APPLICATION NO:
F/2000/1810

LOCATION:
13 Instow Road, Earley Reading.

APPLICANT:
Mr & Mrs I Porter C/O John R Hall

PROPOSAL:
Proposed single storey side extension to dwelling to form replacement garage.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I Porter
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2000/1810

Parish: **EARLEY**

Location: **13, Instow Road, Earley, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form replacement garage.**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging, turning and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1810.	AT
BUILDING CONTROL NUMBER	FP2000/0862	Alan
~~APPLICANT~~/AGENT	John R Hall.	
ADDRESS OF SITE	13. Instow Road EARLSH.	
DESCRIPTION OF PROPOSED WORK	S/S side ext to form replacement. garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1627	PBC/1627
ELEVATIONS	PBC/1627	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1810

PROPOSAL:
Proposed single storey side extension to dwelling to form replacement garage.

LOCATION:
13, Instow Road, 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 24/07/2000. 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

29 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1810

Applicant : Mr & Mrs I Porter C/O John R Hall.

Location : 13, Instow Road, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling to form replacement garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/06/2000

***Earliest Date for Decision* : 24/07/2000**

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application <u>will have expired on</u>: <u>16/08/2000.</u> 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 :

English Nature: No Comment.
Highways: Approval with conditions
Town/Parish Council: No Objection
Neighbours: None received
District Councillor: No Objection

Planning Issues : (redevelopment)

1) Impact on neighbours
2) Impact on street scene.

27/07/2000

Application Number: F/2000/1810

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey side extension to a 2 storey detached house to form a garage. It will replace an existing single storey flat roofed storage /garden room measuring approximately 4.5 metres square.

The proposed extension will be 4.7 metres wide and 6 metres long, the south east elevation will see a 1.7 metres projection from the rear elevation. To be constructed in brick with a tiled, pitched roof with an eaves height of 2.3 metres and a ridge height of 4 metres. There will be a new window and door in the north east elevation, but this will not cause overlooking.

No.15, to the south east, 0.3 metres higher, adjacent 2 storey detached house. Set slightly back by 5 metres from the rear building line of No. 13. Due to its position behind 3 metre high (approximately) Beech hedging, the occupants of this property will not be affected.

Adjacent plot to the north, approximately 1 metre lower, new information centre is currently being constructed behind a 1.8 metre high fence and 2 metre high Lawson Cypress hedge on boundary. Due to the orientation, the occupants of this property when built will not be affected.

2) Impact on street scene /visual impact.

Due to the 1.8 metre high fence on the rear boundary there will be no impact upon visual amenity of the area.

The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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

Application Number F/2000/1810
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	" WORK"
3.	SC23	SR06	" Garaging, Turning + Parking"

28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 13 Instow Road
Earley Reading.

APPLICATION NUMBER: F/2000/1810

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on silver birch tree at front

2. DESCRIPTION OF SURROUNDINGS Residential, woodland area. Quiet ~~cul de sac~~ road, new information centre being built next door. 1960's dev, open plan front gardens, detached integral 2-storey housing.

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached house, extended to rear + front, integral garage used as a store room?, yellow/~~red~~ orange brick, white UPVC windows + door, grey concrete pantile roof. white fascia boards + guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / information centre being built next door

5. SITE CONSTRAINTS

TREES — Large Silver Birch tree at front will be retained, adj to drive.

ACCESS/PARKING — 2 as existing on driveway

LEVELS — New information centre, 1m approx lower

BOUNDARY TREATMENT — No. 15, 0.3m higher.

OTHERS — New information Centre, boundary at front 2m approx hedge (Leylandii cypress) + at rear 1.8m cb fence along boundary

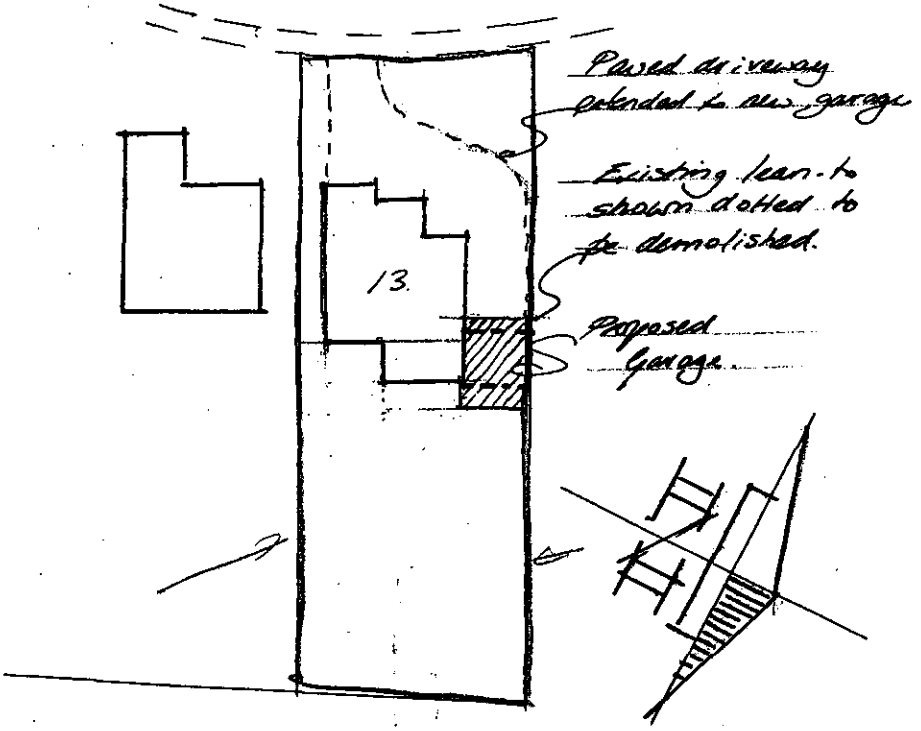
— Rear, b 1.8m fence + hedging

— No. 15, 0.3m higher + 3m approx Beech hedging.

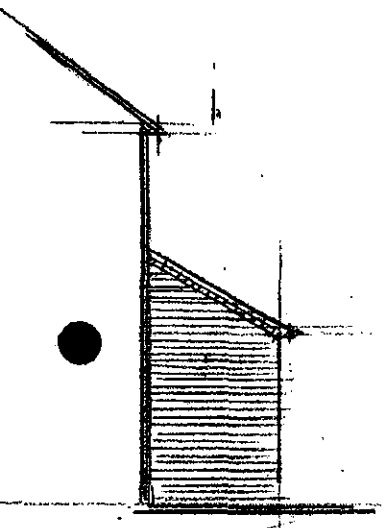
NB Garage will replace existing outbuilding with flat (slight pitch) roof 2m high

SECTION AT B

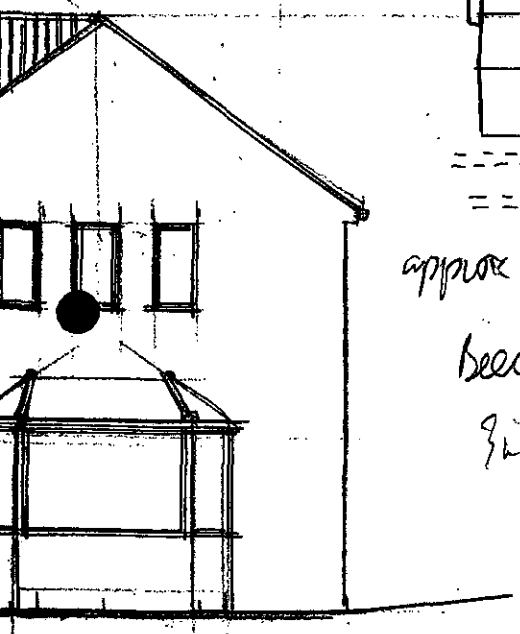
Site Notes



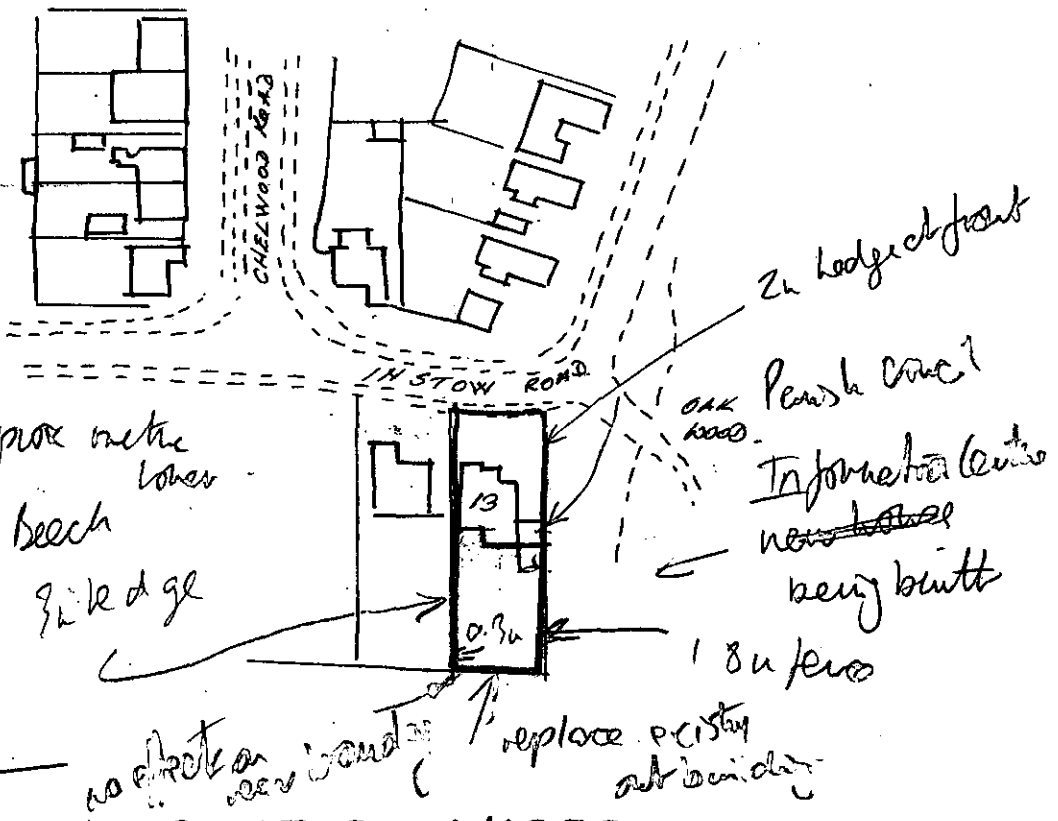
BLOCK PLAN 1/500



OUTHWEST



EST



LOCATION 1/1250

JOHN R HALL CHARTERED SURVEYOR Tel. 0118 9882883	client Mr & Mrs I. Porter June 2000	PBC/1627

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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: F/2000/1810

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/2000/1810
13, Instow Road, Earley, Reading.
Proposed single storey side extension to dwelling to form replacement garage.

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/2000/1810**
13, Instow Road, Earley, Reading.
Proposed single storey side extension to dwelling to form replacement garage.
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: **29 June 2000**

My ref: F/2000/1810

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1810**
13, Instow Road, Earley, Reading.
Proposed single storey side extension to dwelling to form replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: *F/2000/1810*

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
DX: 33506 – Wokingham

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Application Number: F/2000/1810
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: ***F/2000/1810***
13, Instow Road, Earley, Reading.
Proposed single storey side extension to dwelling to form replacement garage.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JUN 2000	
Officer: AT	Application No. F/2000/1810

Map No. 58 **Site** ...0.016..
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY STOREY SIDE EXTENSION TO DWELLING TO FORM REPLACEMENT GARAGE

Location: 13 INSTOW ROAD

Parish: EARLEY Ward: Redhatch.
29.6.2000
20/6

Applicant: MR/MRS PORTER

Fee Received 95-00 (4) 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 : 29.6.2009 ✓ 30/6

Parish Council Informed - YES / NO ✓ 30/6

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 30/6

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:

.....

.....

* ENGLISH NATURE (ANCIENT WOODLANDS AREA)

NEIGHBOURS: ✓ 30/6

SIN + 15 + 30 INSTOW ROAD

LISTING FORM Recd 1.30pm 27.7.00

Case officer: **Andrew Thorley** Application Number: **F/2000/1810**

13, Instow Road, Earley, Reading.

Proposed single storey side extension to dwelling to form replacement garage.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: Z - Rolls

Councillor Rolls

Date: 26/7/00

FROM: Andrew Thorley

DATE: 29 June 2000

0 3 JUL 2000
Earle
Cou

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1810

Proposal: Proposed single storey side extension to dwelling to form replacement garage..

Site Address: 13, Instow Road, Earley, Reading.

Applicant: Mr & Mrs I Porter C/O John R Hall.

Your observations are required in respect of this application **by 24/07/2000** .

NO OBJECTION

DELEGATED

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 29 June 2000

Application Number: F/2000/1810

Proposal: Proposed single storey side extension to dwelling to form replacement garage.

Parish: EARLEY TOWN

Site Address:
13, Instow Road, Earley, Reading.

Applicant:
Mr & Mrs I Porter C/O John R Hall.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC: 23 (INSERT: Garaging + Turning & Parking).

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles

09/07/00

Tel. 0118 974 6441

Date: 29 June 2000

Your Ref:

My Ref: Andrew Thorley / F/2000/1810

PL
OL
DC AT
APP
CS

COPIES
ACK:
FILE:

ENGLISH NATURE
03 JUL 2000
THAMES & CHILTERNS TEAM

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

WOKINGHAM DISTRICT COUNCIL

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1810

Site Address: 13, Instow Road, Earley, Reading.

Proposal: Proposed single storey side extension to dwelling to form replacement garage..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1810** in all communications and any response should be addressed to **Andrew Thorley** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref.

To: Andrew Thorley

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Payne Conservation Officer:

Date: 4 July 2000

ADDRESS 13 INSTOW ROAD PARISH EARLEY

PLOT No. 28 ORD. SHEET No. SU. 58 74 70

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	Mr. C. Bunce	Outline	23.7.56	N/A. Refuse
0/124/63	Messrs. Cooper Estates Ltd	"	10.7.63	N/A. C/A.
185/63	"	Detached House	20.2.64	App. C/A.
805/72	Mr G. Piharczuk	Extension Addit'	1.11.72	App
PD/786/72	"	1st floor ext	2.11.72	App
97/66900/F	Mr. & Mrs. I Porter	S/St. F. ext	17.2.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. Ext - Porch - 10-10-97

DRAINAGE

10

1305A

Environmental Services

For office use only.
Application number:
21.JUN.2010 1810

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 Address and postcode Phone number	MR & MRS I. PORTER 13 JHSTOW ROAD EARLEY READING RG6 2QH
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE BASINGSTOKE ROAD THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	13 JHSTOW ROAD EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY EXTENSION TO REPLACE GARAGE
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.	BRICK & TILE AS EXISTING
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 ☑

Crystal Mark
Clarity approved by

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: N/A.	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.		
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

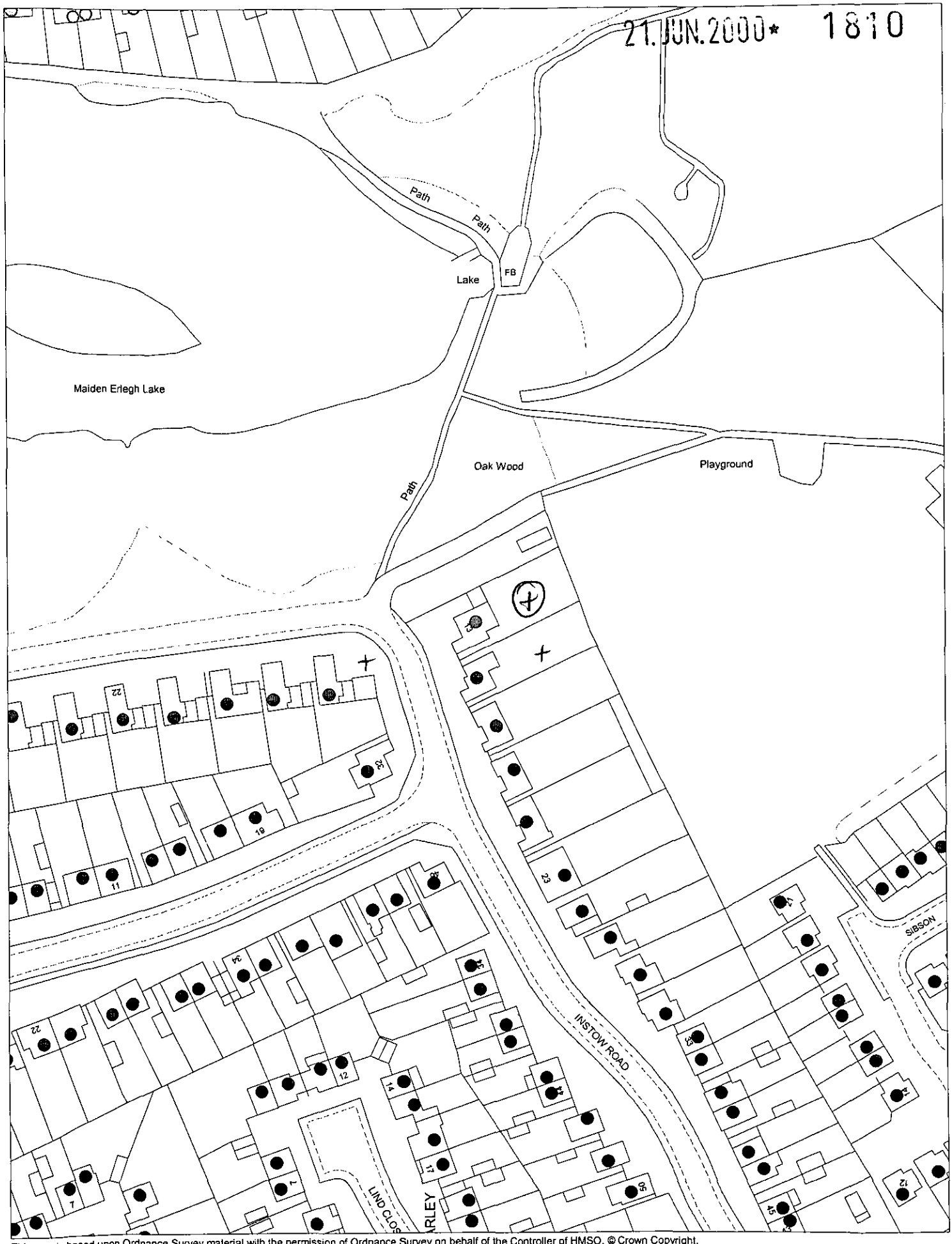
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs I. Porter

Date 15/6/00

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



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Development Control Section, Environmental Services, Wokingham District Council.
22 June 2000

Scale: 1 : 1250

N
W E
S