APPLICATION NO:
F/2001/5249

LOCATION:
10 Pavenham Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Mace C/O P J M Architectural Services

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

Ltr letter 17/12/01

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED
Phillip Taylor

No 068 03.01.02 8V

358

00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mace
C/O P J M Architectural Services
30 Lawrence Mead
Kintbury
Berkshire
RG17 9XT

Application Number: F/2001/5249

Parish: **EARLEY**

Location: **10, Pavenham 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 condition, the reason for which is specified hereunder.

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

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

Informative
1. 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 Policies LD3 and LT1.
Loddon Area Local Plan Policies LBE1, LBE2 and LT5/6.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

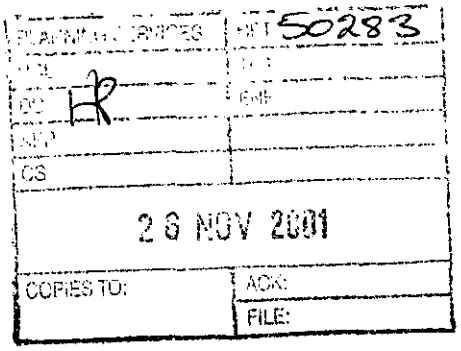
Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

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.

Our Ref : SP/2001/004710-1/1
Your Ref : ~~HELEN POLLOCK~~/F/2001/5037

Date : 20 November 2001



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

REAR AND SIDE EXTENSIONS TO DWELLING
3 BRAMLEY CLOSE, EARLEY, READING

Thank you for your letter dated 16 October 2001, which was received on 18 October 2001. You are asked to quote the following reference in any correspondence: SU77SW/10/15. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, however, in view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not

hesitate to contact me on 01276 454349, quoting the reference cited at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

CC: P Roe

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Received by Wokingham District Council

Application No: F/2001/5249

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

LOCATION:
10, Pavenham 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 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/2001/5249 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. 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.

Head of Planning and Transportation

19 November 2001

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

Tel: 0118 974 6480

Date: **19 November 2001**

My ref: F/2001/5249

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/2001/5249
10, Pavenham 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5249**
10, Pavenham 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 6480

Date: **19 November 2001**

My ref: F/2001/5249

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

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5249**
10, Pavenham 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**********

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

Tel: 0118 974 6480

Date: **19 November 2001**

My ref: F/2001/5249

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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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5249**
10, Pavenham 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**********

LISTING FORM PT

Case officer: ~~**Helen Pollock**~~ Application Number: **F/2001/5249**

10, Pavenham 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 refusal ~~and my reason(s) are.~~ please contact me

Signed: [signature]

Date: 23/11/01

Councillor Rolls

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5249

Applicant : Mr & Mrs Mace C/O P J M Architectural Services.

Location : 10, Pavenham Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 07/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 02/01/2002. 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 :

Environment Agency : No objection

Planning Issues :

1) Impact upon neighbours properties
2) Impact upon character of the area

Policy used: LBE1, 2, LT5/6
WBE1, WOS3, WT7,6
LD3

Application Number: F/2001/5249 10, Pavenham Close, Earley

Appraisal

Development

A single storey rear extension to form a conservatory.

The site is a semi-detached property located within the identified settlement and within the residential area of Earley. The property is located around a cul-de-sac of detached and semi-detached houses. The rear of the property backs onto Cutbush Lane. The boundaries of the site are No.12's garage and 1.7m fencing around the rest of the boundary.

1. Impact upon neighbouring properties

The proposed new conservatory would extend 3.4m from the rear of the dwelling and 3.1m across the rear of the dwelling. The conservatory would 2.2m to the eaves and 3.3m to the ridge. The garage for No.12 is part of the boundary extending for 5m along it. The garage therefore screens the garden from No.12. It is considered that no neighbouring properties would suffer and adverse effects of overshadowing or overbearing (No objections were received from neighbours).

2. Impact upon the character of the area

The proposed conservatory is situated to the rear of the property so it will have no adverse impact on the street scene. The rear of the property cannot be scene from Cut Bush Lane due to extensive hedging and an upward slope.

Other properties in the area have similar proportioned conservatories.

☑ Approval ☐ Refusal

Application Number F/2001/5249 10, Pavenham Close Ealy.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	FULL PERMISSION - 5 YEARS

RECORD OF SITE VISIT

SITE ADDRESS: 10 Pavenham Close Lower Earley Reading. APPLICATION NUMBER: F/2001/5249	OFFICER: ~~Helen Pollock~~ PT DATE OF SITE VISIT: 6/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mixed resi - detached either side close packed

3. DESCRIPTION OF SITE/BUILDING Brick lower - render 1st flr garage inbuilt - dark clay brown tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES detached 3/4 bed either side

5. SITE CONSTRAINTS ~~Garage~~ * Garage obscure

TREES — no a patio

ACCESS/PARKING

LEVELS slight down slope

BOUNDARY TREATMENT N°12 Garage + 1.7m long

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2001	
Officer: HP	Application No. F/2001/5269

Map No. 60 Site 003
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: 10 PAVENHAM CLOSE

Parish: EARLEY Ward: Redhatch
19.11.01

Applicant: MR / MRS MACE

Fee (3) Received 95-00 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 : 19.11.01 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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.....
.....

Environmental Services

For office use only.
Application number: 07.NOV.2001* 5249

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. MACE. 10 PAVENHAM CLOSE. LOWER EARLEY. BERKSHIRE.
2	Agent's Name Address and postcode Phone number	P.J.M. ARCHITECTURAL SERVICES. 30 LAWRENCE MEAD. KINTBURY. BERKSHIRE. RG17 9XT. 07831 793136.
3	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.	Site 10 PAVENHAM CLOSE, LOWER EARLEY. BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension.	About the application PROPOSED CONSERVATORY to REAR OF PROPERTY.
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 PLYNTH AND SIDE WALL, BROWN STAINED UPVC FRAMES.
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 Plain English Campaign

Please turn over

		Existing:	Proposed:
9	How many bedrooms does the property have?	4	4
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: P. Maisey P.J. MAISEY

on behalf of MR + MRS. MACE.

Date 30-10-01.

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

MASTER CARD FOR.

ADDRESS PAVENHAM CLOSE. PARISH EARLEY

PLOT No. Area X Lower Earley. ORD. SHEET No SU7469 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17644/73	Bovis.	O/L. Res. Dev.	13.6.74	N/A Ref
01945 -	Pye & others	Lower Early Plans	app. acc. to min
04557 -	Bovis.	O/L. Res. Dev.	10.6.76	N/A Ref
02235/95	"	B.F.K.L.T.Y Dist. Roads.	24-11-77 15-12-77	N/A C/A
11184	M. J. CLANCY	Temp. site office	2.8.79.	N/A C/A
17176	Heron	8 Flats 118 Houses.	3.4.82	N/A C/A
18194	"	Site compound storage area	23.9.82.	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 10 PAVENHAM CLOSE PARISH EARLEY

PLOT No. 122 Area X Lower Earley ORD. SHEET No SU7469 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D905	Heron	Det. House & Garage	27/8/82	N/A C/A
FP 19339	"	"	23/9/82	C/A N/A
97/66326/F	MR & MRS MACK	C/S T. EXTENSION	17.10.97	C/A
FP97/6822	"	"	28.10.97	C/A

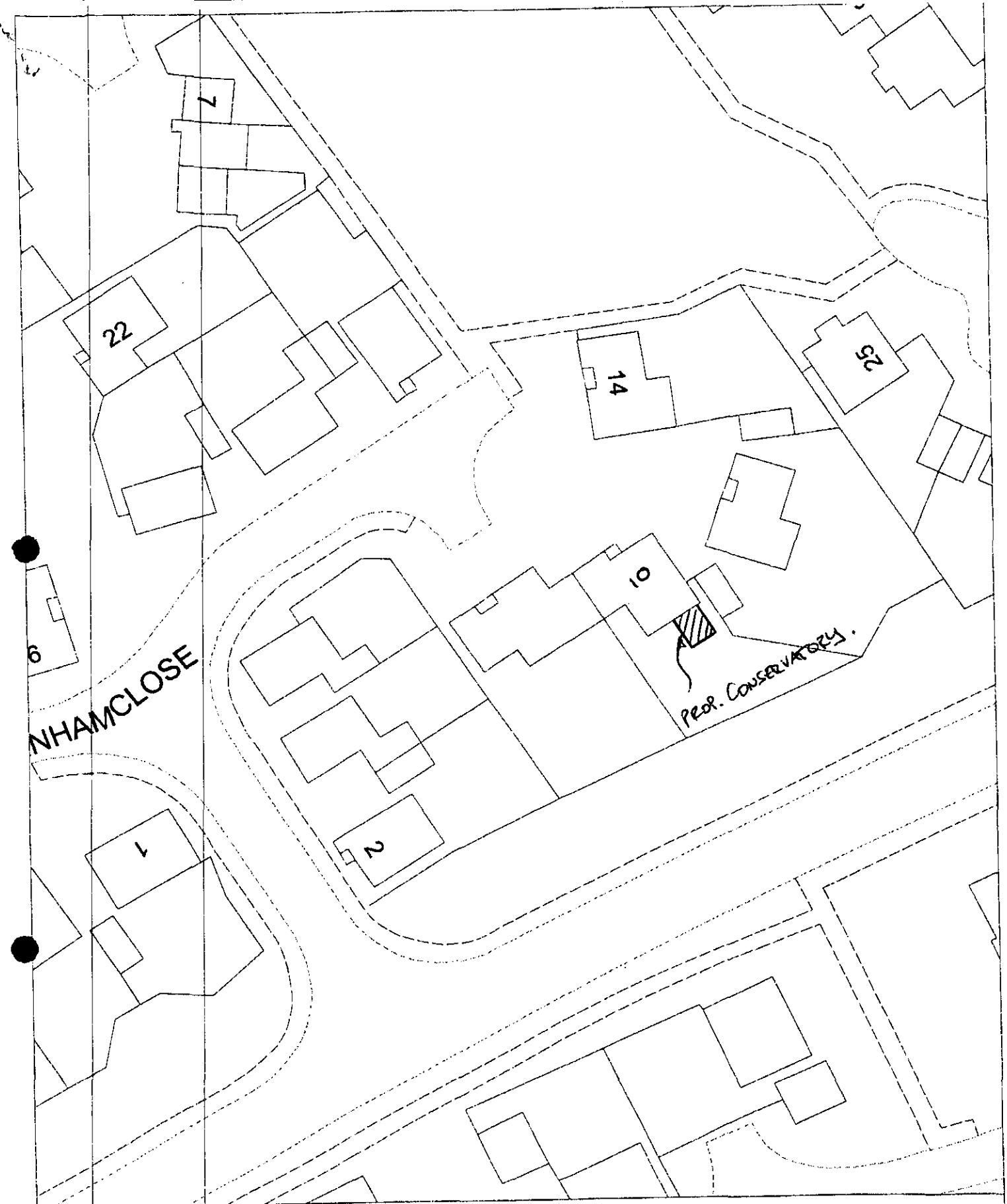
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 19 October 2001

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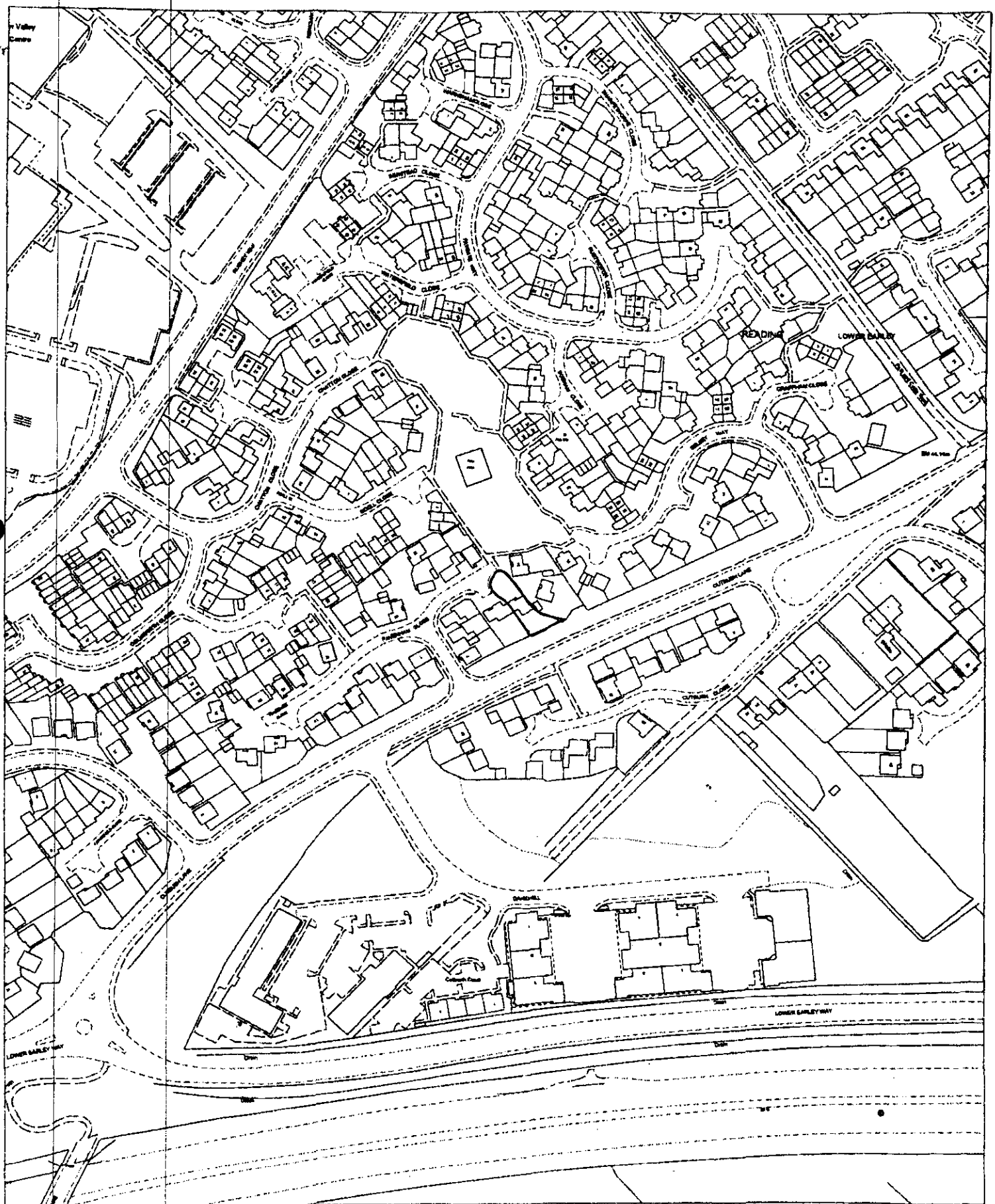

Site Plan, Scale: 1 to 2500

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Date: 19 October 2001

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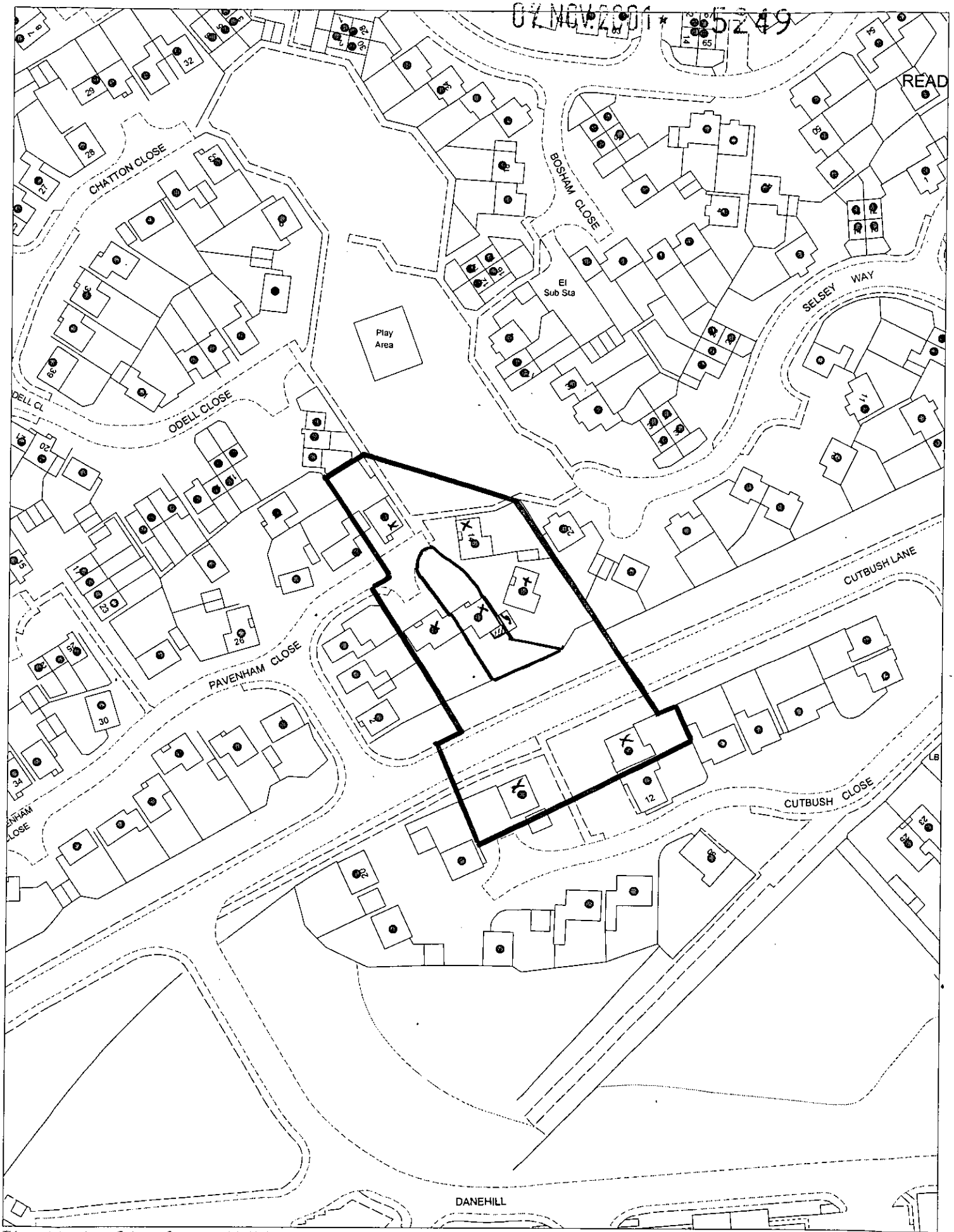

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Development Control Section, Environmental Services, Wokingham District Council.

14 November 2001

Scale: 1 : 1250

N
W E
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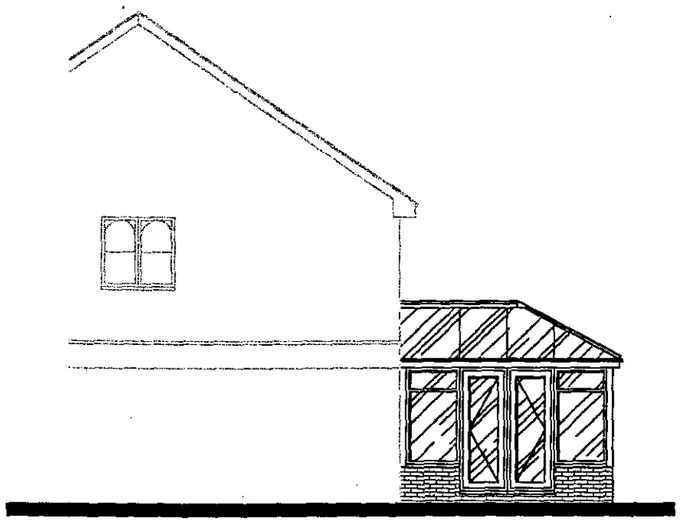
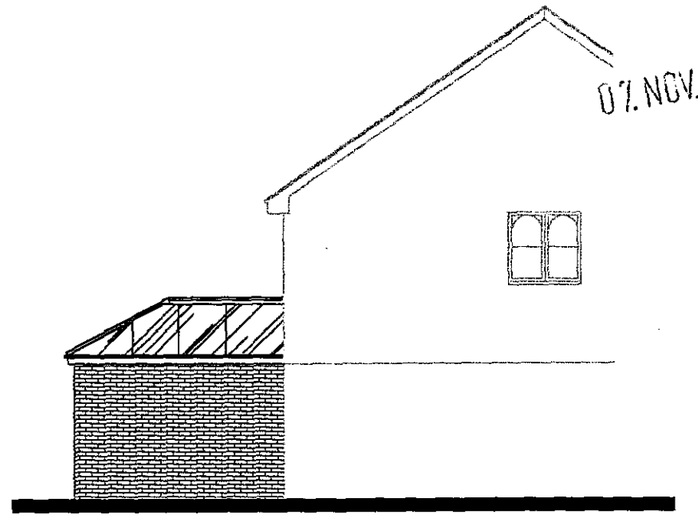
Revision: Date: Notes:



PROP. SIDE ELEVATION.



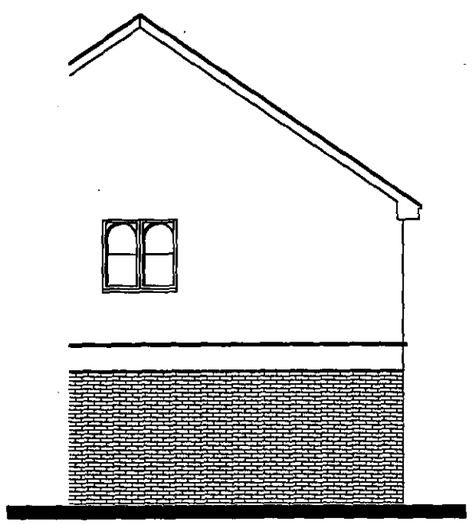
PROP. REAR ELEVATION.



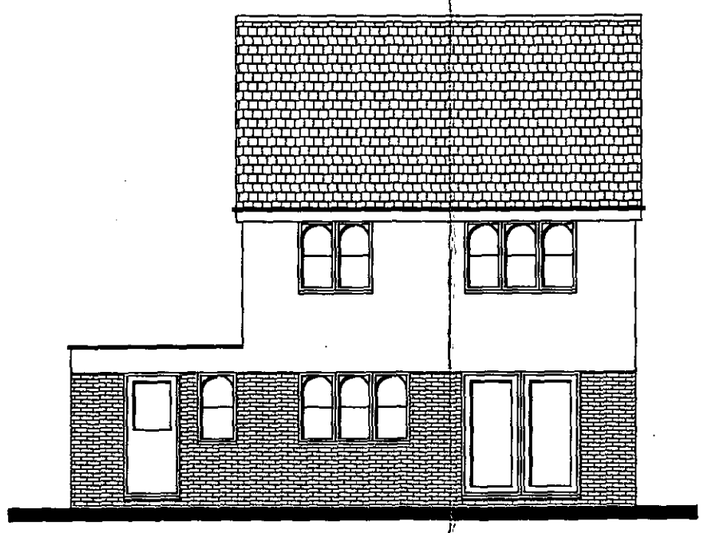
PROP. SIDE ELEVATION.

07.NOV.2001 * 5249

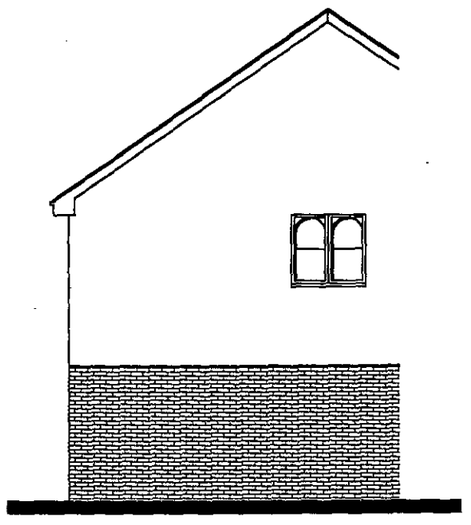
APPROVED



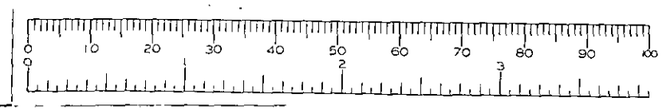
EXTG. SIDE ELEVATION.



EXTG. REAR ELEVATION.



EXTG. SIDE ELEVATION.



Client:
Mr. & Mrs. Mace.

Job Title:
Conservatory at:
10 Pavenham Close,
Lower Earley,
Berkshire.

Drawing Title:
EXTG. & PROP.
ELEVATIONS.

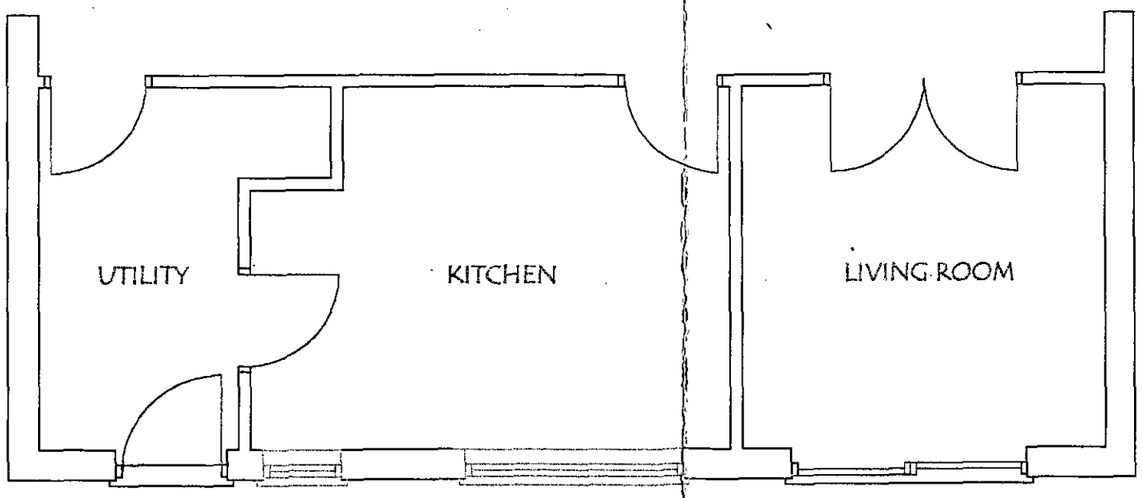
Scale:
1/100. A3

Date:
Oct. 2001. Drawn By: **P.J.M.**

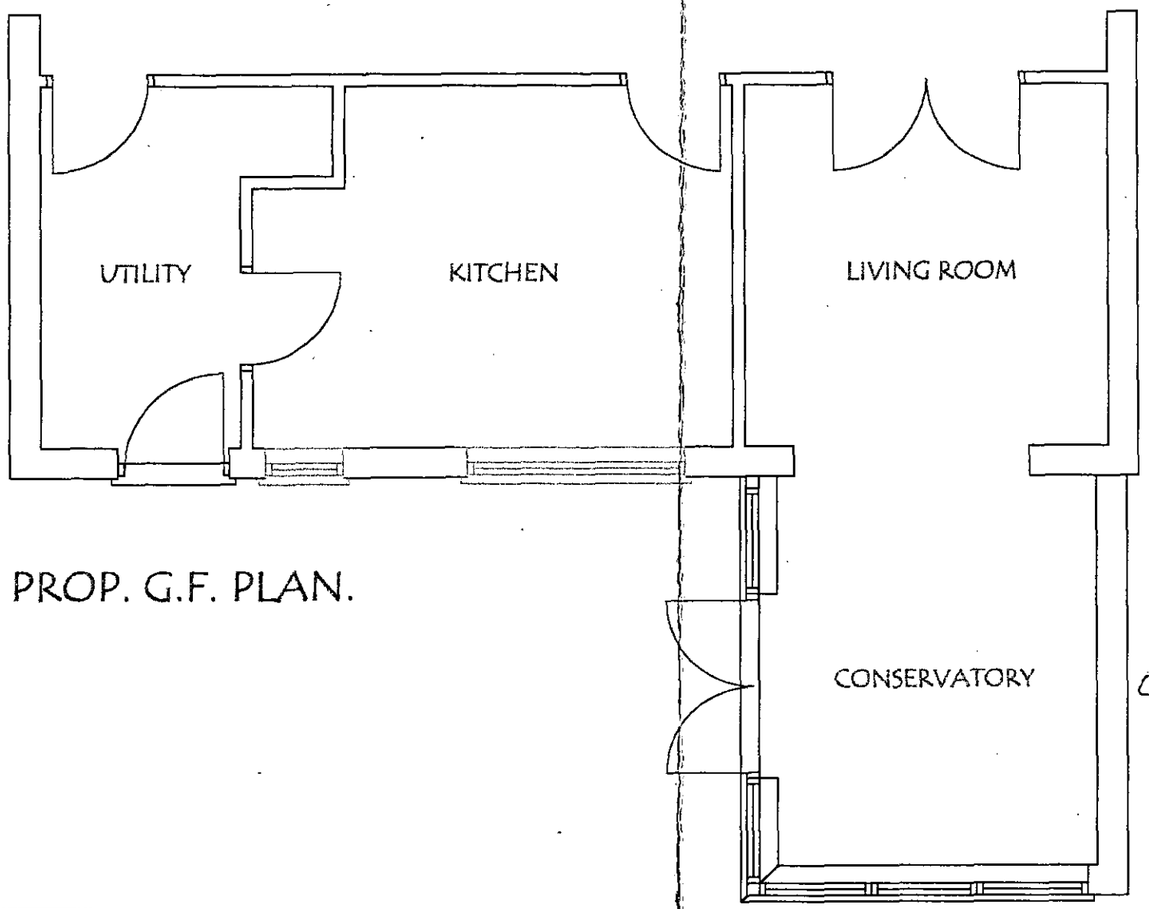
Drawing No.:
P115-01-02.

Revision: Date: Notes:

07 NOV 2001 * 5249



EXTG. G.F. PLAN.



PROP. G.F. PLAN.

APPROVED

Client:
Mr. & Mrs. Mace.

Job Title:
Conservatory at:
10 Pavenham Close,
Lower Earley,
Berkshire.

Drawing Title:
EXTG. & PROP. FLOOR PLANS.

Scale:
1/50. A3

Date: **Oct. 2001.** Drawn By: **P.J.M.**

Drawing No.:
P115-01-01.