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: C/o Mr E Bolton
2 Rowallan Close
Reading

Application No: 04/00165/FUL/PM

Applicant: Mr S Grantham

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

Proposal: Two storey side extension

At: 34 Aldworth Close Reading RG30 3ER

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

David Gworthy

Date: 20th October 2004

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: 34 Aldworth Close Reading RG30 3ER

Application No: 04/00165/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 development to which this permission relates shall be carried out in accordance with the approved plans and details before the building(s) are occupied, except as may be subequently agreed in writing by the local planning authority. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

3. 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, in accordance with Policy HSG 8 (House Extensions) of the Reading Borough Local Plan (1998).

4. This permission relates only to the application as changed by drawings 00165/01/REVA; which were received by the local planning authority on 20th October 2004, and 0104-01, 0104-02, 0104-03 and 010-04 which were received by the local planning authority on 25th August 2004. Reason: as some plans were changed and to clarify which plans are approved.

INFORMATIVES

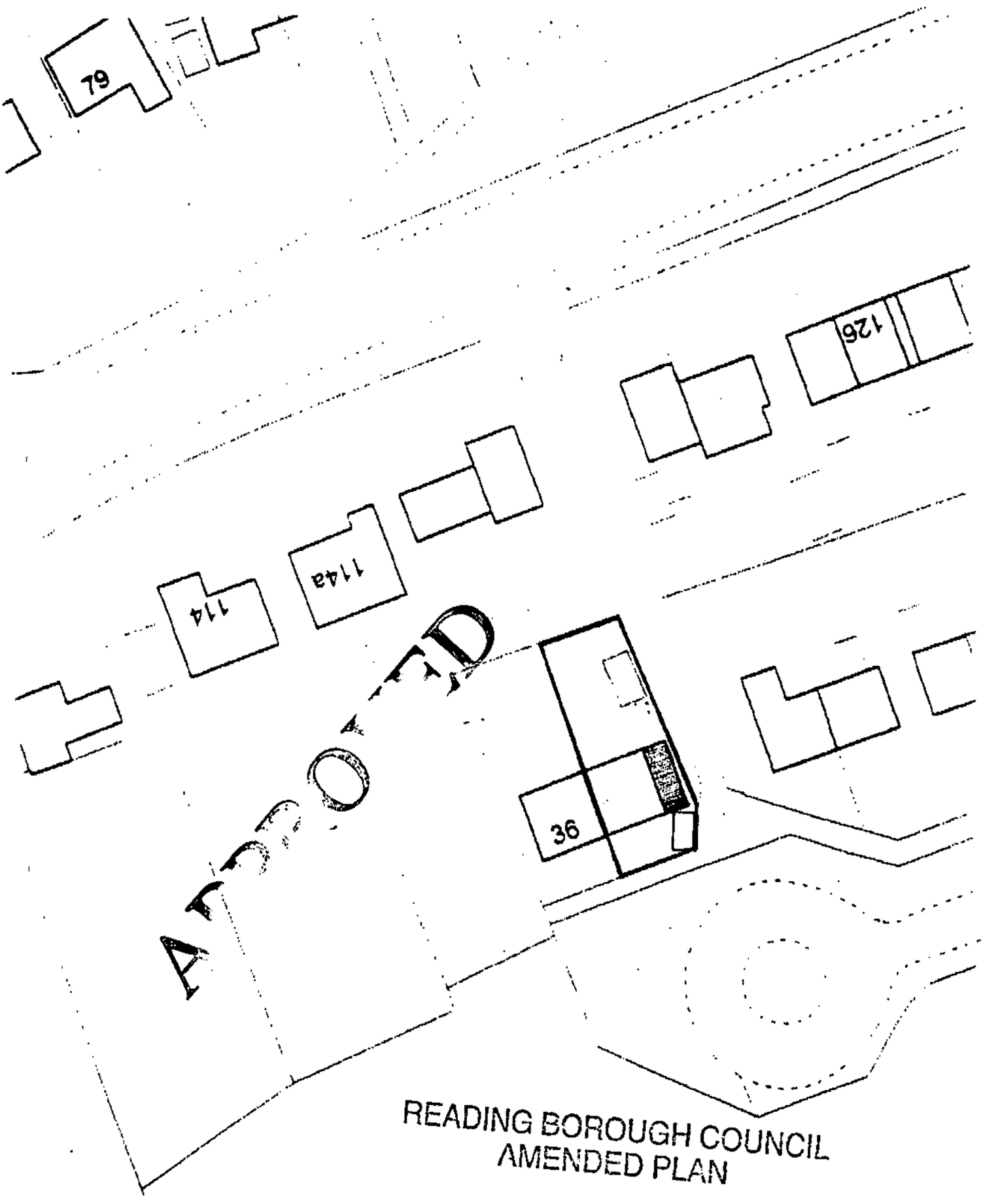
1. The proposal is acceptable in planning terms and is considered compliant with Policies HSG 8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan (1998) and the Council's Supplementary Planning Guidance (A Design Guide to House Extensions).

2. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 939 0449 for advice.

David Gworkey

Date: 20th October 2004

Head of Planning and Transport

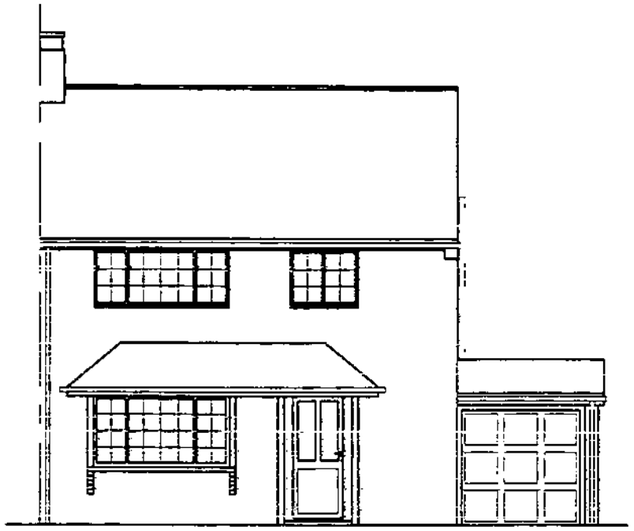


READING BOROUGH COUNCIL
AMENDED PLAN

SITE PLAN
1:500

DRAWING Nº : 00165/01/REV A

20-OCT-2004 13:59 CEDARMART LTD 8118947325D P.01



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

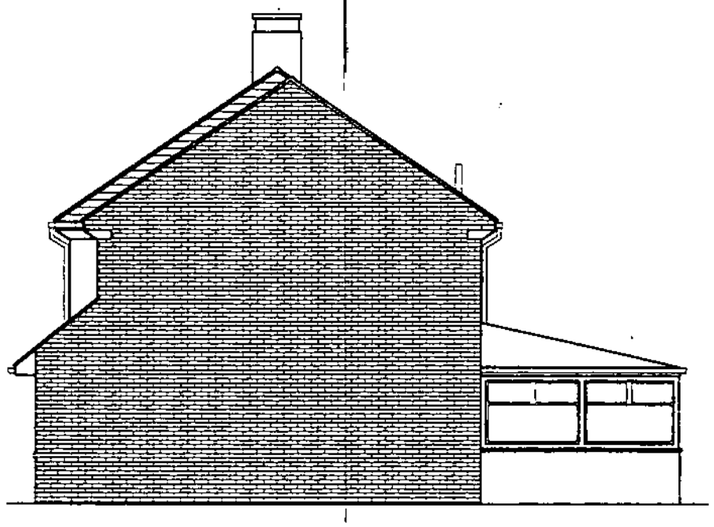


EXISTING REAR ELEVATION

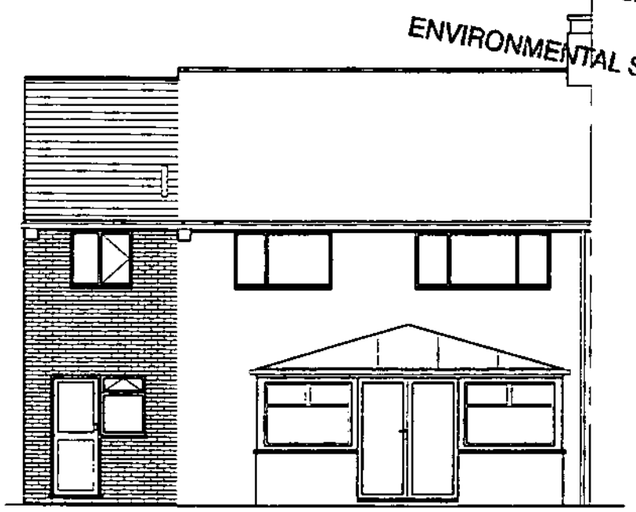
READING BOROUGH COUNCIL
25 AUG 2004
ENVIRONMENTAL SERVICES



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CEDARMART
Architectural Services,
CAD Design & Draughting
Tel / Fax 0118 947 3250
Website: www.cedarmart.co.uk
E-mail: eric@cedarmart.co.uk
2 Rowallan Close, Reading, RG4 6QS

DATE	PROJECT	TITLE	DRAWING NUMBER
APRIL 2004	PROPOSED TWO STOREY SIDE EXTENSION TO: 34 ALDWORTH CLOSE SOUTHCOTE READING	EXISTING & PROPOSED ELEVATIONS	0104-03
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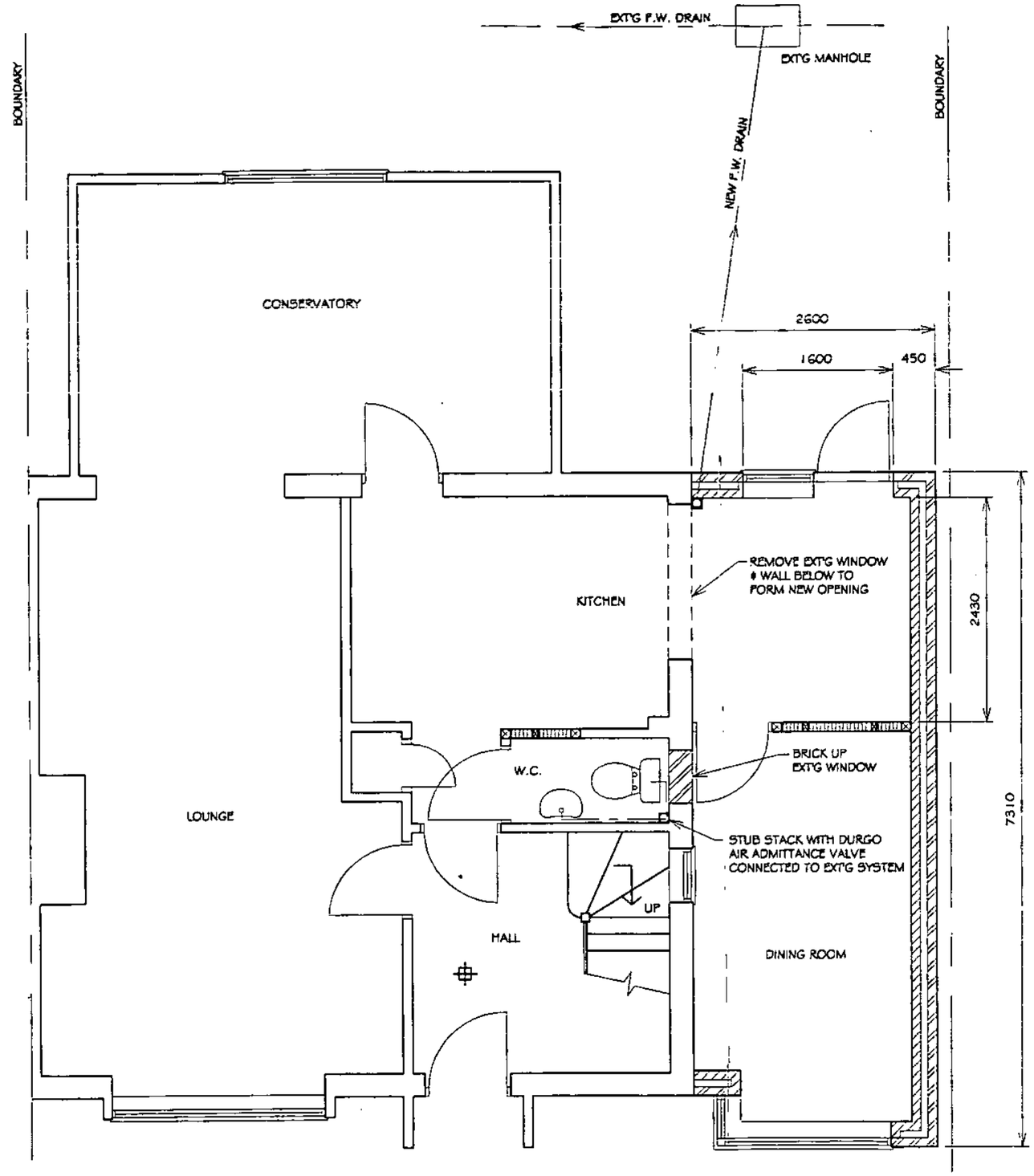


READING BOROUGH COUNC

25 AUG 2004

ENVIRONMENTAL SERVICES

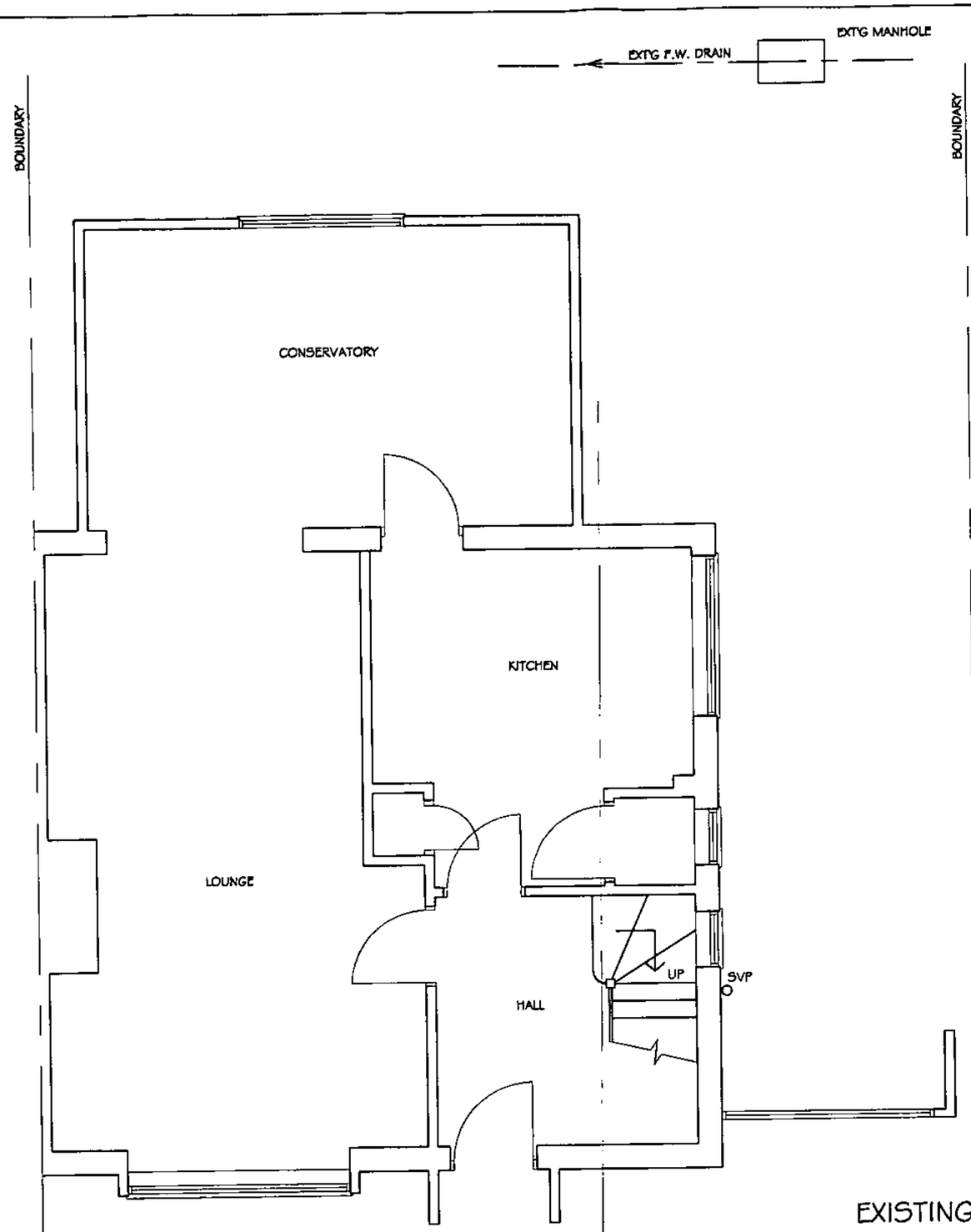
SMOKE DETECTION
PROVIDE SMOKE DETECTORS TO GROUND & FIRST FLOOR HALLWAY & LANDING. TO BE MAINS POWER OPERATED AND LINKED SO THAT THE DETECTION OF SMOKE BY ONE UNIT ENSURES OPERATION OF BOTH UNITS. SMOKE DETECTORS TO HAVE THEIR OWN PROTECTED CIRCUIT WITH BATTERY BACK UP. UNITS TO BE CEILING MOUNTED AND TO BE COMPLIENT WITH BS5446 PART 1 AND BS5839 PART 6.

APPROVED

PROPOSED GROUND FLOOR PLAN

CEDARMART
Architectural Services,
CAD Design & Draughting
Tel / Fax 0118 947 3250
Website: www.cedarmart.co.uk
E-mail: eric@cedarmart.co.uk
2 Rowallan Close, Reading, RG4 6QS

DATE	PROJECT	TITLE	DRAWING NUMBER
APRIL 2004	PROPOSED TWO STOREY SIDE EXTENSION TO: 34 ALDWORTH CLOSE SOUTHCOTE READING	PROPOSED GROUND FLOOR PLAN	0104-04
SCALE 1:50			



READING BOROUGH COUNCIL
25 AUG 2004
ENVIRONMENTAL SERVICES

EXISTING GROUND FLOOR PLAN

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APRIL 2004	PROPOSED TWO STOREY SIDE EXTENSION TO: 34 ALDWORTH CLOSE SOUTHCOTE READING	EXISTING GROUND FLOOR PLAN	0104-01
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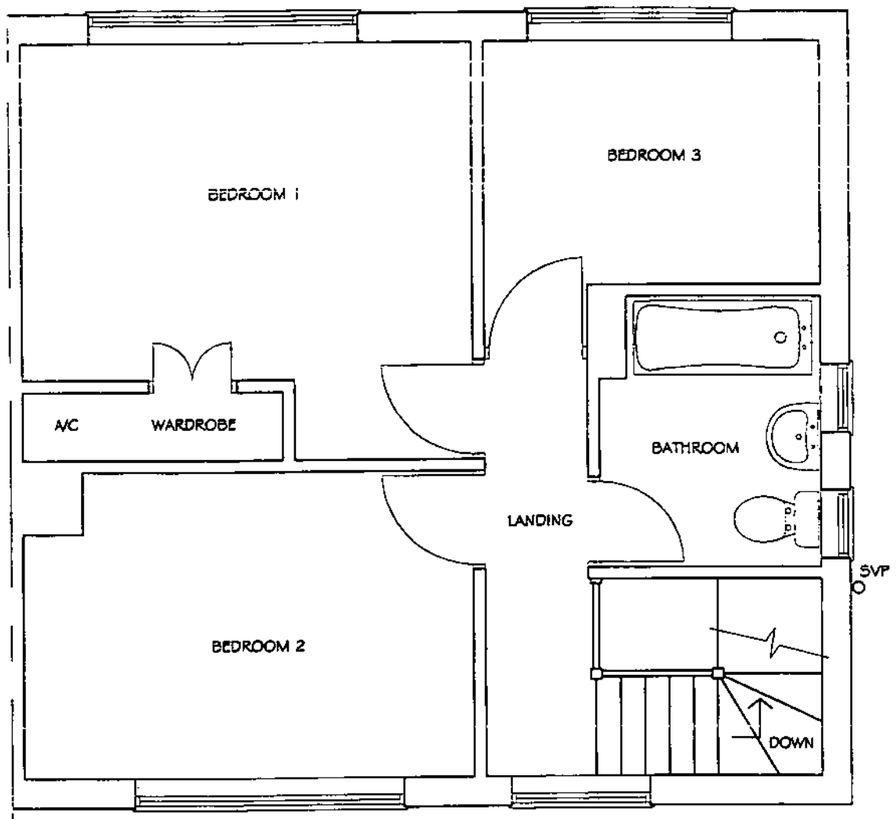
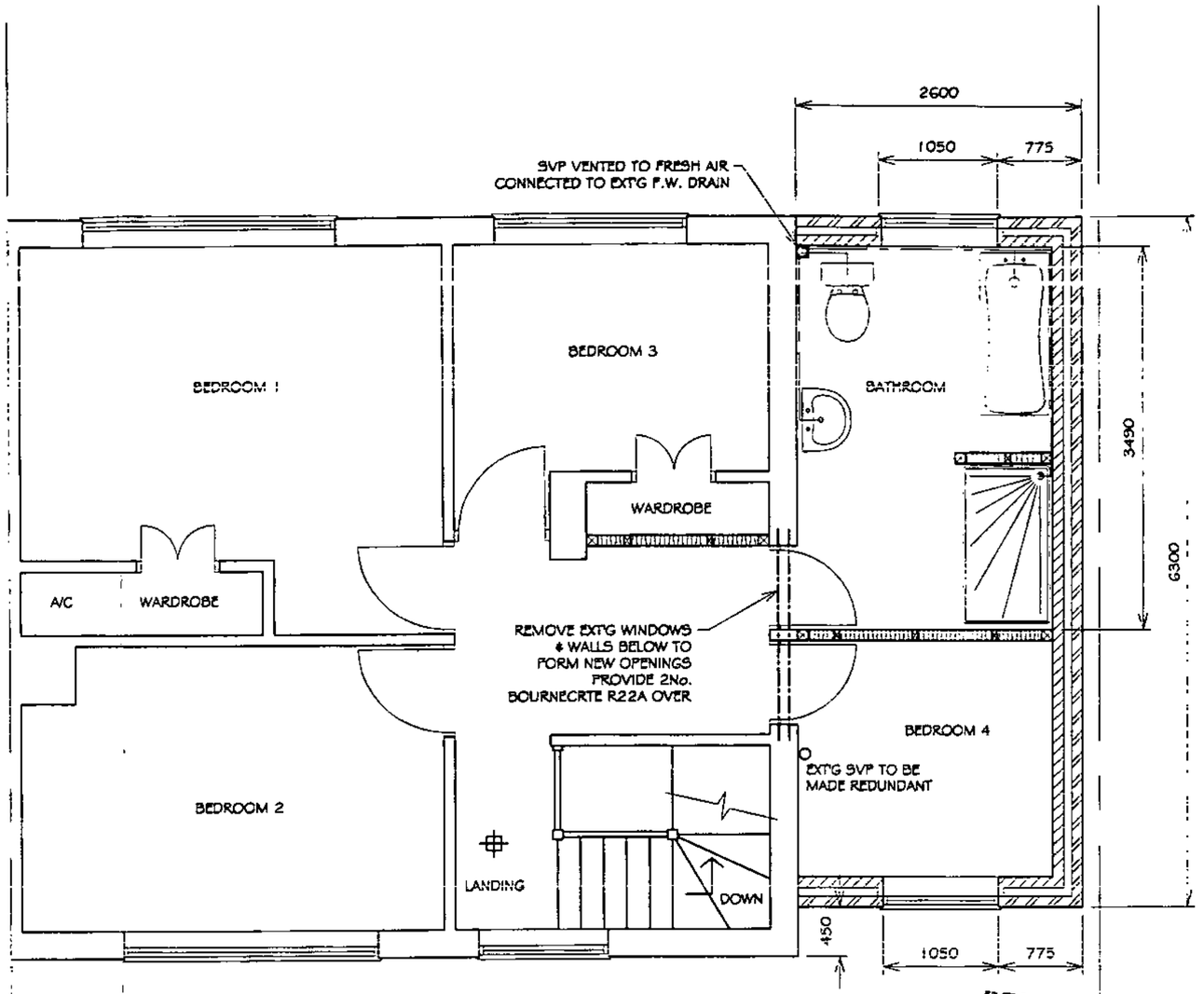


EXISTING FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

READING BOROUGH COUNCIL

25 AUG 2004

ENVIRONMENTAL SERVICES

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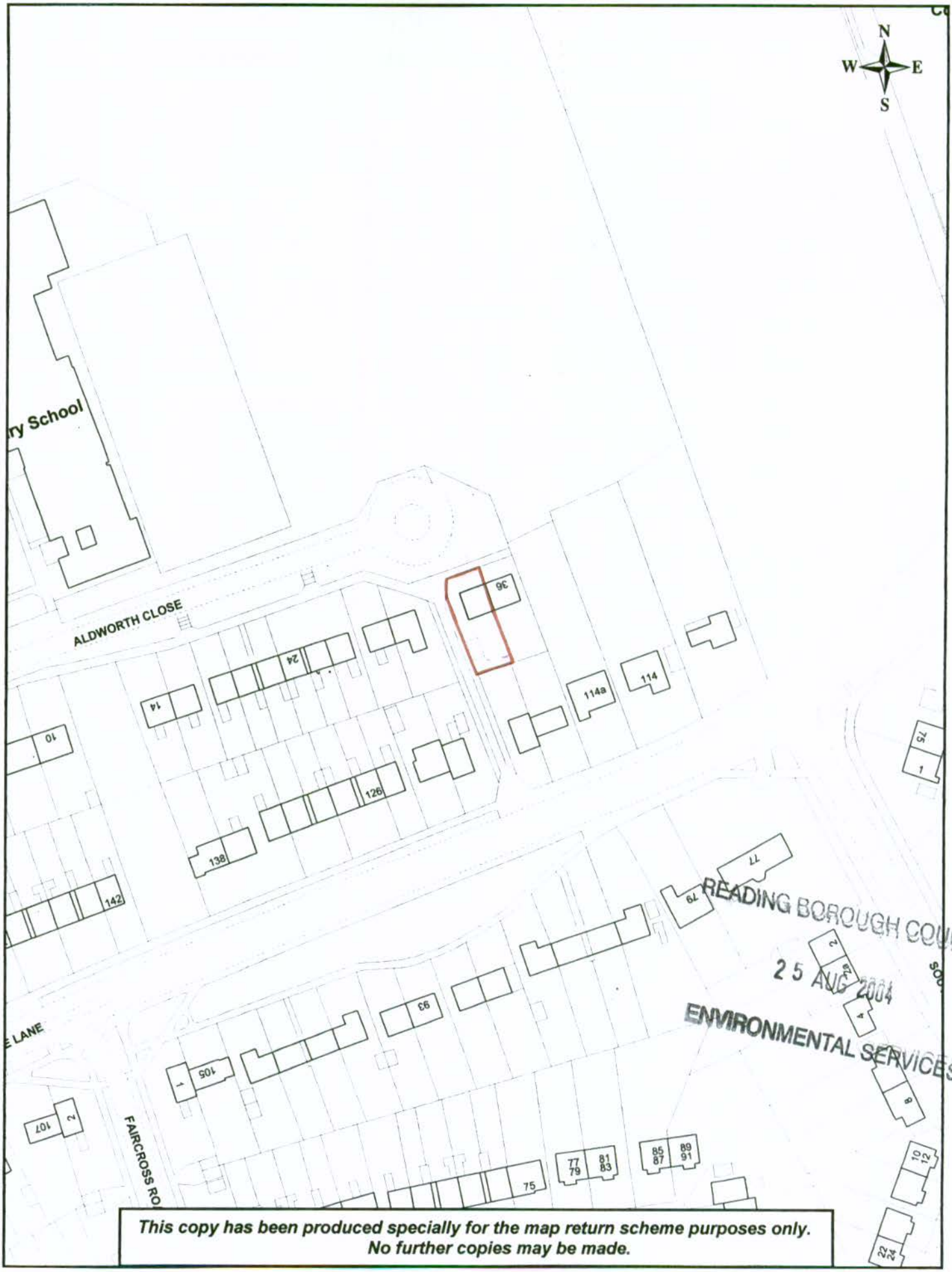
DATE	PROJECT	TITLE	DRAWING NUMBER
APRIL 2004	PROPOSED TWO STOREY SIDE EXTENSION TO: 34 ALDWORTH CLOSE SOUTHCOTE READING	EXISTING & PROPOSED FIRST FLOOR PLANS	0104-02
SCALE 1:50			



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Title: 34 Aldworth Close, Reading
Location Plan

Date: 23/04/2004

Produced by GIS & Mapping Services

Scale: 1:1250

Reading BOROUGH COUNCIL