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LONDON OFFICE

APPLICATION NO:
F/2000/0642

LOCATION:
37 Ledran Close, Lower Earley Reading.

APPLICANT:
Mr Lakhani C/O A J Cricket

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

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Lakhani
C/O A J Cricket
Window World
34 Letchworth Drive
Bromley
Kent
BR2 9DG

Application Number: F/2000/0642

Parish: **EARLEY**

Location: **37, Ledran 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 external brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 30th May 2000.

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.

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0642

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0642
37, Ledran Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22/5/00

Yours faithfully

John Mutchler pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0642**
37, Ledran Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0642

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0642
37, Ledran Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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Yours faithfully

pp

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0642

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0642
37, Ledran Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0642

Applicant : Mr Lakhani C/O A J Cricket.

Location : 37, Ledran Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		12/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12/4/00

Date Registered : 18/02/2000

Earliest Date for Decision : 23/03/2000

Latest Consultation Date/Site Notice Expiry Date : 23/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :
Earley TC – No objection

Planning Issues :
Effect on street scene and neighbouring properties LP&EI.
Identified settlement.

Application Number: F/2000/0642

Appraisal :

This application is for a rear extension.

Neighbours.
There is a 1·8m fence and hedge to the sides and rear. The conservatory is 2·4m to the eaves and 3·4m to the ridge. The boundary fence will partially obscure the extension and therefore any adverse impact on the neighbours will be minimised.

Street scene.
The boundary fence will partially obscure the extension from the street scene and, therefore, any impact on the street scene will be minimised.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/0642
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork

RECORD OF SITE VISIT

SITE ADDRESS: 37 Ledran Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/0642

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front of house

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
House at rear – No side windows.
Garage obscures view from Ledran Close.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence & hedge to side (Chalfens) and rear.

OTHERS

FROM: Joss Miller

DATE: 28 February 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0642

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

Site Address: 37, Ledran Close, Lower Earley, Reading.

Applicant: Mr Lakhani C/O A J Cricket.

Your observations are required in respect of this application **by 23/03/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/0642

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

LOCATION:
37, Ledran 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 FEB 2000
Officer: JM	Application No. F/2000/0642

Map No. 58 **Site** 0004

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 37 LEDRAN CLOSE

Parish: EARLEY **Ward:** Loddon ✓ 29-02-00

Applicant: MR LAKHANI

Fee Received 95-00 Required ..... Additional ..... Refund .....

(4)

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 29.02.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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ADDRESS 37 LEGRAN CLOSE PARISH EARLEY

PLOT No. 583 ORD. SHEET No. SU. 7569 [illegible]

BUILDER P/18 PM. V LOWER EARLEY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945 13956	HSHCR LOWER EARLEY PLAN		23.10.80	CLK
26608	BRYANT	DET. HOUSE O/L & GARAGE	17.12.86	CL
BRA 2168	"	"	10.2.87	APP
	18.FEB.2000*	0642		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87 Mr. Chande - Conserv. - 28/1/00 - 1D Eng

DRAINAGE

091074

9	How many bedrooms does the property have?	Existing: 4	Proposed: NO CHANGE
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.		
	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 MR LAKHANI

Date 16/2/2000

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

Environmental Services

For office use only.
Application number: 18.FEB.2000* 0642

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	MR LAKHANI
	Address and postcode	37 LEDRAN CLOSE LOWER EARLEY READING BERKSHIRE RG6 4JF
	Phone number	0118 975 0028
2	Agent's Name	A.J. CRICKETT
	Address and postcode	WINDOW WORLD 34 LETCHWORTH DRIVE BROMLEY KENT BR2 9BG
	Phone number	0181 464 2672
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.	37 LEDRAN CLOSE LOWER EARLEY READING BERKSHIRE RG6 4JF
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	MATCHING BRICK WORK WHITE P.V.C.U WINDOWS / DOORS WHITE ALUMINIUM / CLEAR 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: NO CHANGE
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.		
	c Six copies of each set of plans and drawings listed below.		
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(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

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- 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

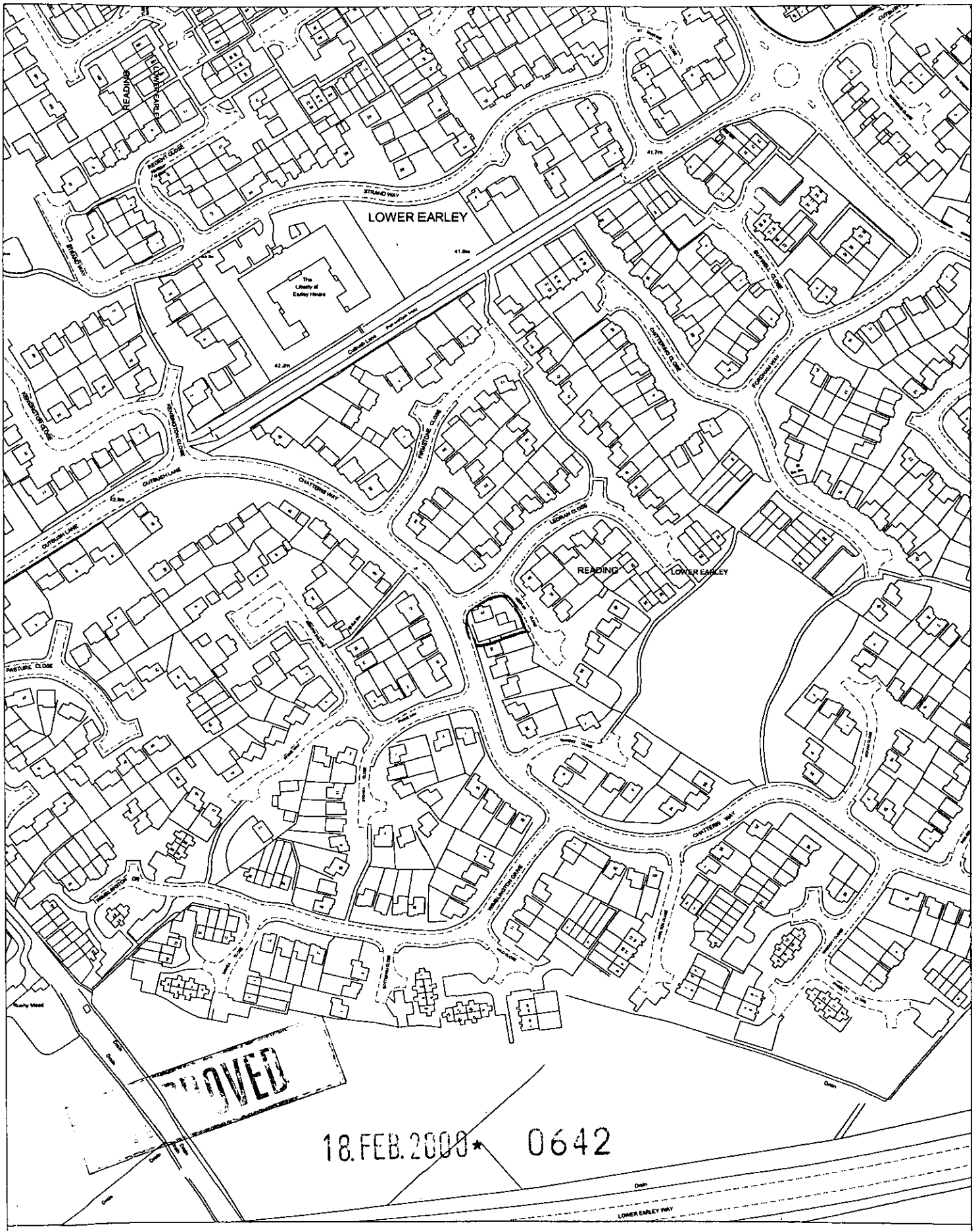
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR LAKHANI

Date 16/2/2000

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



Site Plan, Scale: 1 to 2500

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Date: 14 February 2000

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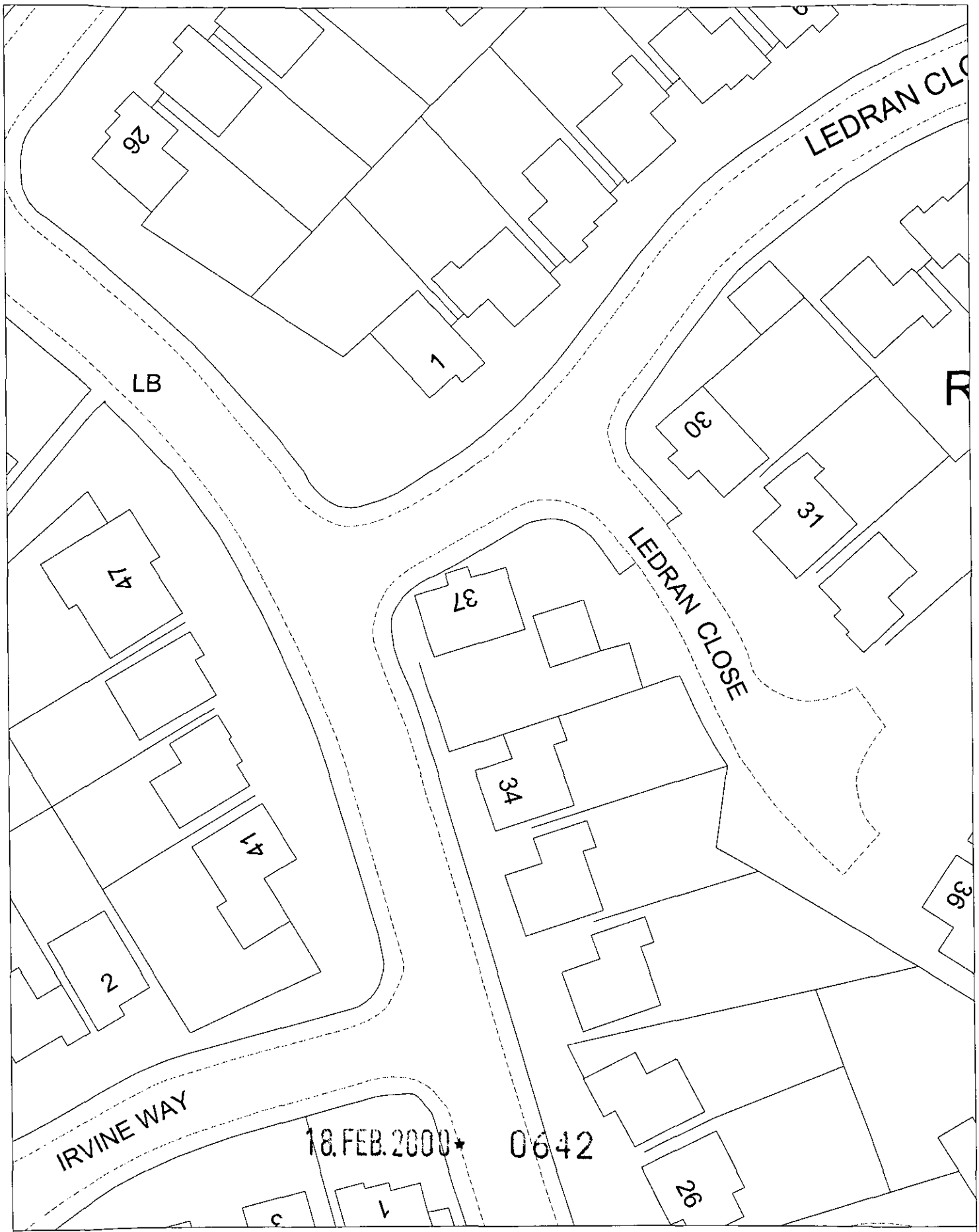

Site Plan, Scale: 1 to 500

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Date: 14 February 2000

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