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 B Nash
46 Salcombe Road
Reading
RG2 7LJ

Application No: 01/01476/FUL

Applicant: Mr B Nash

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

Proposal: Part two storey, part single storey rear/side extension and porch.

At: 46 Salcombe Road Reading RG2 7LJ

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: 24th January 2002

David Gworthy

Head of Planning and Transport

Reading BOROUGH COUNCIL

Application At: 46 Salcombe Road Reading RG2 7LJ

Application No: 01/01476/FUL

CONDITIONS & REASONS

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

2. This permission relates only to the application as changed by drawings revision 1 which were received by the local planning authority on 21st January 2002. Reason: as some plans were changed and to clarify which plans are approved.

3. No doors, windows or other openings other than those shown on the plan dated 21st January 2002 shall be inserted into the north facing elevation of the development hereby approved. Reason: in the interest of protecting the amenity of the neighbours.

4. The window in the north facing elevation to the extended bathroom in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

5. The materials to be used in the construction of the external surfaces of this development shall match those used on the existing building. Reason: as no details of the materials have been submitted and in the interests of ensuring that the new development appears in keeping with the existing building.

Date: 24th January 2002

David Gworthy

Head of Planning and Transport

AMD.

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.

Standard Paragraph for Code U02962
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ASSESSMENT

APPLICATION NO: 01/01476/FUL

SITE ADDRESS: 46 Salcombe Road

PROPOSAL: Two storey rear/side extension and porch

NATIONAL POLICY GUIDANCE:
N/A

LOCAL POLICY GUIDANCE:
Reading Borough Local Plan, adopted 14th October 1998
HSG5 (Residential Design Standards)
HSG8 (House Extensions)
CUD14 (Standards of Design in Development)
Development Control Guidance Note 3, House Extensions, Approved March 1992

SITE HISTORY
No relevant planning history

SITE DESCRIPTION
The proposed site concerns an end terrace within a row of four terraced, residential properties. To the north of the site is a footpath that provides pedestrian access to the rear of properties 44-50 Salcombe Road; beyond the footpath another row of terraced properties begins. Between the footpath and the property at 46 Salcombe Road is a close boarded wooden fence, approximately 1.8 metres in height.
To the rear of the property is an area of hardstanding as patio area. 44 Salcombe Road has an existing single storey rear extension that extends approximately 3.2 metres from the rear of the original dwelling.

SUMMARY OF CONSULTATIONS
Neighbour consultations: 40-44 (evens), 48-50 (evens), 35-39 (odds) Salcombe Road and 67-73 (odds) Staverton Road were consulted. No letters were received.
Standard consultations: None were consulted.

ASSESSMENT
Original drawings: Received and dated 29.11.01
Amended drawings: Revision 1, received and dated 21.01.02

At ground floor level a single storey rear extension is proposed with pitched roof, extending from the rear of the property by 3.2 metres and to a width of 5.7 metres.
The extension extends upwards to first floor level but extends only as far as 2.1 metres from the rear of the original dwelling.
The proposed extension is 'carried' around the corner of the dwelling to a maximum width of 1.2 metres to extend the existing bathroom and add a porch to the existing hallway.
The windows proposed at ground and first floor level in the east facing elevation will not invade the privacy of neighbouring properties. The door and windows proposed in the northern elevation will also not invade the privacy of neighbours - the small window to the bathroom will be obscure glazed and the additional window will be to the hallway, all of which are set off the site boundary and overlook a door and landing window in the south facing elevation of 48 Salcombe Road.

The design of the proposed extension is in-keeping with the design and scale of the existing dwelling and that of the surrounding area. By virtue of the extension being set off the boundary with the adjoining neighbours at 44 Salcombe Road (by 0.4 metres); the two storey element extending no more than 2.1 metres from the original dwelling and within the 45° line taken from the middle of the bedroom window of the adjoining neighbours; the extension will not be overbearing in appearance for the neighbours nor will reduce the daylight/sunlight to their property.

The proposal therefore complies with policies HSG5, HSG8, CUD14 and Development Control Guidance Note 3, House Extensions.

RECOMMENDATION

GRANT subject to conditions.

CASE OFFICER RECOMMENDATION

Agent: Mr B Nash
46 Salcombe Road
Reading
RG2 7LJ

Application No: 01/01476/FUL

Recommendation: Application Permitted

Applicant: Mr B Nash

Proposal: Two storey part rear/side part single storey extension and porch.

At: 46 Salcombe Road Reading RG2 7LJ

CONDITIONS & REASONS

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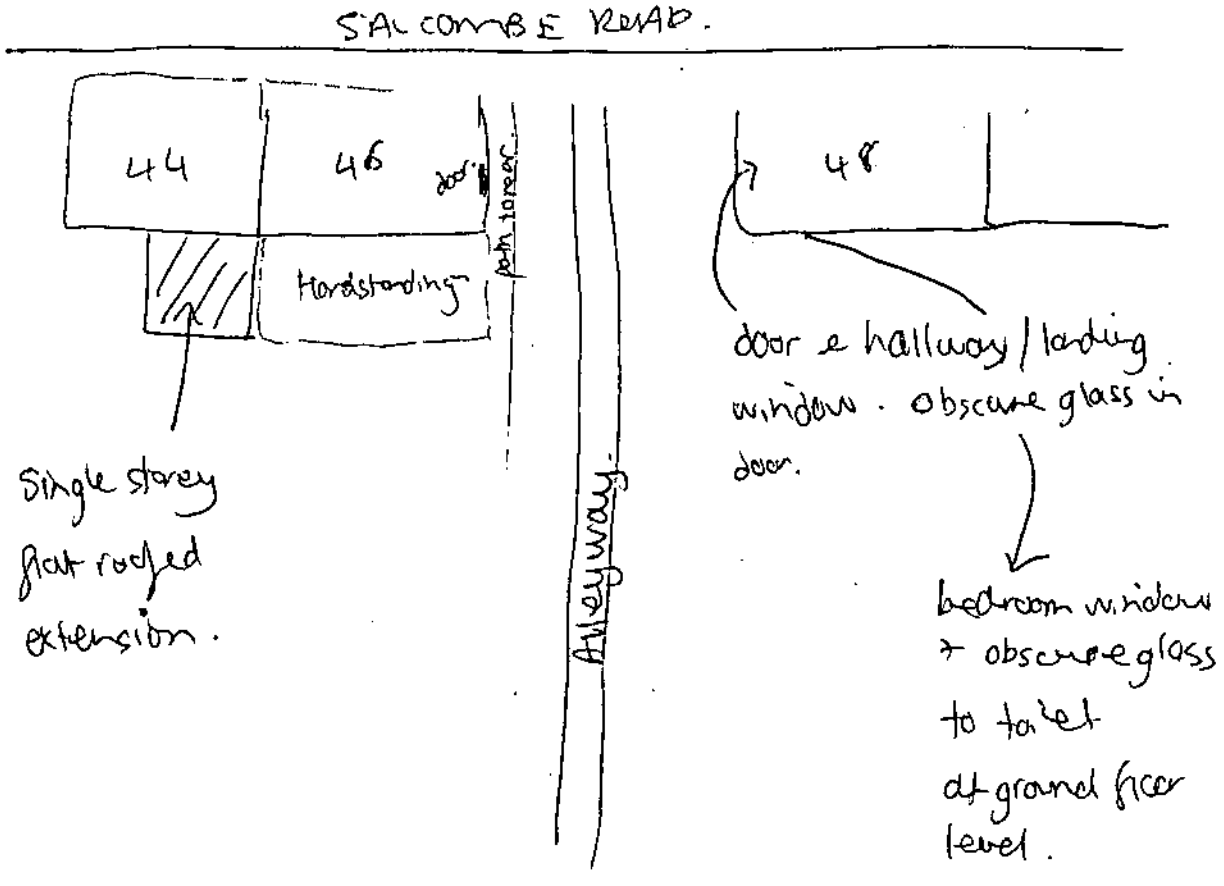
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5. ~~Materials~~ DET 1 – materials to match.

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

Reading BOROUGH COUNCIL

Sketch Plans/other notes done at site visit



Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)

Fax: 0118 958 9770
Minicom ℐ 0118 939 0700
E-mail: Rachel.Walmsley@reading.gov.uk
Direct: ☎ 0118 939 0461

14th January 2001

Without Prejudice

Mr B. Nash
46 Salcombe Road
Reading
RG2 7LJ

Your contact is: Rachel Walmsley – Planning and Transport

Dear Mr Nash,

RE: PLANNING APPLICATION 01/01476/FUL
46 SALCOMBE ROAD, READING

I refer to the planning application mentioned above for a two storey rear/side extension received by this department on 29th November 2001.

Following a site visit and consultation of the plans I can confirm that I have no objection to the development in principle however I am concerned that the two storey rear extension is bulky and overbearing in appearance. In stretching the full width of the original dwelling and extending 3.2 metres from the rear, the extension does not appear subservient to the main dwelling. As a consequence I am aware that the design and scale of the extension is not in-keeping with that of the surrounding properties and also has a detrimental impact on the neighbours.

As indicated on the submitted plans the extension is within the 45^0 line taken from the middle of the neighbours bedroom window. This suggests that the extension has an overbearing impact on the adjoining neighbours as well as being contrary to the Councils Development Control Guidance Note 3, House Extensions.

To overcome these issues raised I recommend that amended plans are submitted showing a reduction in the size and scale of the extension to the rear, in particular reducing the overbearing impact the extension has on the adjoining neighbours.

As you may know the Government requires Local Planning Authorities to determine at least 65% of the planning applications they receive within 8 weeks. In order for the Council to meet that target and continue to improve the speed and efficiency of its planning application service applications such as this must be determined within 8 weeks. I would therefore be grateful if you would provide the above information within 7 days of the date of this letter. Failure to adhere to this timetable may result in the refusal of the planning permission.

This above requirement is made without prejudice to any further requirements or the final decision of the Council or its delegated officers.

Reading BOROUGH COUNCIL

Office use
Date rec'd .....
Application No. 011476

PLANNING APPLICATION FORM FOR ALTERATIONS AND EXTENSIONS TO HOUSES

PLEASE ANSWER ALL 10 QUESTIONS

NOTES TO HELP YOU COMPLETE THE FORM

Q.1 Applicant's name:

Mr B. NASH

Address:

46 SALCOMBE ROAD
READING BERKS

Postcode RG2 7LJ ☎ 954808

Q.1 Complete as fully as possible

Q.2 Site address:

.....

Q.2 Complete only if different from above.

READING BOROUGH COUNCIL

Q.3 Agent's name:

.....

Address:

.....

.....

Postcode ..... ☎ .....

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

03 NOV 2004

ENVIRONMENTAL SERVICES

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

TWO STOREY REAR/SIDE EXTENSION

.....

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) ☑ DROPPED PAVEMENT TO

Road affected SALCOMBE ROAD

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

State which road will be affected.

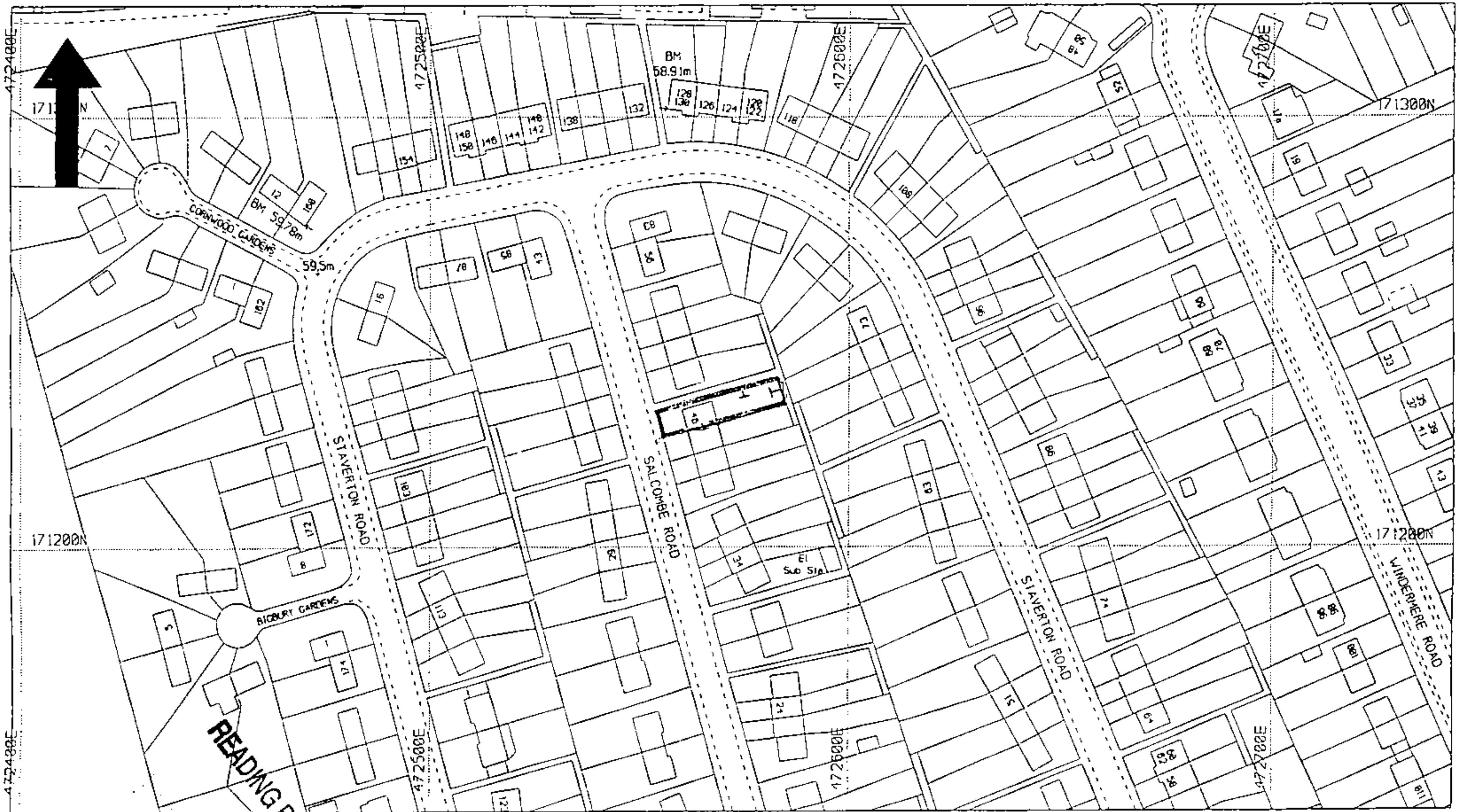
Q.6 Drainage:

(a) How will storm/surface water be disposed of? CONNECTED TO EXISTING SURFACE WATER SYSTEM

(b) How will foul sewerage be disposed of? CONNECTED TO EXISTING MAIN DRAINAGE

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

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



READING BOROUGH COUNCIL
DATE
29 NOV

Title: 46, Salcombe Road, Reading.

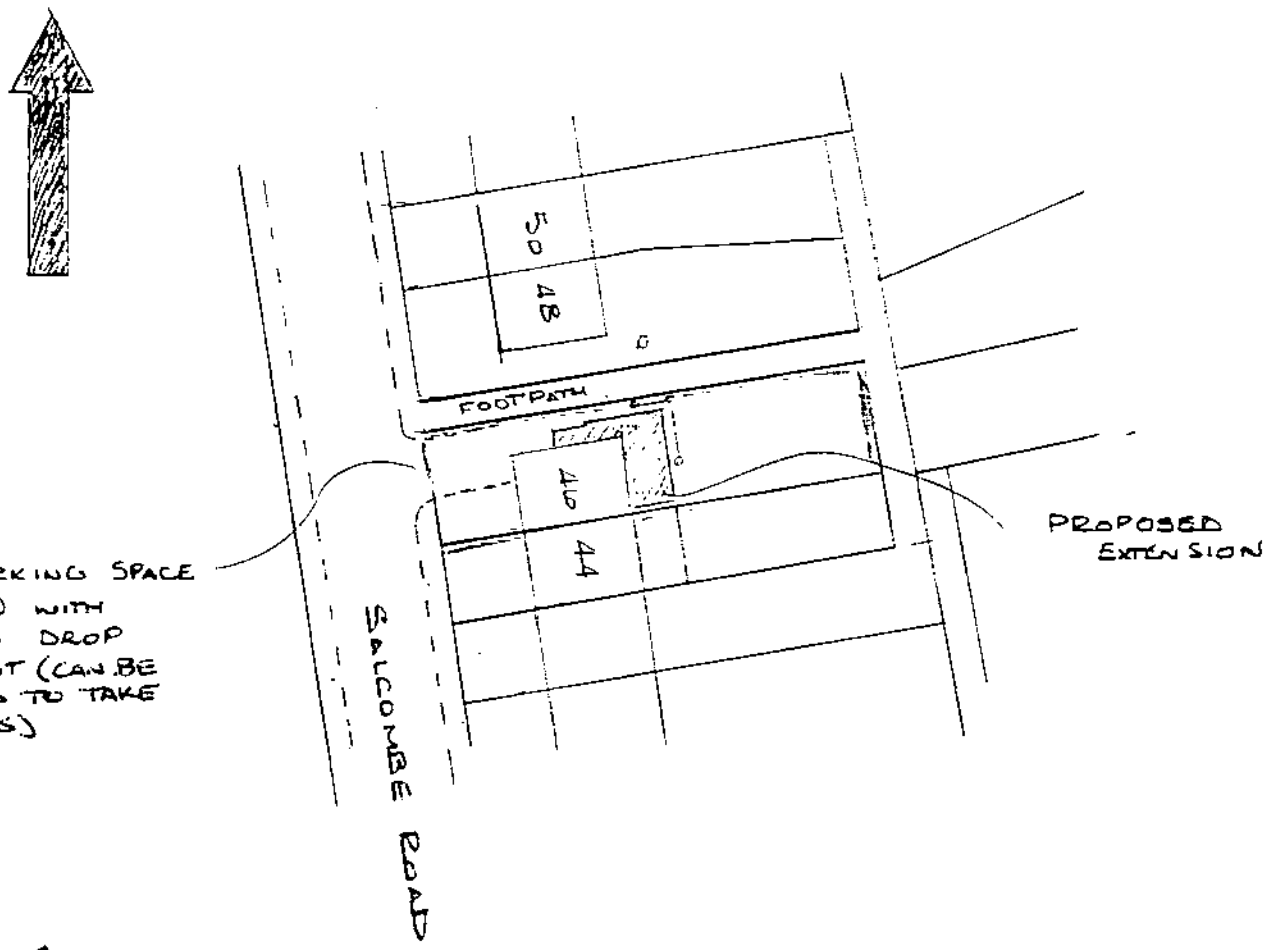
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Based upon the 1995 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown Copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings

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Reading
BOROUGH COUNCIL

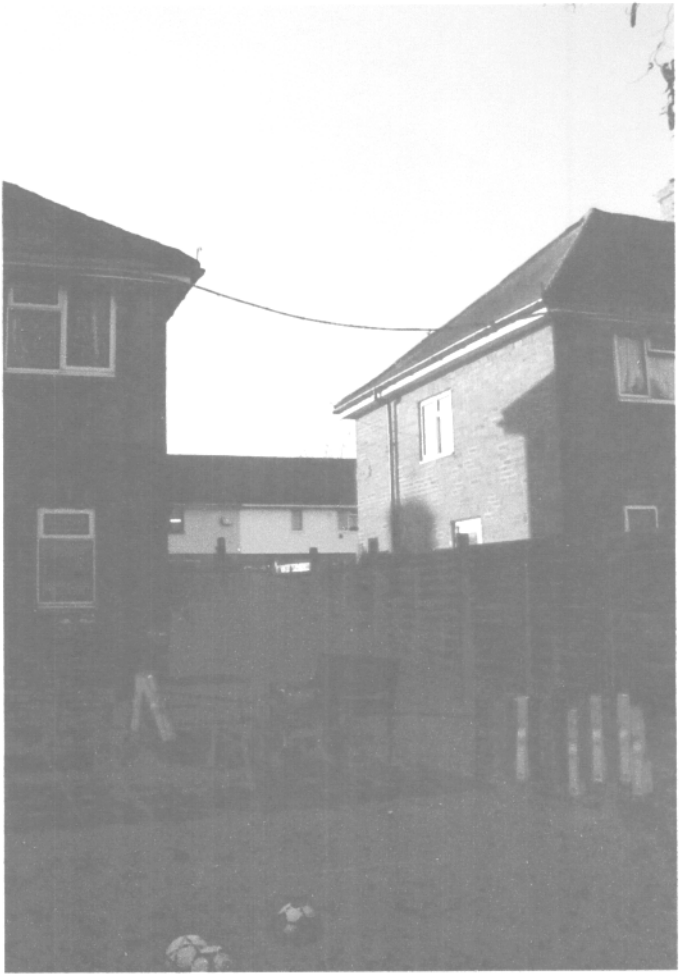


011476

READING BOROUGH COUNCIL
DATE
28 NOV 2001
ENVIRONMENTAL SERVICES

BLOCK PLAN SCALE 1:500

REF:- PROPOSED TWO STOREY EXTENSION
AT 46. SALCOMBE ROAD
READING



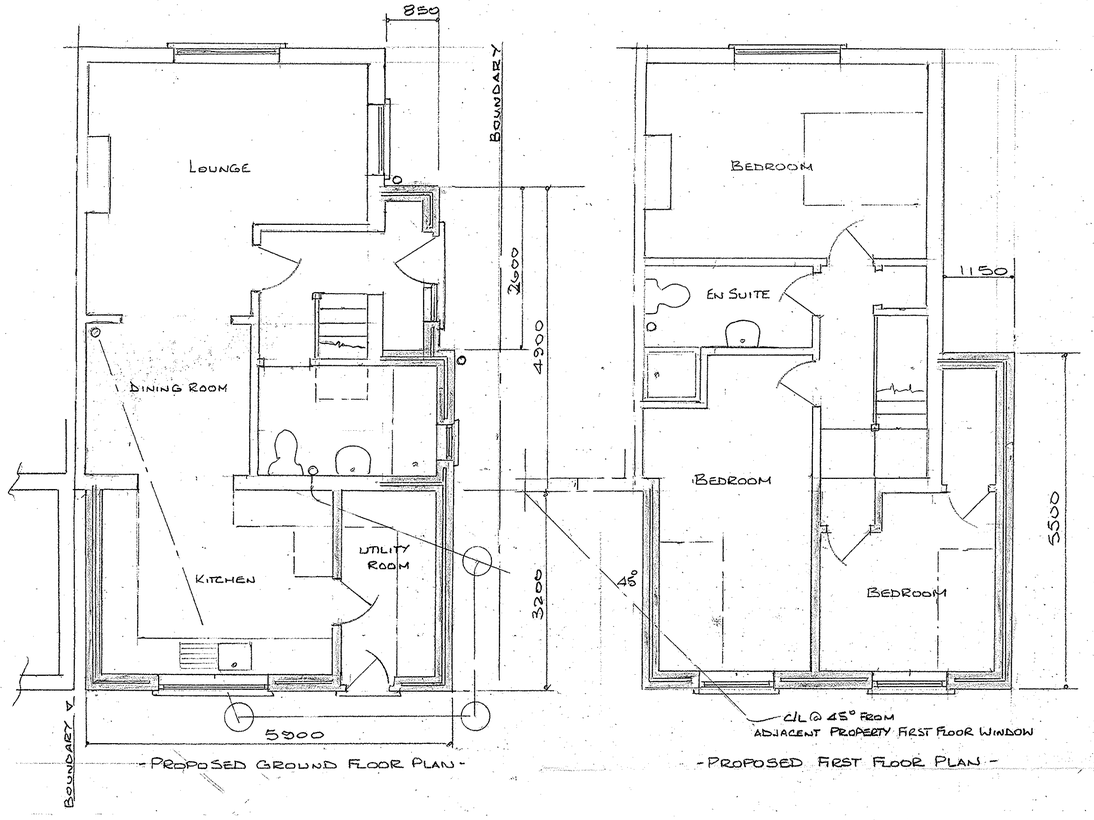
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46 Salcombe Road



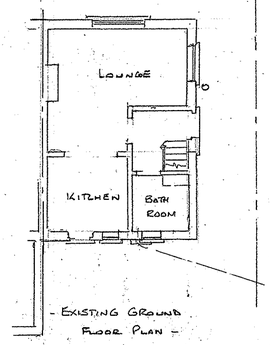


46 Salcombe Road. 19/12/01

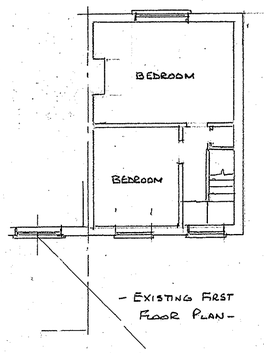


- PROPOSED GROUND FLOOR PLAN -

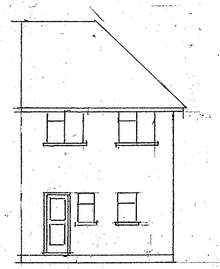
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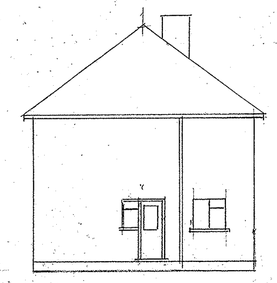
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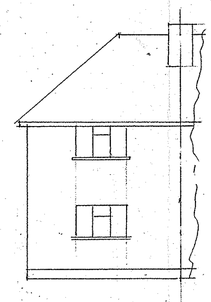
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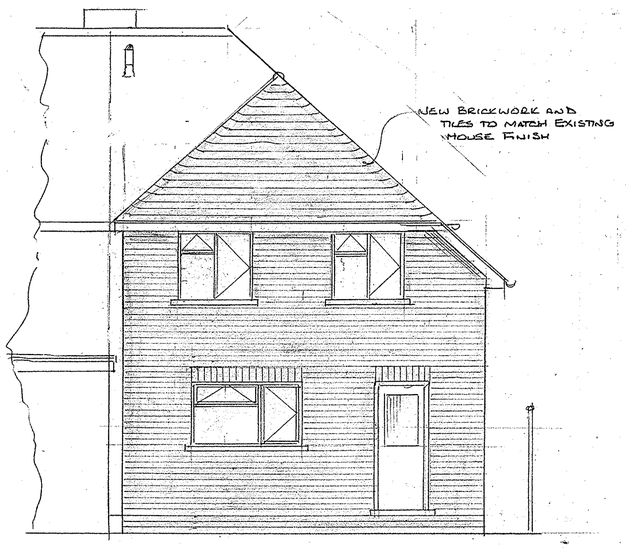
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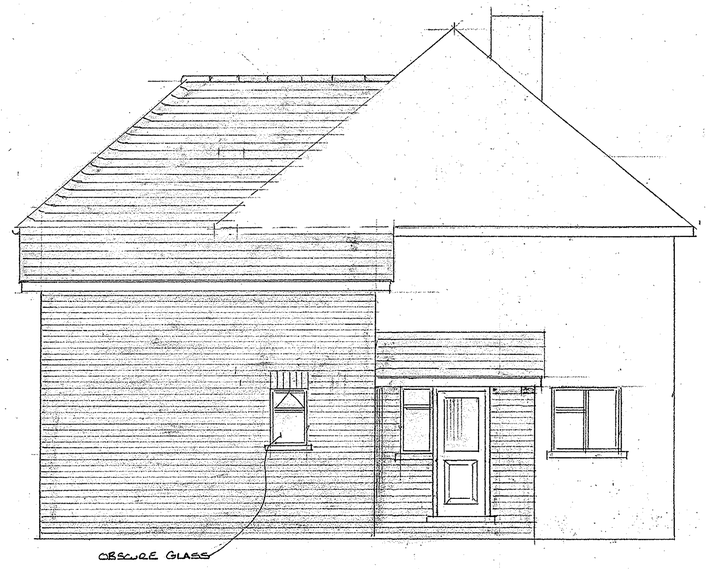
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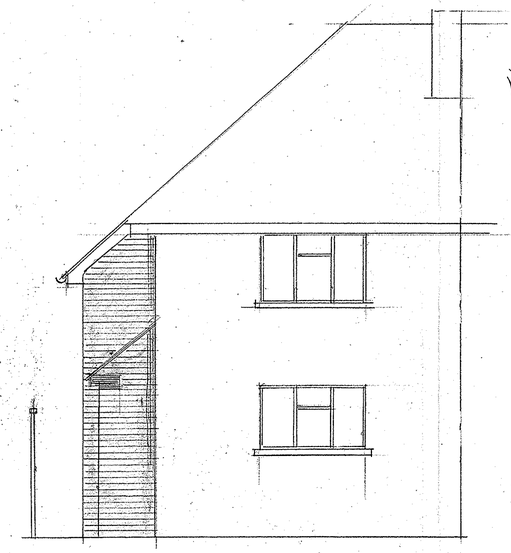
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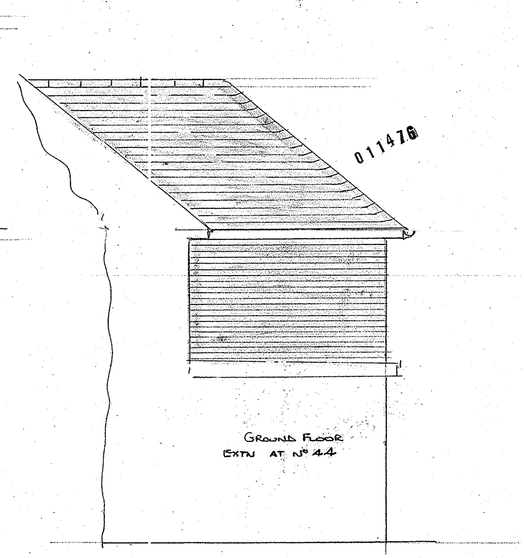
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- SIDE ELEVATION -



- FRONT ELEVATION -

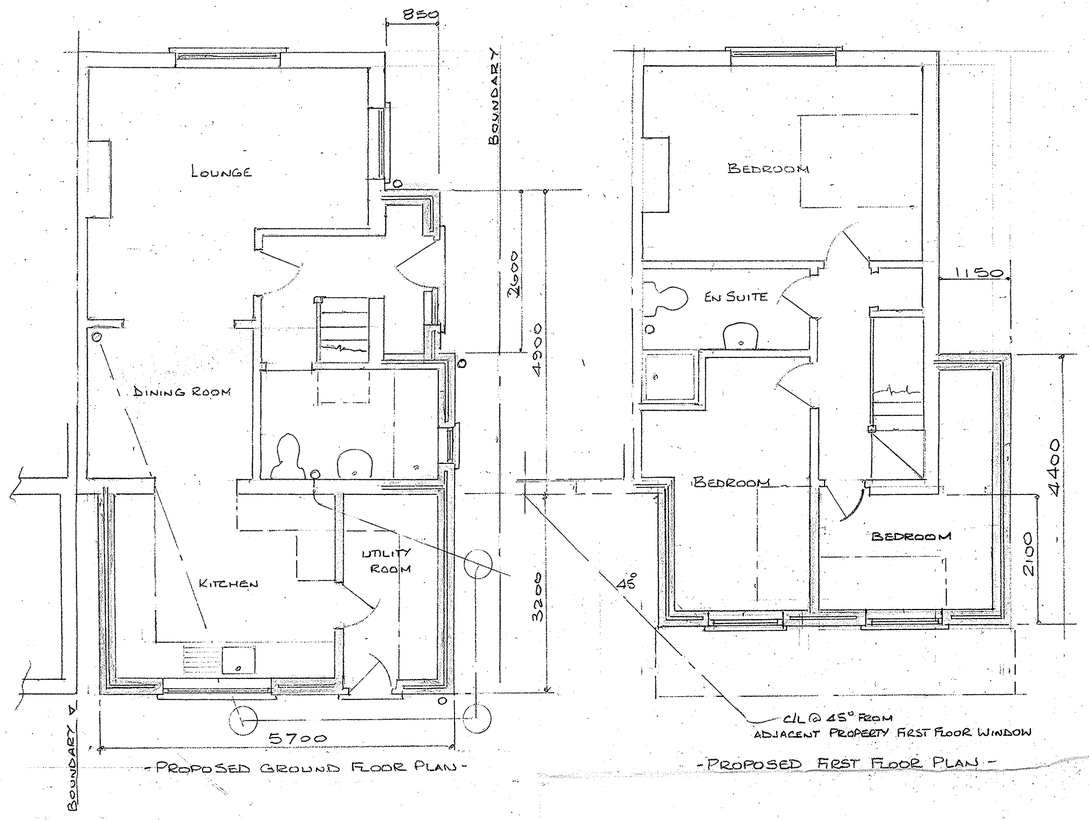


- SIDE ELEVATION -

PROPOSED TWO STOREY EXTENSION
for Mr & Mrs B. NASH
46. SALCOMBE ROAD
READING

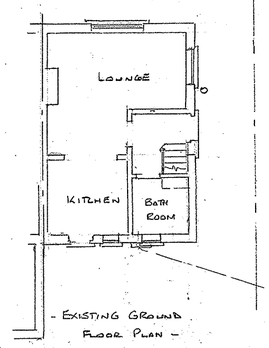
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SUPERSEDED
READING BOROUGH COUNCIL
DATE
29 NOV 2007
ENVIRONMENTAL SERVICES

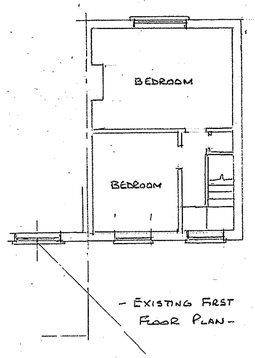


- PROPOSED GROUND FLOOR PLAN -

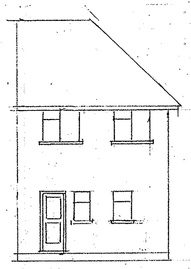
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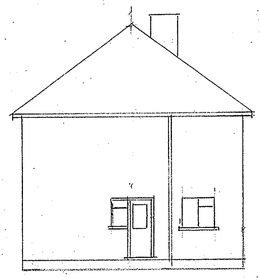
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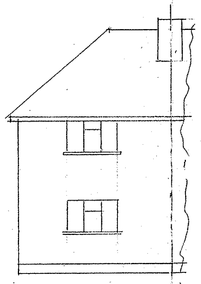
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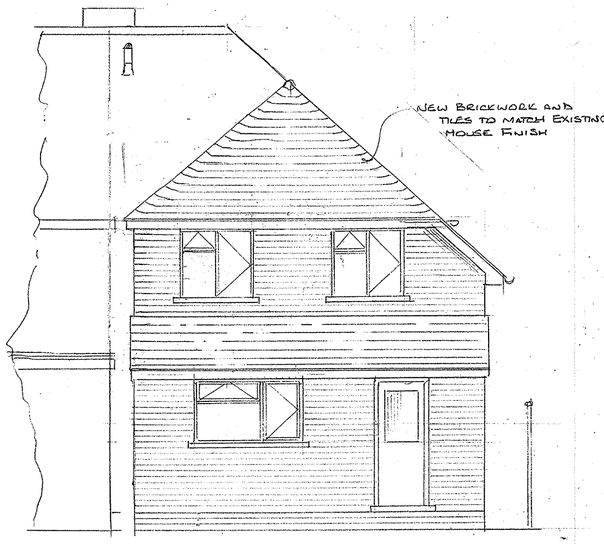
- EXISTING REAR ELEVATION -



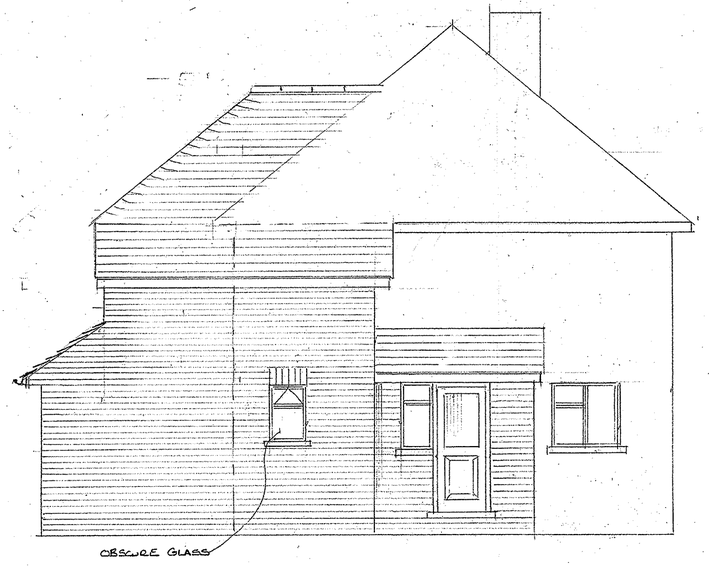
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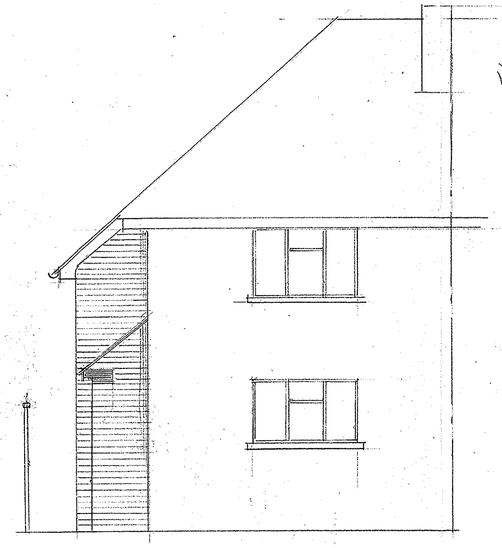
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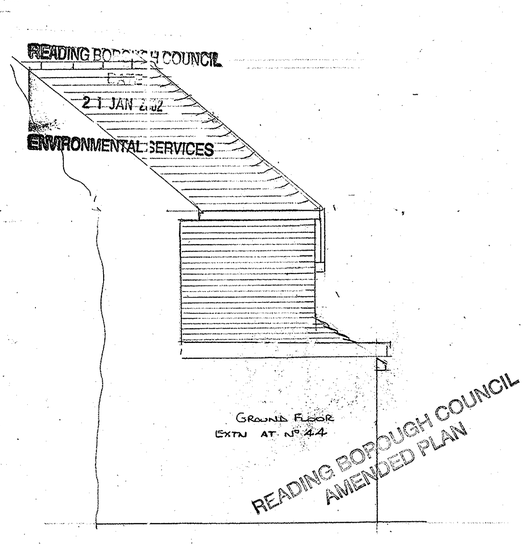
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- FRONT ELEVATION -



- SIDE ELEVATION -

REVISION 1 - 17/01/02

PROPOSED TWO STOREY EXTENSION
for Mr & Mrs NASH
46, SALCOMBE ROAD
READING

SCALE 1:50, 1:100

66