APPLICATION NO:

F/2002/7984

LOCATION:
Resdeane 2, Gipsy Lane, Earley Reading.

APPLICANT:
Mr Baker C/O A1 Design

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

EARLIEST DATE FOR DECISION: **14/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Baker
C/O A1 Design
185 Worting Road
Basingstoke
Hants
RG22 6NR

Application Number: F/2002/7984

Parish: **EARLEY**

Location: **Resdeane, 2, Gipsy Lane, 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. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

3. 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 LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: C Hurst

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.

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
1	If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office and Wokingham District Council must be informed.
N04	
N16	

Loddon Area Local Plan	LBE1, LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/7984

Applicant : Mr Baker C/O A1 Design.

Location : Resdeane, 2, Gipsy Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/11/2002

Earliest Date for Decision : 14/12/2002

Latest Consultation Date/Site Notice Expiry Date : 14/12/2002

This application will have expired on: 08/01/2003. 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 :

Countryside Services - informative re. Great Crested Newts

Earley Town Council - no comments.

Planning Issues :

Impact upon neighbouring properties

Impact on character of the area.

Application Number: F/2002/7984 – 2 Gipsy Lane, Lower Earley.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form a conservatory. It will project 3.05m, be 4.2m in width and have a maximum height of 3m.

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (deposit).

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given that views out from the conservatory will be screened. The boundary treatment is as follows:-

- There are 2m high close boarded fences marking the west, east and north boundaries.

In addition, views to the west will be screened by a garage of approximately 2.5m in height.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure.

2. Impact upon the character of the area

The conservatory would be screened from the street given that it is to the rear of the property and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory is a simple design in keeping with the design of the dwellings and the materials would match the existing property.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
1	**If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature office and Wokingham District Council must be informed.**
N04	
N16	

Loddon Area Local Plan	**LBE1, LBE2**
South East Area Local Plan	
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Application Number F/2002/7984
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p. J.S. Andrewartha

(Development Control Manager)

Date: 31/12/02

RECORD OF SITE VISIT

SITE ADDRESS: Resdeane 2, Gipsy Lane Earley Reading.

APPLICATION NUMBER: F/2002/7984

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 5/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Front garden

2. DESCRIPTION OF SURROUNDINGS

Mix

3. DESCRIPTION OF SITE/BUILDING

Bungalow
Part brick built. Also rendered white pebble dash
Concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

E - 2m high Closeboarded fence
N - 2m high Closeboarded fence
W - 2m high Closeboarded fence. Also garage along boundary of the neighbours property to the West

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

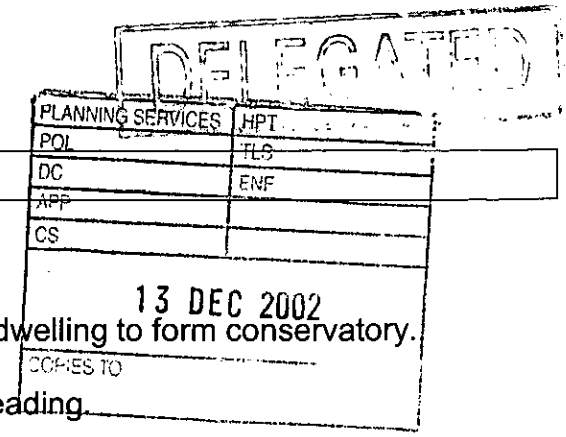
LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

FROM: Daniel Gigg

DATE: 21 November 2002



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7984

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

Site Address: Resdeane, 2, Gipsy Lane, Earley, Reading.

Applicant: Mr Baker C/O A1 Design.

Your observations are required in respect of this application **by 14/12/2002** .

NO OBJECTION

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

L.H.

Daniel Gigg

From: Andy Glencross
Sent: 22 November 2002 14:28
To: Daniel Gigg
Subject: PA F/2002/7984 Resdeane 2 Gipsy Lane Earley

Hi Daniel

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/7984	Map No : 53
Case Officer : DPG.	Site Area : 0.07
Valid Date : 13/11/02	Received Date: 13/11/2002

Level : Delegated Application

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

Location : 2, Resdeane, Gipsy Lane, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr Baker C/O A1 Design.

Fee Required: £110 Fee Received: £110 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pasture / News

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....
S/N + See map
.....

.....

No pre-apps.

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

Tel: (0118) 974 6296

Date: 21 November 2002

My ref: F/2002/7984

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2002/7984
Resdeane, 2, Gipsy Lane, 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 received.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7984**
Resdeane, 2, Gipsy Lane, 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Buckley-Carpenter

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

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

Tel: (0118) 974 6296

Date: 21 November 2002

My ref: F/2002/7984

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

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Resdeane, 2, Gipsy Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Swindells

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

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

Tel: (0118) 974 6296

Date: 21 November 2002

My ref: F/2002/7984

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edmunds
13 Moor Copse Close
Earley
Reading
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

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Resdeane, 2, Gipsy Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7984**
Resdeane, 2, Gipsy Lane, 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Edmunds

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

Received by Wokingham District Council

Application No: F/2002/7984

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

LOCATION:
Resdeane, 2, Gipsy Lane, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7984 to enable the library staff to locate the correct information.
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 Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
21 November 2002

Organisation_Name	Building_Name	address1	Postcode
2	RESDEANE	RESDEANEGIPSY LANEREADING	RG6 7HA
		4GIPSY LANEREADING	RG6 7HA
		3GIPSY LANEREADING	RG6 7HF
		102MILL LANEREADING	RG6 7JE
		104MILL LANEREADING	RG6 7JE
		106MILL LANEREADING	RG6 7JE
		108MILL LANEREADING	RG6 7JE
	1A	1AGIPSY LANEREADING	RG6 7HF
		110MILL LANEREADING	
		108MILL LANEREADING	
LAND AT		108 mill lane.	
		108MILL LANEREADING	RG6 7JE

neighbour list F/2002/7984

Environmental Services

For office use only.
Application number: 13.NOV.2002 7564

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.

13 NOV 2002

7984

WOKINGHAM DISTRICT COUNCIL

1	Your name	MR BAKER
	Address and postcode	2 GYPSY LANE EARLEY READING BERKS RG6 7HA
	Phone number	01189 266938
2	Agent's Name	AT DESIGN
	Address and postcode	185 WORTING RD BASINGSTOKE HANTS RG22 6NR
	Phone number	01256 350613
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT 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.	RED BRICK TO MATCH EXISTING. WHITE UPVC FRAMING
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

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

Date 5-NOV-02

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

"RESDENE" Pc 23[illegible]791 002

ADDRESS 2 GIPSY LANE PARISH ~~WOODLEY~~ Earley 1.12.86

PLOT No. Old Property ORD. SHEET No. 53 SU.7671

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2023/72	Mr D.B. Keating	New front porch & ext. of living rm	21.12.72	- App
BR 22387	TRUSTEES OF HERBERT HOLDSTOCK (acc'd)	DRAINAGE & INT ALT.	11.4.84	APP N/A
21219	"	O/L. HOUSE ON LAND ADJ.	5.6.84	N/A REL
~~27726~~	~~[illegible]~~			
97/65427/F	MR. B. HEDLEY	S/ST. HT. & GARAGE	23-6-97	C/A
FP97/6631/A	"	"	1.9.97	APP
F/2001/5256	"	erect of det double gar.	8.1.01	C/A
F/2002/7984	Mr Baker	S/ST R. ext - conserv		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Dwg. No.

Proposed Conservatory At Rear

2, Gupsy lane,
Earley
Reading,
Berkshire,
RG6 7HA
for Mr Baker
Project Ref. GL/558

A1 DESIGN
Architectural Services
185, Worting Road
Basingstoke, Hants. RG22 6NR
01256 350613 Mobile 0831 578795

13.NOV.2002 7:54