APPLICATION NUMBER: 02/00001/FUL

THE PROPOSAL

Rear Conservatory

SITE DESCRIPTION AND SURROUNDING AREA

Semi - detached house in residential area

RELEVANT SITE HISTORY

83/TP/448 – Two Storey Side Extension - Conditional Consent

88/TP/601 - Erection of a detached garage – Conditional Consent

REPONSE TO CONSULTATIONS

No objections from any neighbouring properties. Conservatory exempt from Building Regulations.

RESPONSE TO PUBLICITY

None

DISCUSSIONS WITH AGENT

None

POLICIES

This application is assessed against Policy HSG8 (House Extensions) in the Reading Borough Local Plan and Development Control Guidance Note 3 (DCGN3) (House Extensions).

APPRAISAL

The conservatory will be to the rear of the property adjacent to the boundary between 154 Halls Road and 156 Halls Road. However, there will be a space of 0.5m between the proposed and the boundary.

It is intended that it will extend 4.6m from the property. Due to the size of the garden this will not significantly reduce the amount of usable amenity space. This is taking into account the detached garage.

The neighbouring property has been extended at least 2.5 metres further than this. Therefore the conservatory will not cause any loss of daylight or sunlight to either property. As the next door neighbours extension is two storey and separated by a tall fence the proposal will not lead to overlooking or any invasion of privacy. There is a window in this extension which faces onto the property however this is partially screened by the fence and therefore those using the conservatory will not be able to look in.

The conservatory will 3 metres in height and 3.2 metres wide.

No other properties will be affected by this proposal in any way.

RECOMMENDATION

Grant

CASE OFFICER RECOMMENDATION

Agent: Stephen Robert Hinton
154 Halls Road
Tilehurst
Reading
RG30 4PU

Application No: 02/00001/FUL

Recommendation: Application Permitted

Applicant: Stephen Robert Hinton

Proposal: Rear Conservatory

At: 154 Halls Road Tilehurst Reading

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

Approved by Planning Manager/Team Leader : YES / NO
Signed : VEB
Date : 30/1/02

Site Visit Report

Appl. No ...02/00001/FUL/EB

Reading BOROUGH COUNCIL

Site visit carried out by ...EBurgess... on	
Slides/photographs taken (Yes)/No	
Yellow notice displayed (Yes)/No	Deadline for comments ...29/1/02...
Publicity check	Consults OK/More Needed (list on consults sheet)

Description of the Site

Sem. detached property with long rear garden.

Car Parking/Access Arrangements

N/A

Trees

N/A

Listed Building/Conservation Area Implications

N/A

Existing Use(s)

Residential

Surrounding Area

Residential

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

Reading BOROUGH COUNCIL

Sketch Plans/other notes done at site visit

On boundary Shouldnt cause probloms for neighbours fence already there

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: Stephen Robert Hinton
154 Halls Road
Tilehurst
Reading
RG30 4PU

Application No: 02/00001/FUL

Applicant: Stephen Robert Hinton

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

Proposal: Rear Conservatory

At: 154 Halls 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: 30th January 2002

David Gworthy

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 154 Halls Road Tilehurst Reading

Application No: 02/00001/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.

Date: 30th January 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 tha 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 intanded 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 providas 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 redavelopment 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 heve 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.

To/

PLANNING AND TRANSPORT

Memo

RH.

~~To:~~ From Building Control Section

READING BOROUGH COUNCIL

~~From:~~ To Emma Burgess , 939 0696

Date: ~~7th January 2002~~ 8/1/02. - 8 JAN 2002

Re: Consultation on Planning Application ENVIRONMENTAL SERVICES

Application Number: 02/00001/FUL/EB

Address: 154 Halls Road Tilehurst Reading RG30 4PU

For: Rear Conservatory

Please may I have your comments in relation to any Building Control issues in relation to the above development by 28th January 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 28th January 2002 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Emma Burgess

You may find the following useful for your response:

- ☑ No objections — Exempt Building Regs ∴ No Application Required.
- ☐ No objections subject to conditions attached
- ☐ Clarification required – see attached
- ☐ Object – see attached

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

R. Hames
8/1/02.

ROAD Halls Road HOUSE NO. OR NAME 154 CARD NO

REGISTER NO.	PLAN NO.	DEVELOPMENT	DECISION	DATE
83 TP	448	Two storey side extension (F)	C/con	27/7/83
88TP	601	Erection of detached garage	C/Consent	9-6-88

P.T.O.

Reading BOROUGH COUNCIL

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

020001

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:

STEPHEN ROBERT HINTON

Address:

154 HALLS ROAD TILEHURST

Postcode RG30 4PH ☎ 0118 942 5353

Q.1 Complete as fully as possible

RECEIVED 2 JAN 2002

Q.2 Site address:

Q.2 Complete only if different from above.

Q.3 Agent's name:

Address:

Postcode ..... ☎ .....

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

RECEIVED 2 JAN 2002

Q.4 Briefly, what do you want to do?

ERECT CONSERVATORY AT REAR OF 154 HALLS RD

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?.....

(b) How will foul sewerage be disposed of?.....

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.

WHITE PVCu ON A BRICK DWARF WALL

(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 ☑
- The current fee of £95 ☑

Tick all boxes

Signed [redacted] Date: 3-1-2002

Q.7 Trees:

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

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

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- 5 copies of all plans ☑
- A completed Article 7 certificate ☑
- The current fee of £95 ☑

Tick all boxes

Signed [redacted] Date: 3-1-2002

020001

Reading BOROUGH COUNCIL

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

Signed [redacted]

Dated 3-1-2002

On behalf of .....

RECEIVED
2 JAN 2002

RECEIVED
2 Jan 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 .....

Date .....

NOTICE

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

Proposed development at 154 HALLS ROAD TILEHURST RG30 4PU

Name of applicant STEPHEN ROBERT HINTON

Signed [redacted]

On behalf of .....

Date 3-1-2002

Description of proposed developmen. ERECT CONSERVATORY AT REAR OF 154 HALLS RD

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.



ERECT PVCu CONSERVATORY
AT REAR OF
154 HALLS ROAD TILEHURST
FOR MR S. R. HINTON

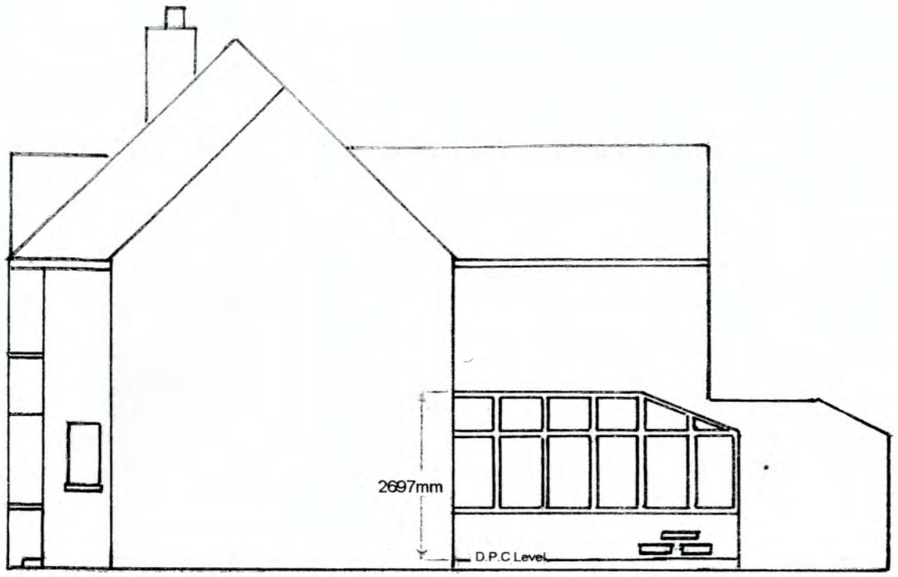
DATE 3rd JANUARY 2002

CONSERVATORY DETAILS

White PVCu Edwardian Style Conservatory upon a 750mm Dwarf Brick Cavity Wall

Dimensions

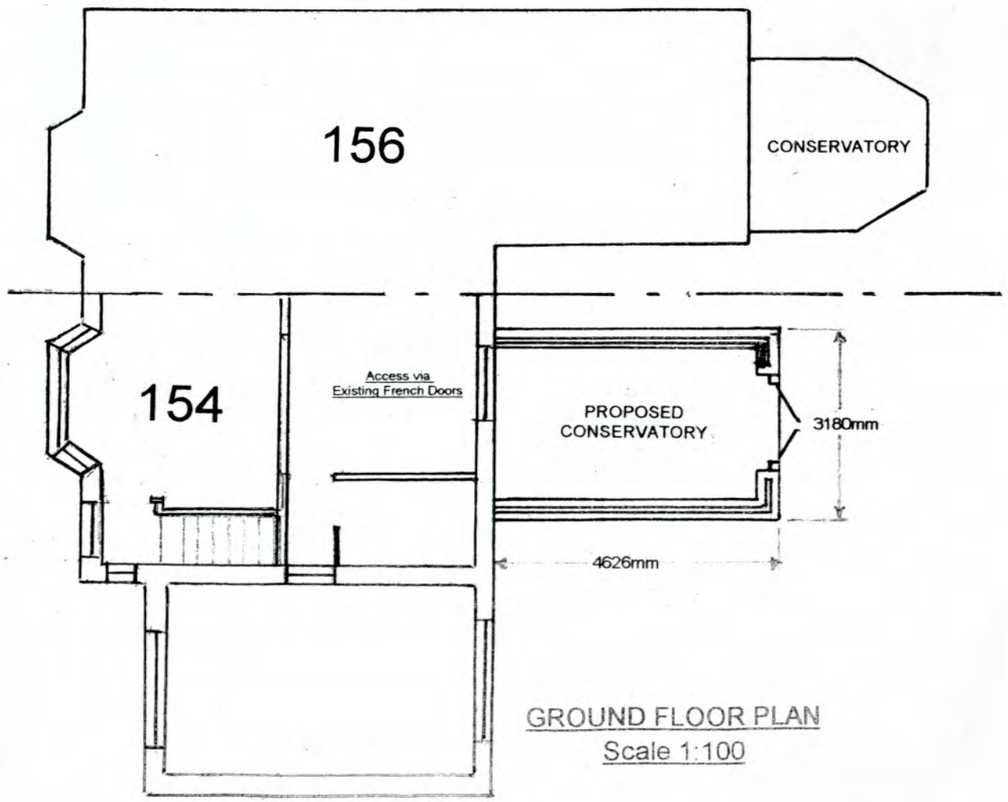
Ridge Height from DPC Level	2697mm
Width	3180mm
Depth	4626mm



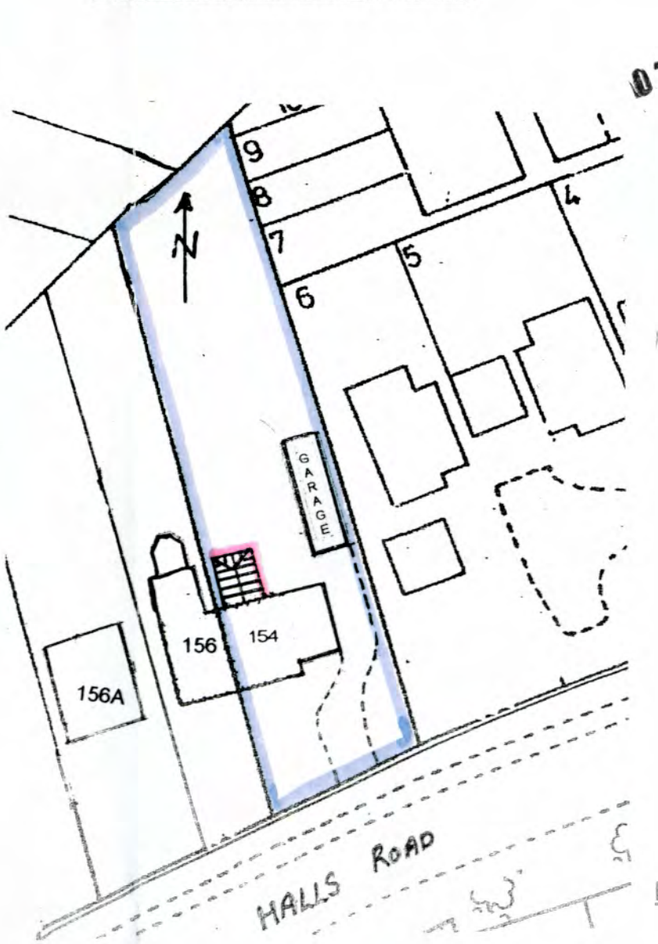
SIDE ELEVATION Scale 1:100



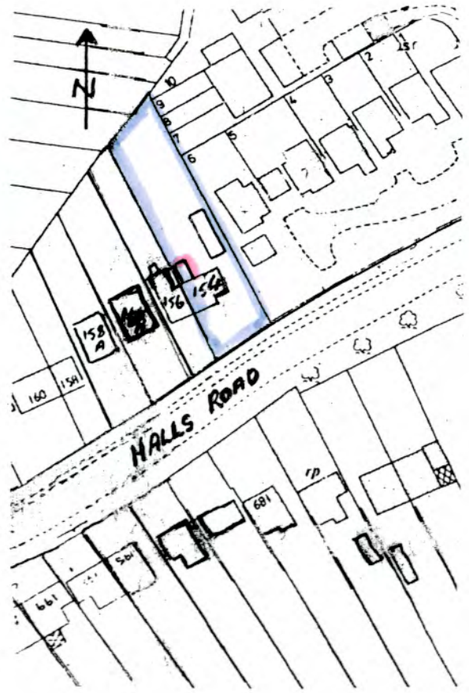
REAR ELEVATION Scale 1:100



GROUND FLOOR PLAN
Scale 1:100



BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:1250