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

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

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

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

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

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

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

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

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

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

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

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

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

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

HAZARDOUS WASTE AND MATERIALS

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

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

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

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

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

BUILDING REGULATIONS

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

CASE OFFICER RECOMMENDATION

Agent: Mr Stephen Jones
16 Barrington Way
Reading
RG1 6EG

Application No: 02/00609/FUL

Recommendation: Application Permitted

Applicant: Mr Stephen Jones

Proposal: Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

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 to drawing number PBC/1674 Rev A which was received by the local planning authority on 7 May 2002. Reason: as this drawing effectively supersedes that approved under application number 01/00405/FUL on 22 August 2001 and to clarify which drawing is 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, 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.

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

Signed : [redacted]

Date : 26/06/02

Standard Paragraph for Code U03424
Filename [D:\uniform2000\home\stdpara\dc_rpt\u03424.ufm]
Copy From [ ] (Press <DETAIL> to copy text onto this paragraph)

Site Address: 16 Barrington Way, Reading.

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

APPRAISAL

Note: this report should be read in conjunction with the report on application 01/00405/FUL.

Application no 02/00609/FUL is effectively an amendment to application no 01/00405/FUL, by creating a dormer out of an existing window in the front elevation of the original house; by re-orientating the front open porch (exchanging the respective positions of the existing front door and the window at right angles to it); and introducing a second window in the rear elevation.

There were some complaints about the works on site not being fully in accordance with the originally submitted drawings, which were amended to take account of changes. The current application seeks to regularise any outstanding changes. NOTE: (1) works already completed except for porch; (2) p.d. rights removed on original consent.

Amendments do not cause any direct overlooking of neighbouring properties, and with regard to works already completed, there are certainly nothing which warrants the refusal of planning permission nor the expediency of taking enforcement action.

The proposals are in keeping with the house and do not affect neighbouring properties and therefore comply with Reading Borough Local Plan Policy HSG 8 (House Extensions).

ACCESS IMPLICATIONS
The access to the house will be affected by the proposal, but will be required to comply with Part M of the Building Regulations.

CONSULTATIONS
No replies received. Except for the proposed porch amendments, the proposed works are already in situ. Proposals explained/discussed on site with neighbour at number 17, but agreed no new planning issues (does not like side garage door, but not objectionable from a planning point of view).

NO HIGHWAYS ISSUES

RECOMMENDATION
nt subject to conditions.

DC Screens Menu | Word Processor | Load File | DC_MENU
Main Menu | DC_PRINT

READING BOROUGH COUNCIL

31 MAY 2002

PLANNING

PLANNING AND TRANSPORT

Memo

READING BOROUGH COUNCIL

16 MAY 2002

ENVIRONMENTAL SERVICES

To: Building Control Section

From: Dennis Greenway , 939 0286

Date: 15th May 2002

Re: Consultation on Planning Application

Application Number: 02/00609/FUL/DG

Address: 16 Barrington Way Reading RG1 6EG

For: Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

Please may I have your comments in relation to any Building Control issues in relation to the above development by 5th June 2002

I have consulted you because the development involves:

- ☐ Loft Conversion
- ☐ Conversion to residential unit(s)
- ☐ Change of use
- ☐ Alterations to a building open to the public
- ☐ Other

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

If you are not able to meet the 5th June 2002 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:

- ☑ No objections
- ☐ No objections subject to conditions attached
- ☐ Clarification required – see attached
- ☐ Object – see attached

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

8

It is preferable to put surface water to a soakaway now. [redacted] 27/5/2

PLANNING AND TRANSPORT

Memo

To: Development Control Manager (Transport)

From: Dennis Greenway, 939 0286

Date: 15th May 2002

Re: Consultation on Planning Application

Application Number: 02/00609/FUL/DG

Address: 16 Barrington Way Reading RG1 6EG

For: Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

Please may I have your comments in relation to any transport issues in relation to the above development by 5th June 2002

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

If you are not able to meet the 5th June 2002 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

[redacted] 22.5.2002

ROAD Barnington Way HOUSE NO. OR NAME 16 CARD NO.

REGISTER NO.	PLAN NO.	DEVELOPMENT	DECISION	DATE
01/00405/ FUL/SC		Two storey rear extension, front extension to garage with room over.	Consent,	24/8/01

App No. 02/00609/FUL Status PCO U.P.R.N. 00580/0016/0/000
Address 16 Barrington Way Reading RG1 6EG

Proposal Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

Letter for selected Neighbours NEICON
Batch Print of letter done (Y/N) Y
Neighbour Standard Consultation
Date of Last Batch Print 15.05.2002

Street Number	Name	Locality	Postcode	House Numbers From	House Numbers To	Odd/Even (O/E)	House Name	Flat Numbers From	Flat Numbers To	Postcode	Printed
410	Ashley Road			16	25	O					15.05.2002
	District	County	RG1 6HT	17							15.05.2002
	Town	Reading									

Street Number	Name	Locality	Postcode	House Numbers From	House Numbers To	Odd/Even (O/E)	House Name	Flat Numbers From	Flat Numbers To	Postcode	Printed
580	Barrington Way			14	15						15.05.2002
	District	County	RG1 6EG	17	18						15.05.2002
	Town	Reading									

Street Number	Name	Locality	Postcode	House Numbers From	House Numbers To	Odd/Even (O/E)	House Name	Flat Numbers From	Flat Numbers To	Postcode	Printed
4150	Kimberley Close			2	14	E					15.05.2002
	District	County	RG1 6LA								
	Town	Reading									

DC Screens Menu Considerations Print Neighbours DC MENU
Main Menu

App No. 02/00609/FUL Status PCO U.P.R.N. 00580/0016/0/000
Address 16 Barrington Way Reading RG1 6EG

Proposal Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

Standard Consultees Expiry Date 05.06.2002 Last Print Printed 15.05.2002 Reply Recvd 15.05.2002

Consultee	Letter	Notes	Last Print Printed	Reply Recvd
TR	TRANME		15.05.2002	
BC	BCMEMO		15.05.2002	

Site Notices: Last Print 15.05.2002

Site Notice Type: SITE — Site Notice — Date Printed: 15.05.2002

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_MENU
Main Menu | Print Site Notices | Reports Screen | DC_NEIGHBR

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900

Fax: 0118 958 9770

Mr Stephen Jones
16 Barrington Way
Reading
RG1 6EG

020609

Our Ref: 02/00609/FUL/
Your Ref:

Direct: ☎ 0118 939 0450
e-mail:

7th May 2002

E Burgess

Your contact is: ~~Chris Bintcliffe,~~ Planning

Dear Sir/Madam

Applicant: Mr Stephen Jones
Location: 16 Barrington Way Reading RG1 6EG
Proposal : Extension to garage and conversion to roof space over. Two storey rear extension. Changes to porch over front door (amendments to planning application 01/00405/FUL)

Thank you for your application, which has been given reference number 02/00609/FUL/ received on 7th May 2002. Unfortunately the application is considered **invalid** for the following reasons:

1 On the enclosed location plans please outline the application site in red with any adjoining land that is under the same ownership in blue.

The statutory eight week period for the determination of the application will only commence when all matters above have been dealt with.

If I do not hear from you within 28 days the application will be returned to you and any fee paid will be refunded under separate cover.

Please contact me if you require any further assistance.

Yours faithfully,

for the Planning Manager

020609

Mr Stephen Jones
16 Barrington Way
Reading
Berkshire
RG1 6EG

4th May 2002

Dennis Greenway
Senior Planning Officer
Reading Borough Council
Civic Centre
Reading
Berkshire
RG1 7TH

READING BOROUGH COUNCIL
DATE
- 7 MAY 2002
ENVIRONMENTAL SERVICES

Dear Dennis,

Enclosed is a planning application that details a small number of amendments to the approved plans for planning application 01/00405/FUL. Details of the changes are included on the new plan.

Thanks again for your assistance in dealing with my planning related issues.

Yours sincerely,

[redacted]

Mr Stephen Jones

HOUSEHOLDER PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 8.30am and 5pm Monday to Friday

OFFICE USE ONLY:

1 Please read the accompanying **NOTES**

Applicant's Name	MR STEPHEN JONES
Address	16 BARRINGTON WAY READING BERKSHIRE
Postcode	RG1 6EG
Telephone (daytime)	[redacted]
E-mail	

2 APPLICATION NO: 020600

Agent's Name	
Address	
Postcode	
Telephone	
E-mail	
Contact Name	

3

Show the site outlined in **red** on the plans.
Complete only if different from above.

Site Address or Location

4

State the applicant's interest in the land. *(circle as appropriate)*
Owner / Prospective Purchaser / Lessee / OWNER *(specify)*

5

What is the application for?
Give brief details, for example: single storey rear extension, new garage, loft conversion etc

Proposed Development

EXTENSION TO GARAGE AND CONVERSION TO ROOF SPACE OVER. TWO STOREY REAR EXTENSION. CHANGES TO PORCH OVER FRONT DOOR. (AMENDMENTS TO PLANNING APPLICATION 011004051FUL)

6

How will this affect access to the 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) ☐ If b, Road affected:

7

Drainage:

How will storm/surface water be disposed of?	STORM WATER SEWERS
How will foul sewerage be disposed of?	FOUL WATER SEWERS

Reading BOROUGH COUNCIL

HOUSEHOLDER PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

8

Trees:

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

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

9

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

(please continue on an extra sheet of paper if needed)

BRICKWORK TO MATCH EXISTING, INCLUDING BANDING, QUOIN & DETAILING. (IBSTOCK OXTON GOLD).
TILES TO MATCH EXISTING (REDLAND).
WHITE UPVC WINDOWS.

10

Checklist:

Have you provided five copies of the completed application form ? ☑

Have you provided one completed ownership certificate? ☑

Have you provided five copies of a location plan? ☑

Have you provided five copies of a block plan? ☑

Have you provided five copies of plans? ☑

[Elevations, floor plans and any other plans that will help to explain your proposal]

Article 7 certificate Signed ? ☑

11

Fee:

Have you included the correct fee ? ☑

The current fee for an alteration or extension to one existing dwelling is **£95**. Please make cheques payable to Reading Borough Council.

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED [redacted] **ON BEHALF OF** MR STEPHEN JONES (THE APPLICANT) **DATE** 04/05/2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL

CERTIFICATE UNDER ARTICLE 7

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

CERTIFICATE UNDER ARTICLE 7

020609

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

READING BOROUGH COUNCIL
DATE - 7 MAY 2002
ENVIRONMENTAL SERVICES

Signed [redacted]

On behalf of MR STEPHEN JONES (APPLICANT)

Dated 04/05/2002

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 .....

Dated .....

NOTICE

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

Proposed development at .....

.....

.....

Description of proposed development

.....

.....

Name of applicant .....

Signed .....

On behalf of .....

Dated .....

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

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

Reading BOROUGH COUNCIL

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

Our Ref:
Your Ref:

Mr S Jones
16 Barrington Way
Reading
Berks, RG1 6EG

Direct: ☎ 0118 939 0286
Extension: 2286

21st February 2003

Your contact is: Dennis Greenway - Planning

Dear Mr Jones

RE: Amendments to planning application 02/00609FUL/DG

I am writing with reference to your letter of 14th February 2003.

After consideration I can confirm that the alterations described can be treated as amendments to the approved plans without the need for further formal planning consent. This is because they have minimum impact upon the property and the neighbouring properties.

Yours sincerely

Dennis Greenway
Planning West

Beacon Council
2001-2002
Town Centre Regeneration

Mr Stephen Jones
16 Barrington Way
Reading
Berkshire
RG1 6EG

14th February 2003

Dennis Greenway
Senior Planning Officer
Reading Borough Council
Civic Centre
Reading
Berkshire
RG1 7TH

READING BOROUGH COUNCIL
17 FEB 2003
ENVIRONMENTAL SERVICES

Dear Dennis,

Enclosed is an amendment to the approved plans for planning application 02/00609/FUL/DG for your consideration. Please see amended plan attached.

The changes cover linking the front porch into the garage roof. I have enclosed a current photograph of my house and also a computer edited version showing the proposed changes to the porch.

If you need to contact me by telephone my mobile number is 07768-415095.

Thanks again for your assistance in dealing with my planning related issues.

Yours sincerely,

[redacted]

Mr Stephen Jones

Happy to treat these as an amendment to the approved plans without the need for further formal planning consent This is because they have minimum impact on the property and neighbouring properties.



CURRENT

READING BOROUGH COUNCIL

17 FEB 2003

ENVIRONMENTAL SERVICES

PROPOSED



READING BOROUGH COUNCIL

17 FEB 2003

ENVIRONMENTAL SERVICES

To: Planning Manager
Reading Borough
Council
P O Box 17
Reading
RG1 7TD

READING BOROUGH COUNCIL

2 MAY 2002

PLANNING

Application No: 02/00609/FUL/DG 02/609

I have displayed the site notice(s) in a prominent position on the land/buildings at:

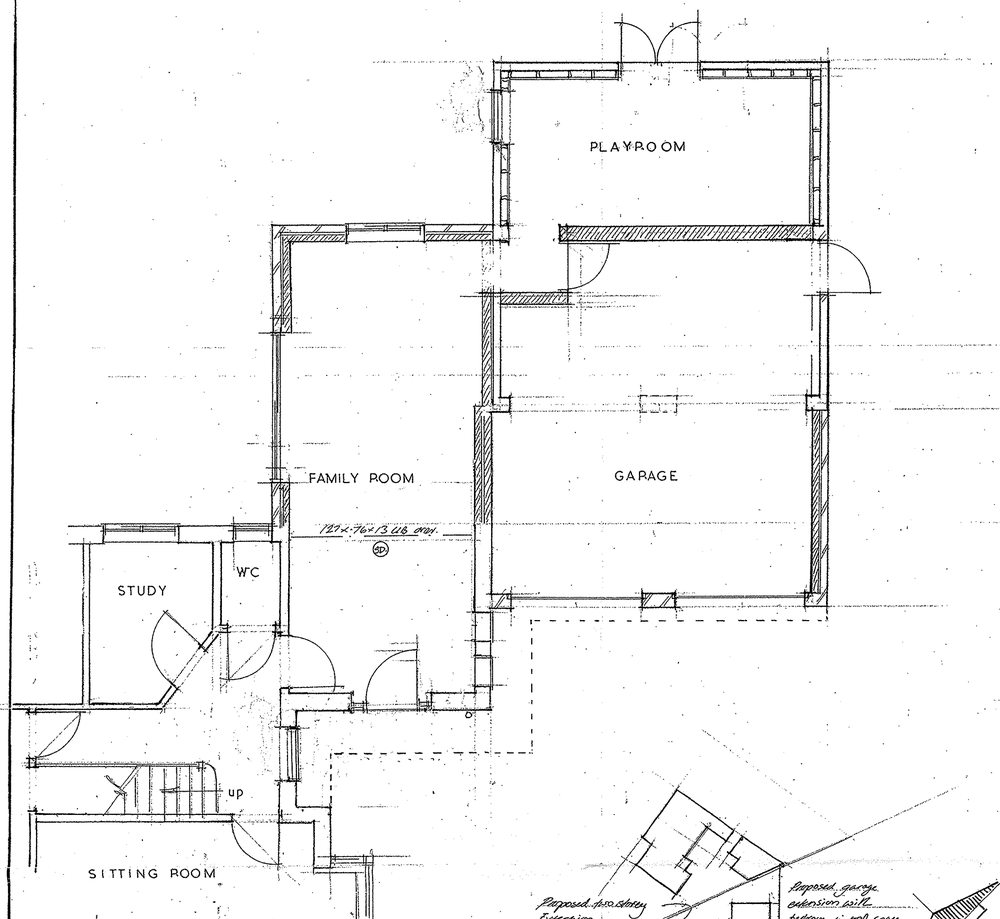
16 Barrington Way Reading RG1 6EG

Date notice displayed: 17/05/2002

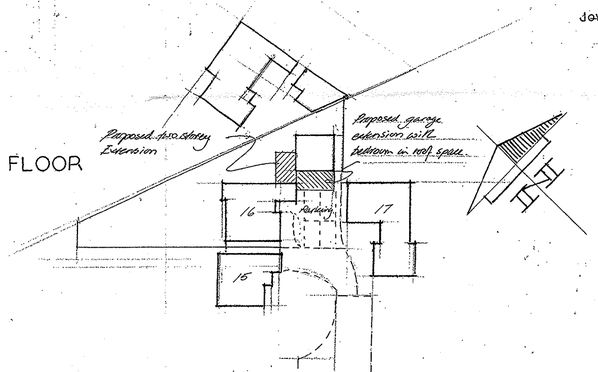
Signed: [redacted]

Date: 17/05/2002

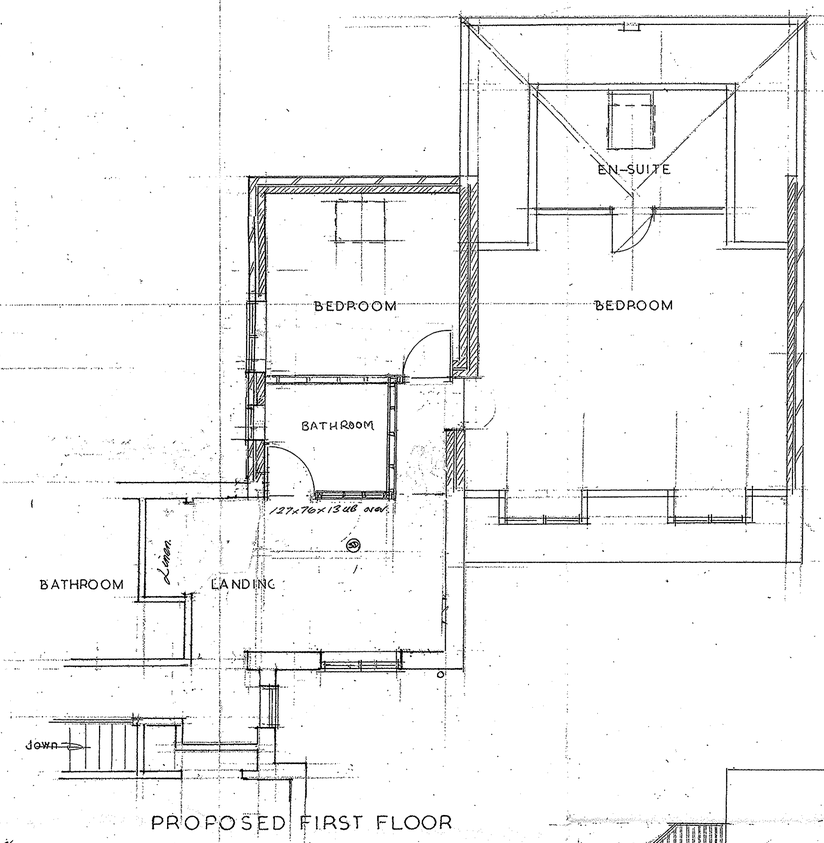
PLEASE RETURN THIS SLIP AS SOON AS POSSIBLE



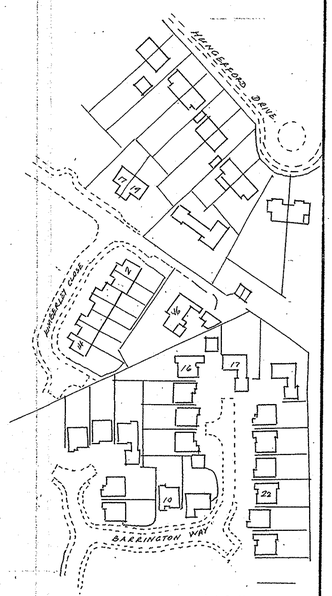
PROPOSED GROUND FLOOR



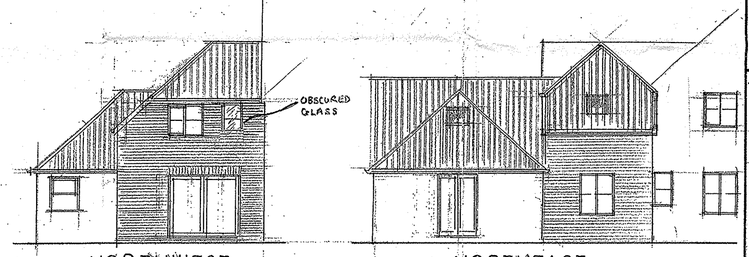
BLOCK PLAN 1/500



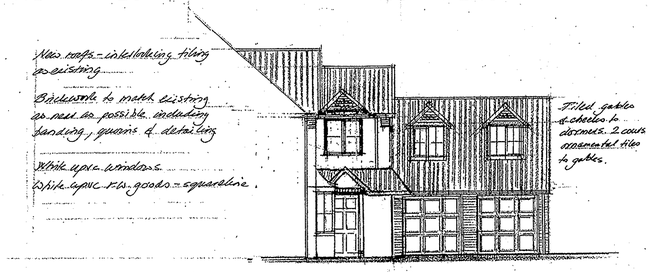
PROPOSED FIRST FLOOR



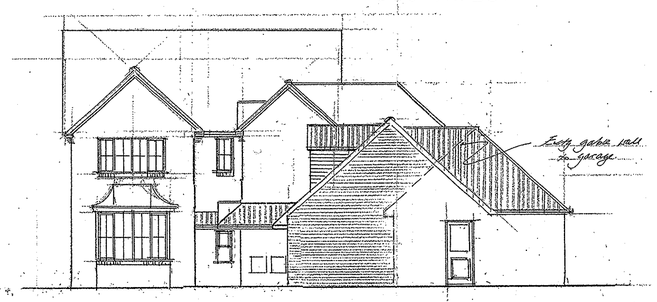
LOCATION 1/1250



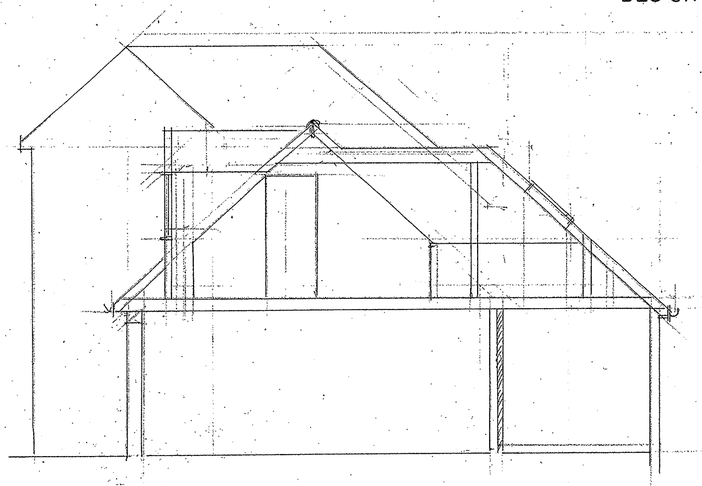
NORTHWEST NORTHEAST

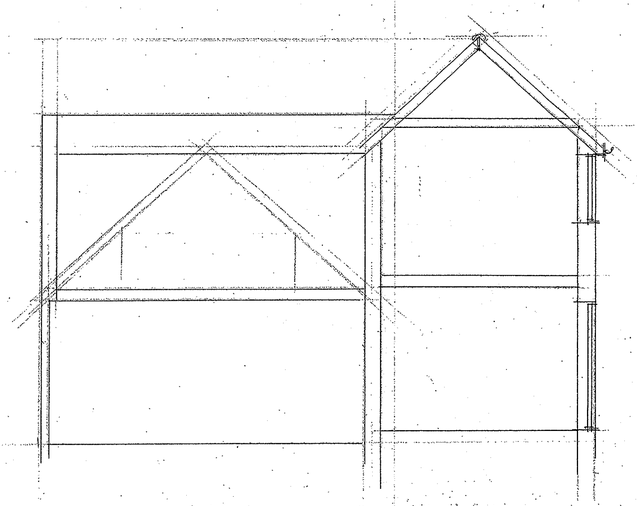


SOUTHWEST



SOUTHEAST





Revision A

1. First floor landing window, originally on northeast elevation, repositioned to northwest elevation. Glazing changed to obscured glass.
2. Addition of ground floor window to family room on northeast elevation.
3. Front door repositioned to southwest elevation with new porch over.
4. Addition of 'eyebrow' above first floor bedroom window on southwest elevation.

Revision B

1. Changes to link porch into garage roof.

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

READING BOROUGH COUNCIL
13 FEB 2001
ENVIRONMENTAL SERVICES

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
A

020609

PLAYROOM

FAMILY ROOM

GARAGE

127x76x13 u6 oval

STUDY

WC

up

SITTING ROOM

PROPOSED GROUND FLOOR

EN-SUITE

BEDROOM

BEDROOM

BATHROOM

127x76x13 u6 oval

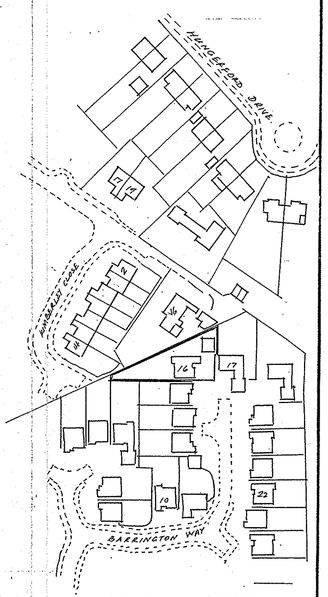
BATHROOM

Linen

LANDING

down

PROPOSED FIRST FLOOR



LOCATION 1/1250

Proposed two storey Extension

Proposed garage extension with bedroom in roof space

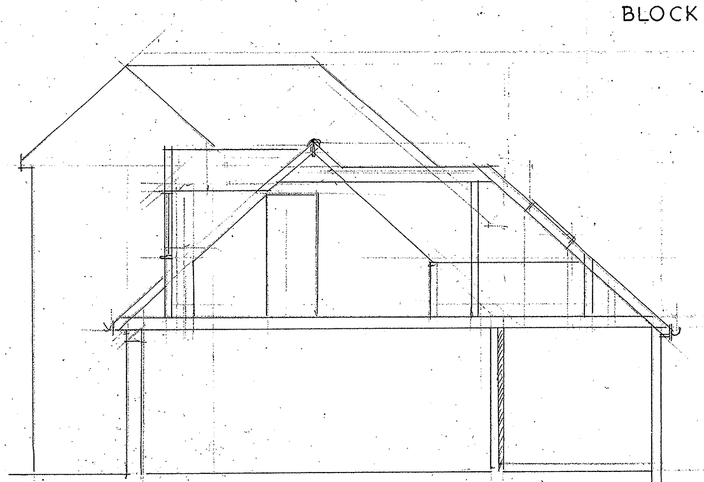
16

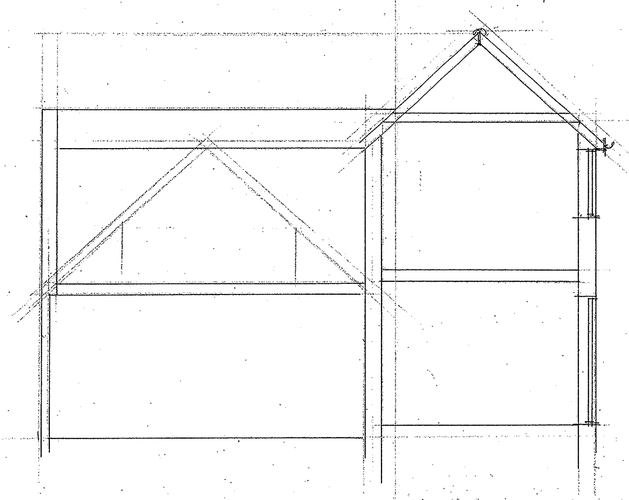
Parking

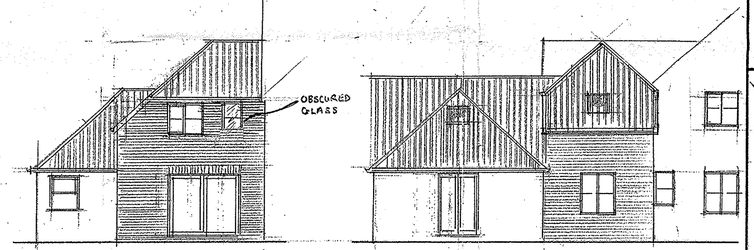
17

15

BLOCK PLAN 1/500

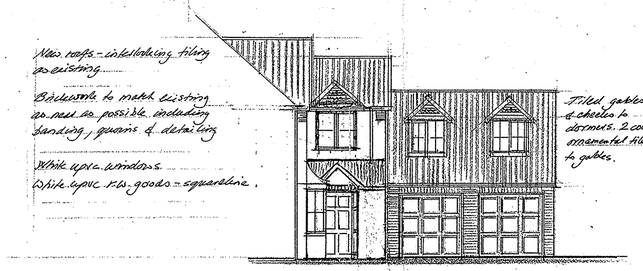




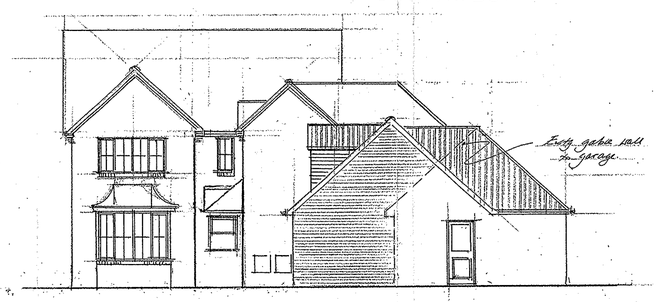


NORTHWEST

NORTHEAST



SOUTHWEST



SOUTHEAST

Revision A

1. First floor landing window, originally on northeast elevation, repositioned to northwest elevation. Glazing changed to obscured glass.
2. Addition of ground floor window to family room on northeast elevation.
3. Front door repositioned to southwest elevation with new porch over.
4. Addition of 'eyebrow' above first floor bedroom window on southwest elevation.

READING BOROUGH COUNCIL
DATE
- 7 MAY 2002
ENVIRONMENTAL SERVICES

JOHN R HALL
CHARTERED SURVEYOR
Tel. 0118 9882883

client
Mr & Mrs. S. Jones

project
EXTENSION TO GARAGE AND CONVERSION OF ROOF SPACE OVER TWO STOREY REAR EXTENSION
CHANGES TO PORCH OVER FRONT DOOR

address
16, BARRINGTON WAY, READING

scales
1/50 & 1/100

date
February 2001

drawn by

drwg no
PBC/1674

rev
A