APPLICATION NO:

F/2001/3360

LOCATION:

8 Anston Close, Lower Earley Reading.

APPLICANT:

Mr Payne & Ms Pyne C/O Mr M Rahman

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **18/03/01**

APPLICATION WILL HAVE EXPIRED ON: 09/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Payne & Ms Pyne
C/O Mr M Rahman
Coldseal House
Mansfield Road
Alfreton
Derbyshire
DE55 7JQ

Application Number: F/2001/3360

Parish: **EARLEY**

Location: **8, Anston Close, Lower Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3360

Applicant : Mr Payne & Ms Pyne C/O Mr M Rahman.

Location : 8, Anston Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 18/03/01

Latest Consultation Date/Site Notice Expiry Date : 18/03/01

This application will have expired on: 09/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Earley TC: No Objection

Neighbours: No comments received.

Planning Issues :

Application Number: F/2001/3360

Appraisal:

The proposal is for a single storey rear extension to a modern, 2 storey detached house to form a conservatory.

The single storey rear extension will be 5 metres wide and will project 3 metres from the rear elevation of the house, to be within 0.3 metres from the north eastern boundary. To be constructed with brick to below window level and to eaves height on the north eastern elevation. It will have a pitched roof with an eaves height of 2.4 metres and a ridge height of 3.4 metres. The entire rear garden has a 1.8 metre high enclosure.

1) Impact on neighbouring properties

No. 7, to the north east, 0.45 metres higher, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear gardens, there is kitchen door on the flank elevation facing proposal. Due to the orientation and distance away behind a 1.8 metre high fence the occupants of this property will not be affected by the proposal – no adverse impact.

Due to the existing boundary treatments and distance away it is considered that the proposal will not affect the neighbouring properties to the rear.

2) Impact on street scene /visual impact.

Design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

(No. 6, Anston Close, has a conservatory of similar dimensions and design)

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number F/2001/3360
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full Permission – 5 years
2.	C014	R014	External Finishes to Match
			Informatives
	N06		within curtilage

RECORD OF SITE VISIT

SITE ADDRESS: 8 Anston Close
Lower Earley Reading.

APPLICATION NUMBER: F/2001/3360

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on porch post

2. DESCRIPTION OF SURROUNDINGS 'Residential' modern
No. 7 2 storey detached unit integral garage adj.
kitchen door faces proposed on flank elev. only, at ground
0.45m higher (not affected) floor level.

3. DESCRIPTION OF SITE/BUILDING In quiet small cul-de-sac
2 storey, modern detached house (set forward of group) Red brick, red pantile roof, white UPVC windows / brown stained front door, white cladding, fascia boards + black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES staggered frontage.
Refer to plans / in small cul-de-sac
Site slopes downhill at the rear.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — as existing, integral garage + room for 2 cars on drive

LEVELS — No. 7 . 0.45m higher
No 15. Finbeck Way approx 1m lower
No. 19 Finbeck Way approx 1m lower also.

BOUNDARY TREATMENT

OTHERS

No. 7
1.8m fence along boundary

- Rear garden has an 1.8m high (enclosed) fencing.
(- Roof will be visible from open space at rear)

Note No. 6 has a similar size / designed conservatory.

**********FILE COPY**********

Tel: 0118 974 6441

Date: **22 February 2001**

My ref: F/2001/3360

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3360
8, Anston Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3360**
8, Anston Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **22 February 2001**

My ref: F/2001/3360

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3360**
8, Anston Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **22 February 2001**

My ref: F/2001/3360

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3360
8, Anston Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3360**
8, Anston Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3360
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3360

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
8, Anston Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/01. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

22 February 2001

FROM: Andrew Thorley

DATE: 22 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3360

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 8, Anston Close, Lower Earley, Reading.

Applicant: Mr Payne & Ms Pyne C/O Mr M Rahman.

Your observations are required in respect of this application **by 18/03/01** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

Environmental Services

For office use only.
Application number: 12.FEB.2001 • 3360

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MS PYNE & MR PAYNE
	Address and postcode	8 ANSTON CLOSE LOWER EARLEY READING RG6 4AQ
	Phone number	01189 349349
	Agent's Name	MR M RAHMAN
	Address and postcode	COLDSEAL HOUSE MANSFIELD ROAD ALFRETON. DERBYSHIRE DE55 7JQ
	Phone number	01773 833000 (EXT 1089)
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 ANSTON CLOSE LOWER EARLEY READING RG6 4AQ
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS: WHITE PVCU FRAMES & BRICK TO MATCH HOUSE AS NEAR AS POSSIBLE. ROOF. BRONZE/OPAL 35MM POLYCARBONATE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3944 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	P.D RIGHTS REMOVED		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Ms PYNE & MR PAYNE

Date 8-2-2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

MASTER CARD FOR

ADDRESS ANSTON CLOSE

EARLEY 1.4.86

PARISH SHINFIELD

PLOT No. AREA EE LOWER EARLEY

ORD. SHEET No. SU. 7469 } 6 / 7369 } 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	BOVIS	O/L RES. DEV	13.6.74	N/A RE
01945 –	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDING	TO MINUTES
04557 –	BOVIS	O/L RES. DEV.	10.6.76	N/A RE
07235, 95	"	ROADS TO ALL PHASES	27.11.77 15.12.77	N/A C/A
13598	"	ROAD ACCESS	31.7.80	N/A C/A
15171	"	NOISE ATTENUATION BAND	9.4.81	N/A C/A
16752	"	BALANCING POND	17.12.81	N/A 31.12. TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

12.FEB.2001 3560

4937

ADDRESS 8 ANSTON CLOSE

EARLEY 1.4.86

PARISH ~~SHINFIELD~~

PLOT No. 13 AREA EE LOWER EARLEY

ORD. SHEET No. SU. 7369 } / 7469 }

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16199	BOVIS	LINKED HOUSE & GARAGE	22.10.81	N/A C/A
RR 18056 –	"	"	26.2.82	APP. N/A
FP96/5176	MRS. O'LEARY	PILING/UNDERPIN GARAGE	6.3.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

COLDSEAL
NO-ONE ELSE IS IN THE FRAME®
www.coldseal.co.uk
Coldseal Limited, Coldseal House, Mansfield Road, Alfreton, Derbyshire DE55 7JQ

12.FEB.2001 5:60

PLANNING APPLICATION

FOR

MS PYNE & MR PAYNE

09 FEBRUARY 2001

"THE ONLY REASON THIS WILL NEED PLANNING PERMISSION IS IF PERMITTED DEVELOPMENT RIGHTS HAVE BEEN WITHDRAWN, WHICH YOU WOULD NOT CONFIRM OVER THE TELEPHONE, IF THIS IS THE CASE THEN I UNDERSTAND A FEE IS NOT REQUIRED.

THANK YOU

M. Pelen

TELEPHONE: 01773 833000
DEPARTMENTAL FAX: ACCOUNTS 01773 837649 • CONSERVATORIES 01773 837592 • CONTRACTS 01773 830368 • CUSTOMER LIAISON 01773 521779
GOLDCARD 01773 837642 • PURCHASING 01773 837592 • SURVEYS 01773 837598/9
Registered in Cardiff No. 2674993 VAT Registration No. 568001453

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	Map No. 66 Site 0-03
Officer: AT | Application No. F/2001/3360	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

12.FEB.2001 * 3360

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 8 ANSTON CLOSE

Parish: EARLEY Ward: Redhatch /22/2

Applicant: MR PAYNE & MS PYNE
PD rights removed.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... No pre-apps .....
.....
.....

NEIGHBOURS:

..... S/N + see map. ✓ .....
.....
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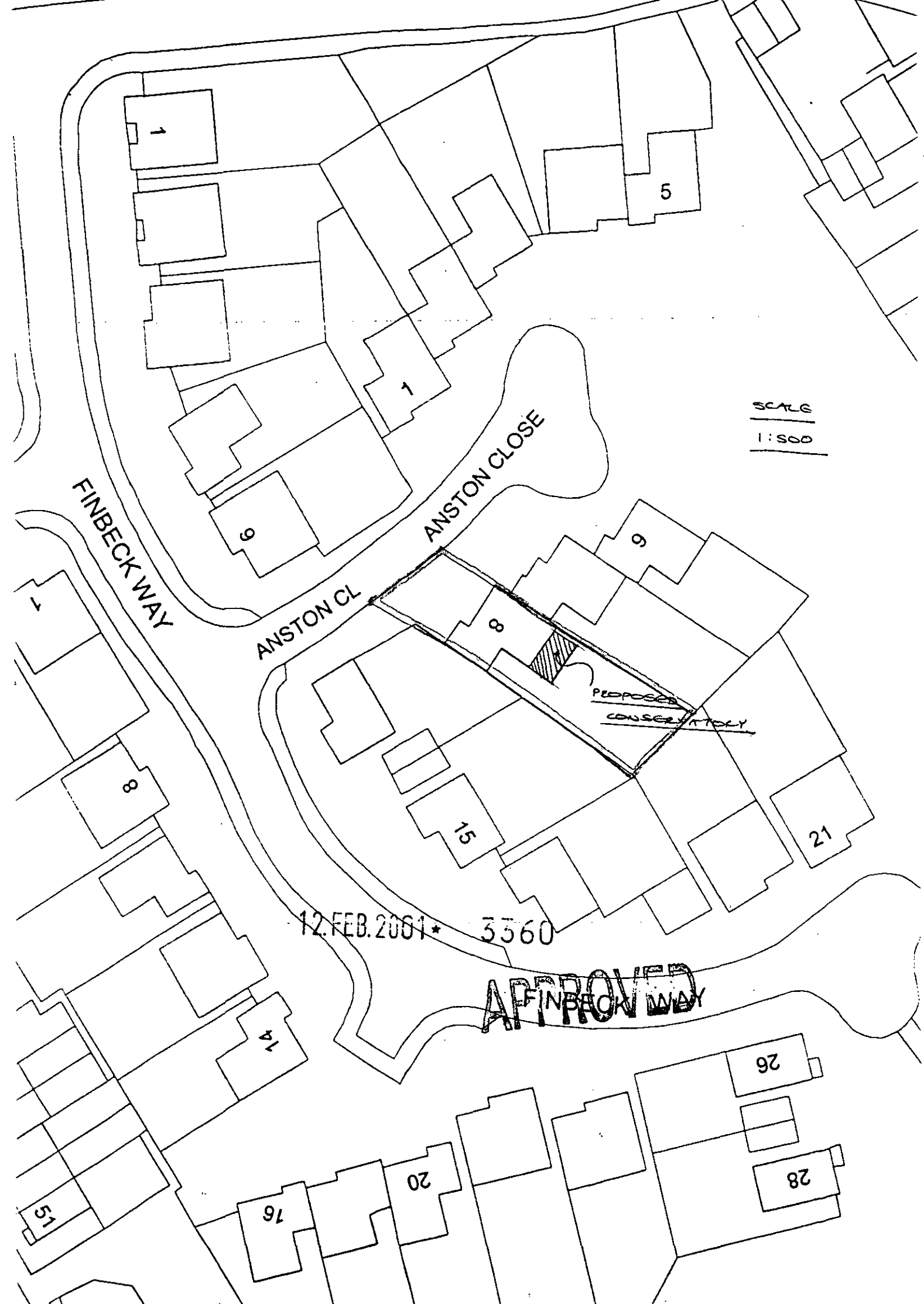
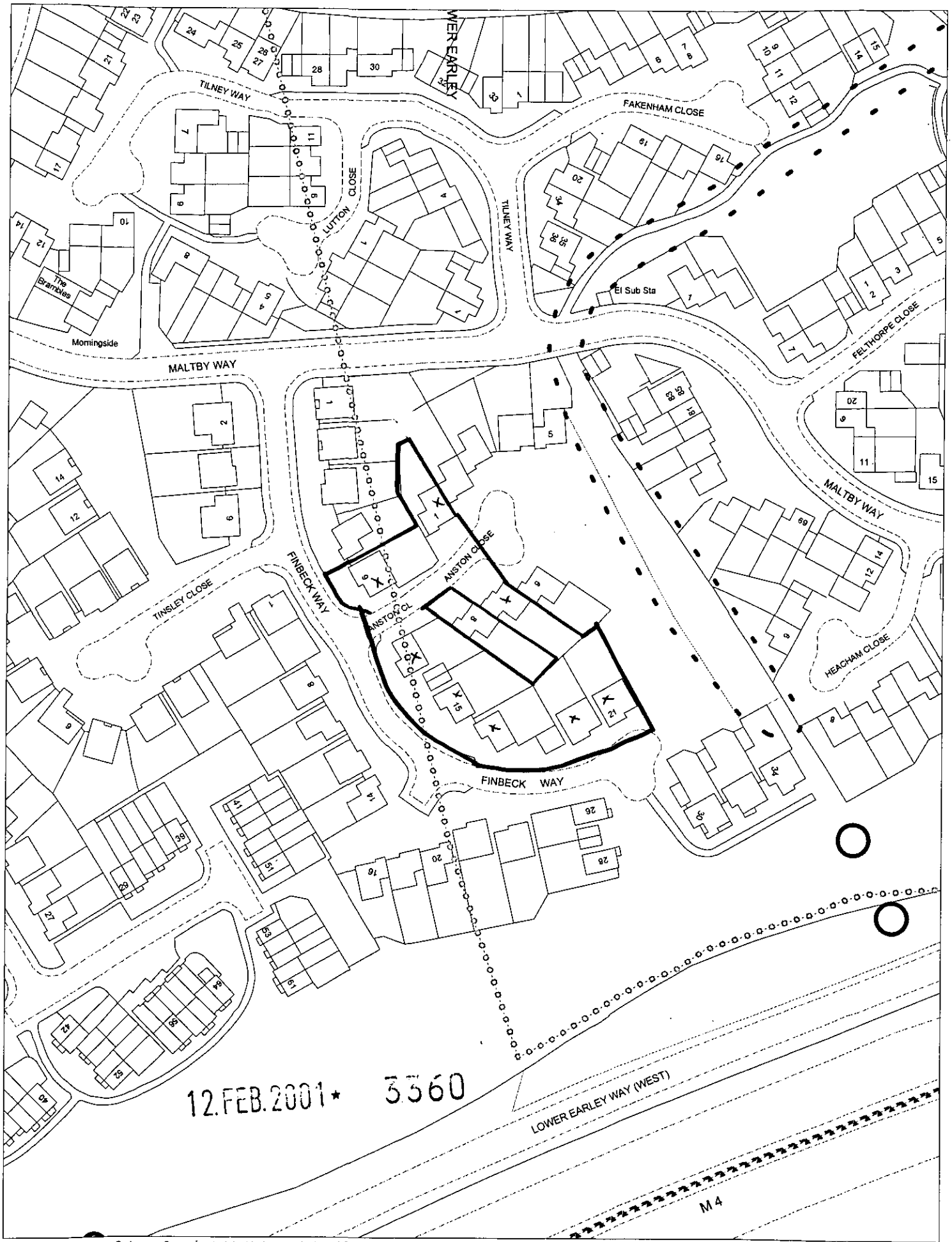

1
5
1
9
SCALE
1:500
FINBECK WAY
ANSTON CLOSE
ANSTON CL
9
1
8
PROPOSED
CONSERVATORY
8
15
21
14
51
16
20
26
28
12.FEB.2001* 3560
APPROVED
FINBECK WAY



© Crown copyright 2001 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:1250 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2001 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

APPROVED



12.FEB.2001 * 3360

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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2001

Scale: 1 : 1250

N
W E
S