APPLICATION NO:
F/2001/5549

LOCATION:
51 Mill Lane, Earley Reading.

APPLICANT:
Mr & Mrs Craker C/O Greg Farrell

PROPOSAL:
Proposed two storey rear extension plus first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/01/2002**
Grd consultation 28/01/02
APPLICATION WILL HAVE EXPIRED ON:
13/02/2002

CASE OFFICER: **Joanna Medler**

REFUSED

659

D.1

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Craker
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/5549

Parish: **EARLEY**

Location: **51, Mill Lane, Earley, Reading.**

Proposal: **Proposed two storey rear extension plus first floor side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposal as a whole will be overbearing, due to its scale and massing. This will have a detrimental impact on the amenities of the neighbouring properties and is therefore contrary to policy LD3 of the Berkshire Structure Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft), and to policies LBE1 and LBE2 of the Loddon Area Local Plan.

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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 06/02/2002

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.

1103

19 DEC. 001 5349

CONFIDENTIAL

APPLICATION NUMBER 5549

- [✓] **PRE-APP**
- [ ] **POST-APP**
- [ ] **SAIF**
- [ ] **OTHER**

2029

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21/9 September 2001
My ref: NB/BP/Earley/Pre App

Mr M. Craker
51 Mill Lane
Earley
Reading
Berks
RG6 7JF

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

Dear Mr Craker,

PROPOSED TWO-STOREY SIDE EXTENSION TO 51 MILL LANE, EARLEY

I refer to your letter received on the 22 August 2001 with reference to the above.

Having reviewed your proposals, I feel that officers may favourably consider some form of two-storey side extension at the above property.

I would suggest that the first floor part of the extension is set back from the front of the dwelling by at least 1m. I would also recommend that the first floor element does not extend any more than 2m beyond your existing two-storey rear building line. Additionally, there should be no windows in the proposed side elevation, particularly at first floor level and above.

As you are proposing additional bedrooms, you would need to provide additional off-road parking in order to satisfy Council standards. These would need to measure 2.5m by 5m internally for a garage space and 2.4m by 4.8m elsewhere. 4 bedrooms would require 3 spaces.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

B Polnik (Mrs)
Senior Planning Officer

Enclosure: Planning Application Forms

Pre-app(2) [illegible]

PLANNING SERVICES	HP: 46985
	TLS
NB	SKT
22 AUG 2001	
COPIES TO:	ACK:
	FILE:

Martin Craker
51 Mill Lane
Earley
Reading
Berkshire , RG6 7JF
07929 328 408

August 17, 2001

District Surveying & Planning Department
Wokingham District Council
Shute End
Wokingham

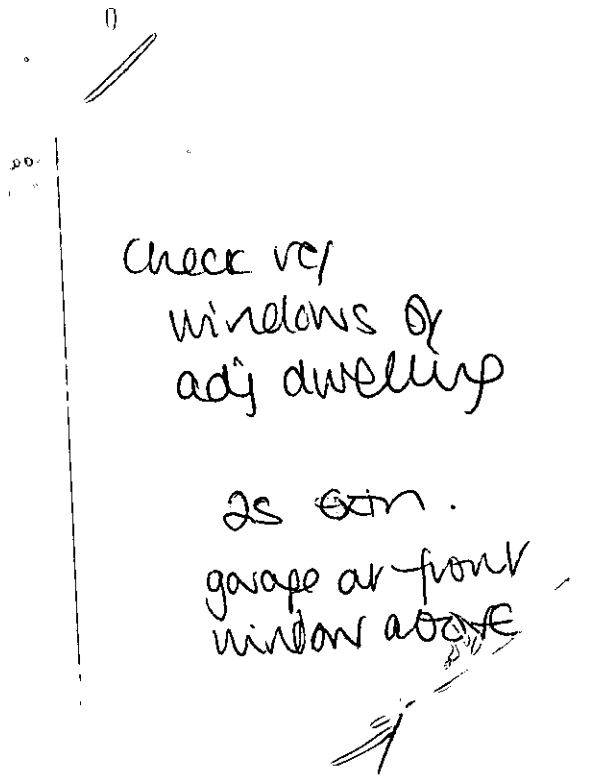
Dear Sir: .

I enclose copies of drawings I have made for a proposed two (2) storey extension to my semi-detached house. I also enclose a picture of the rear of the house. I would be grateful if you would study these drawings and then write back to me to confirm whether the proposed extension is likely to comply with the Council's planning regulations regarding extensions. In particular I would be grateful if you could outline for me how these planning regulations effect first floor extensions and whether the extension I am proposing is likely to comply with these regulations.

Thanking you in advance for your trouble,

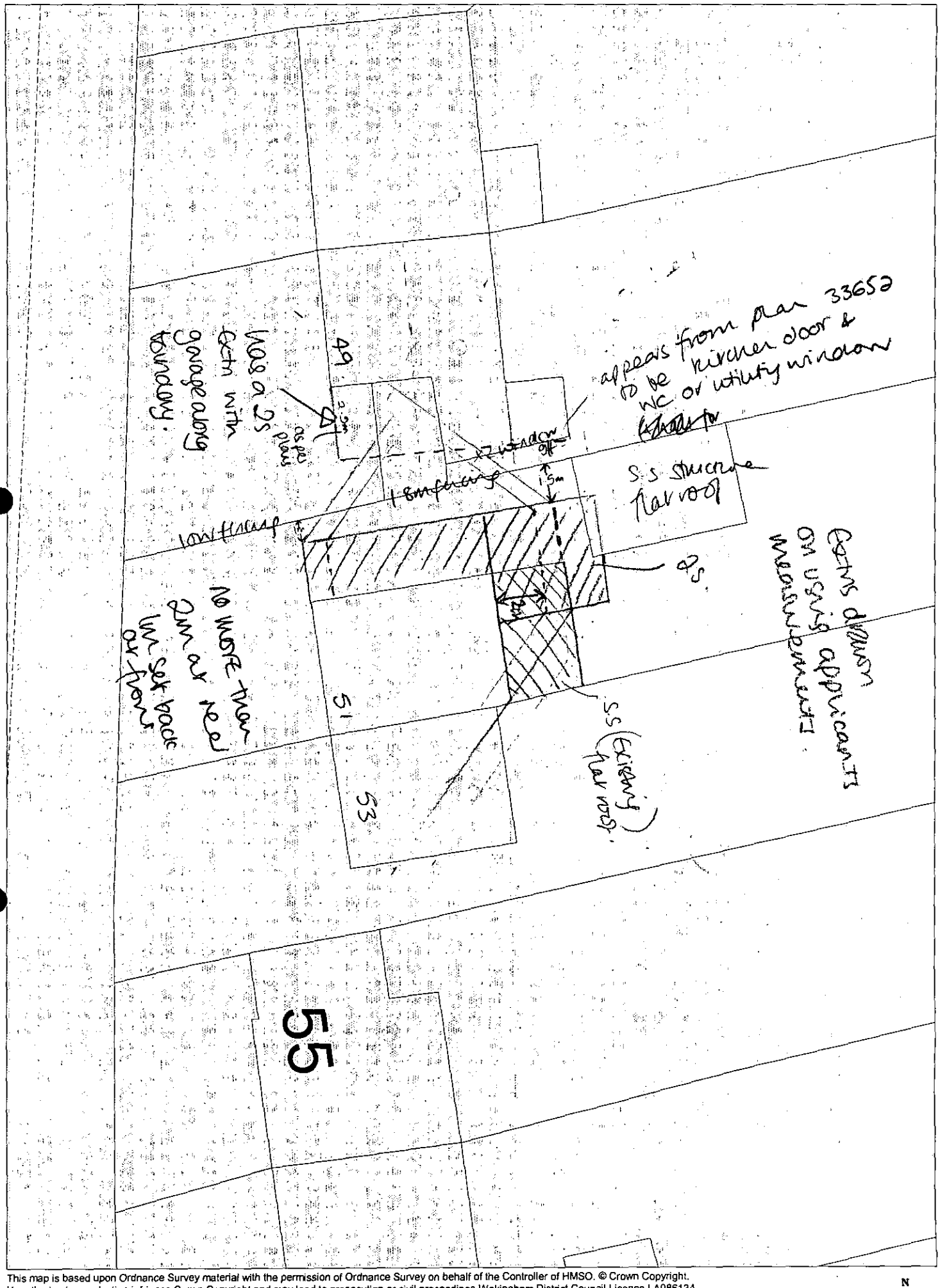
Yours sincerely,

Enclosures: Drawings of Ground and first floor, picture of the rear of property



Check re/
windows of
adj dwelling

2s ~~ext~~.
garage at front
window above



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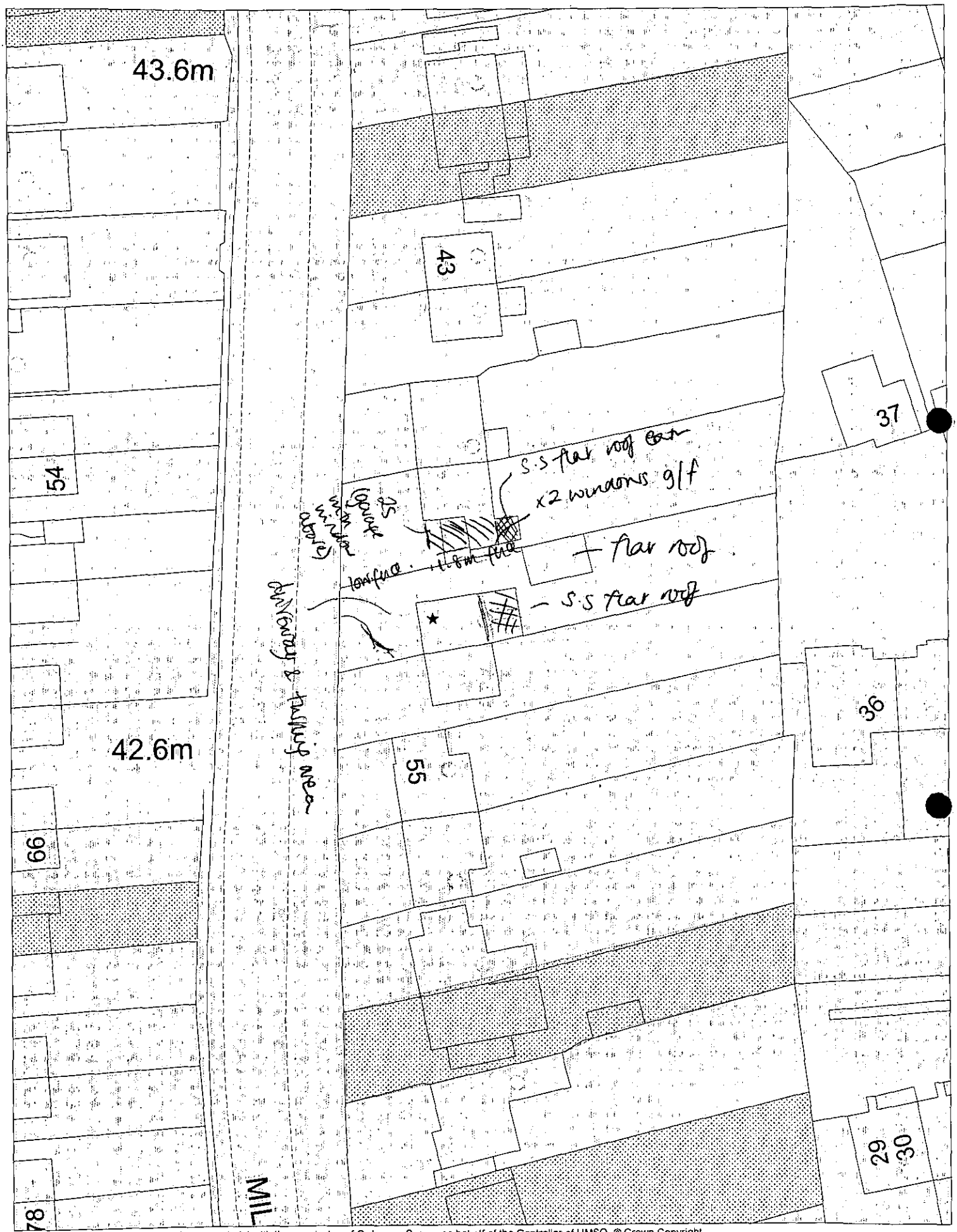
Development Control Section, Environmental Services, Wokingham District Council.
10 September 2001 Scale: 1 : 200



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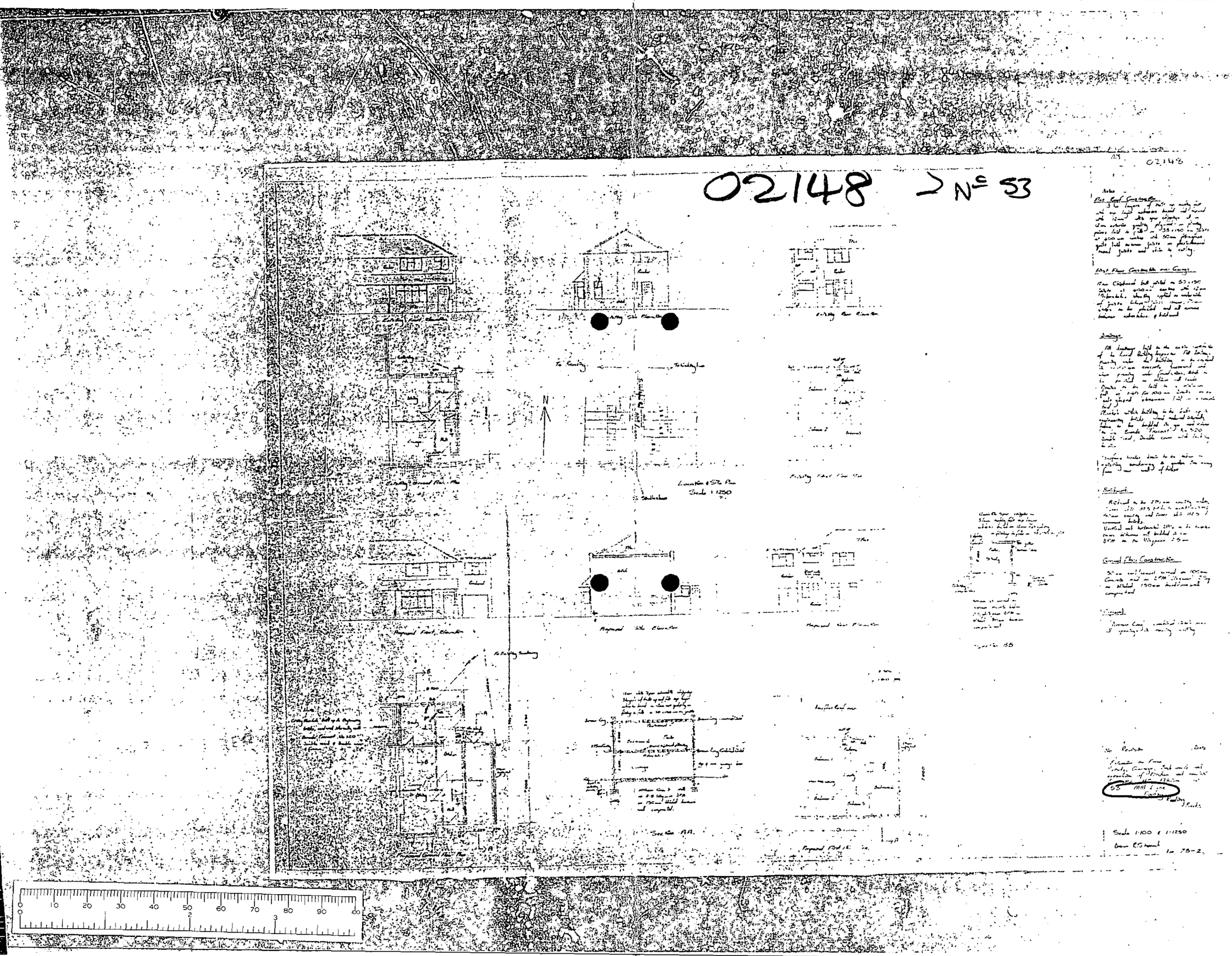
Development Control Section, Environmental Services, Wokingham District Council.
5 September 2001

Scale: 1 : 500

N
W E
S

02148 → Nº 53



02148
Location & Site Plan
Scale 1:1250
Section AA
Scale 1:100 & 1:1250

ADDRESS 51 MILL LANE

PARISH ~~WOODLEY~~ Lamey 1.4.86 E

PLOT No. Old Property

ORD. SHEET No. SU. 7671 53

BUILDER

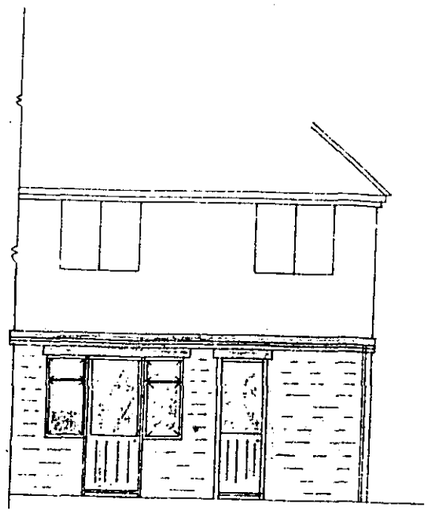
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/173/71	Mr. E. Withers	Additions	15 · 4 · 71	App. N/A
1342/72.	MR. E. Withers	Ext. to lounge & kitchen		- d/A

DATE OF COMPLETION

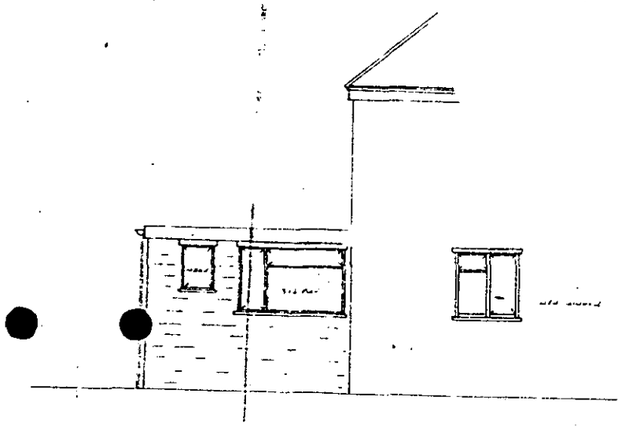
MINISTRY DECISION

SPECIAL ORDERS

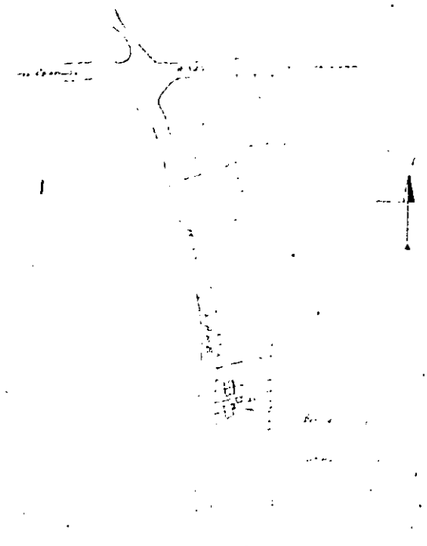
DRAINAGE



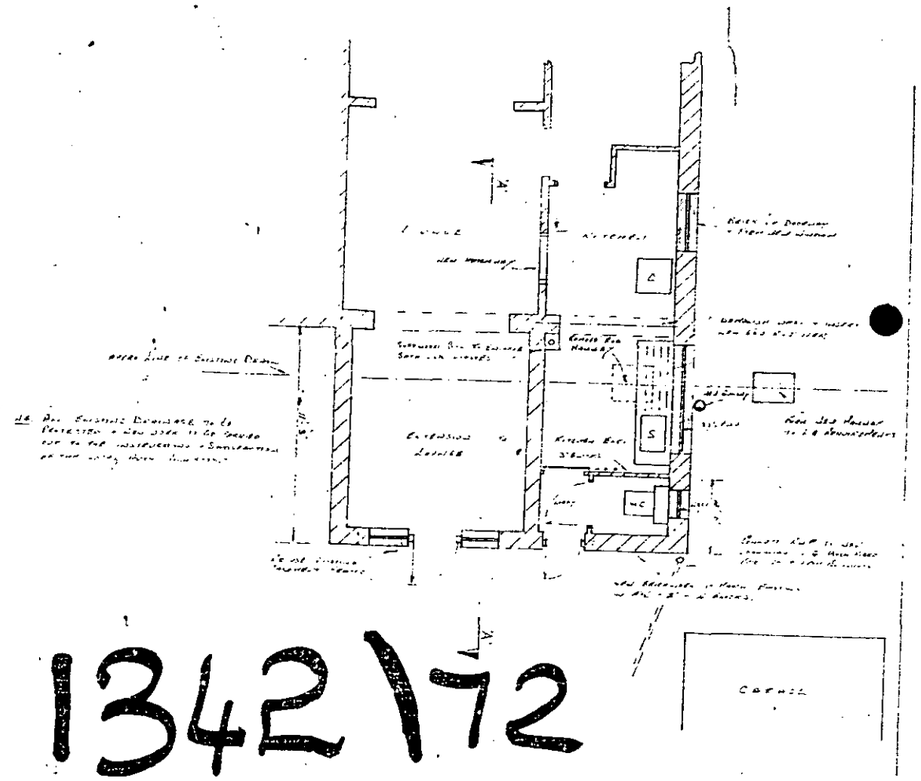
REAR ELEVATION



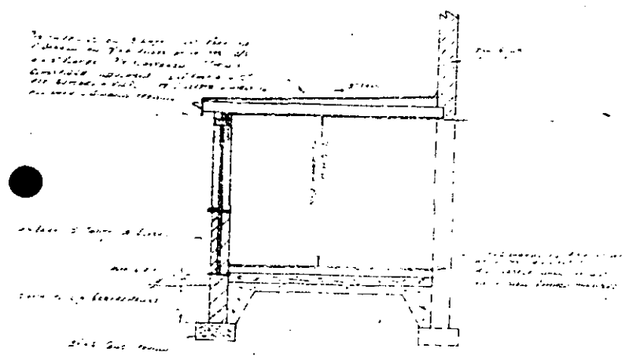
SIDE ELEVATION



SITE PLAN



GROUND FLOOR PLAN. AS PROPOSED.



SECTION A A



BLOCK PLAN

1342\72

PROPOSED EXTENSIONS AT 2.51 MILL LANE BARLEY, BERKS

FOR MR E WITHERS

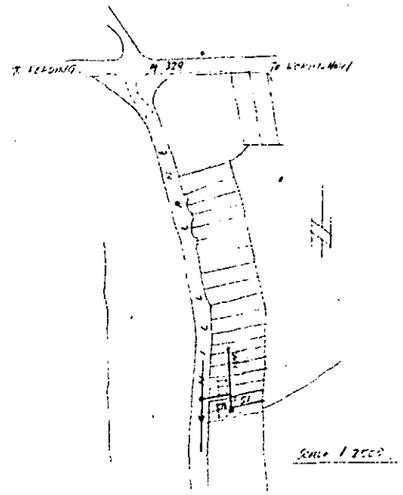
SCALE 1/4" = 1'-0.

JULY 1972

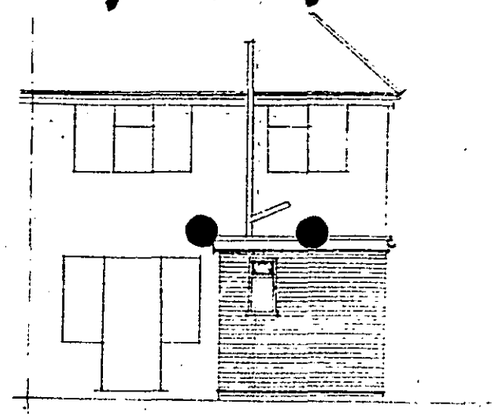
PD/173/71

PD/173/71

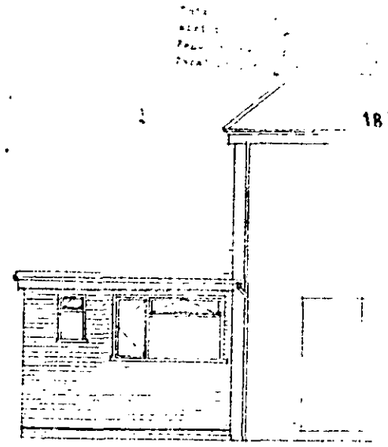
18 MAR 1971



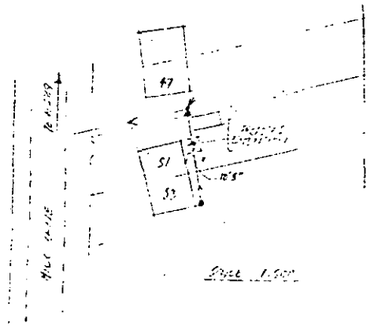
SITE PLAN



REAR ELEVATION

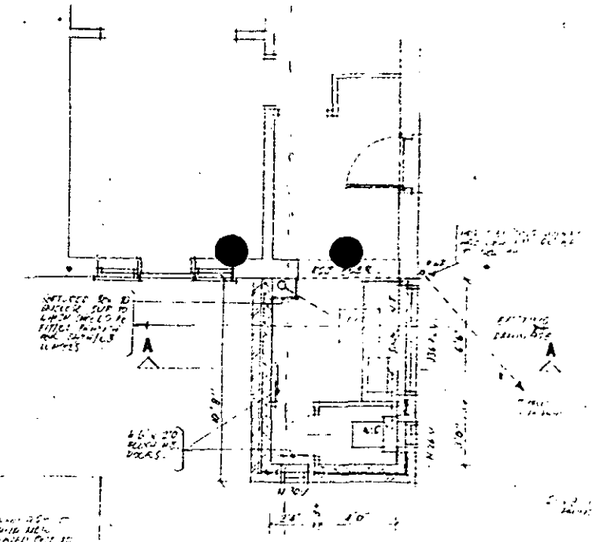


SIDE ELEVATION

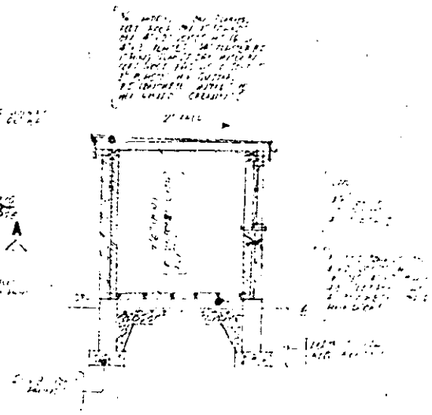


BLOCK PLAN

NOTE



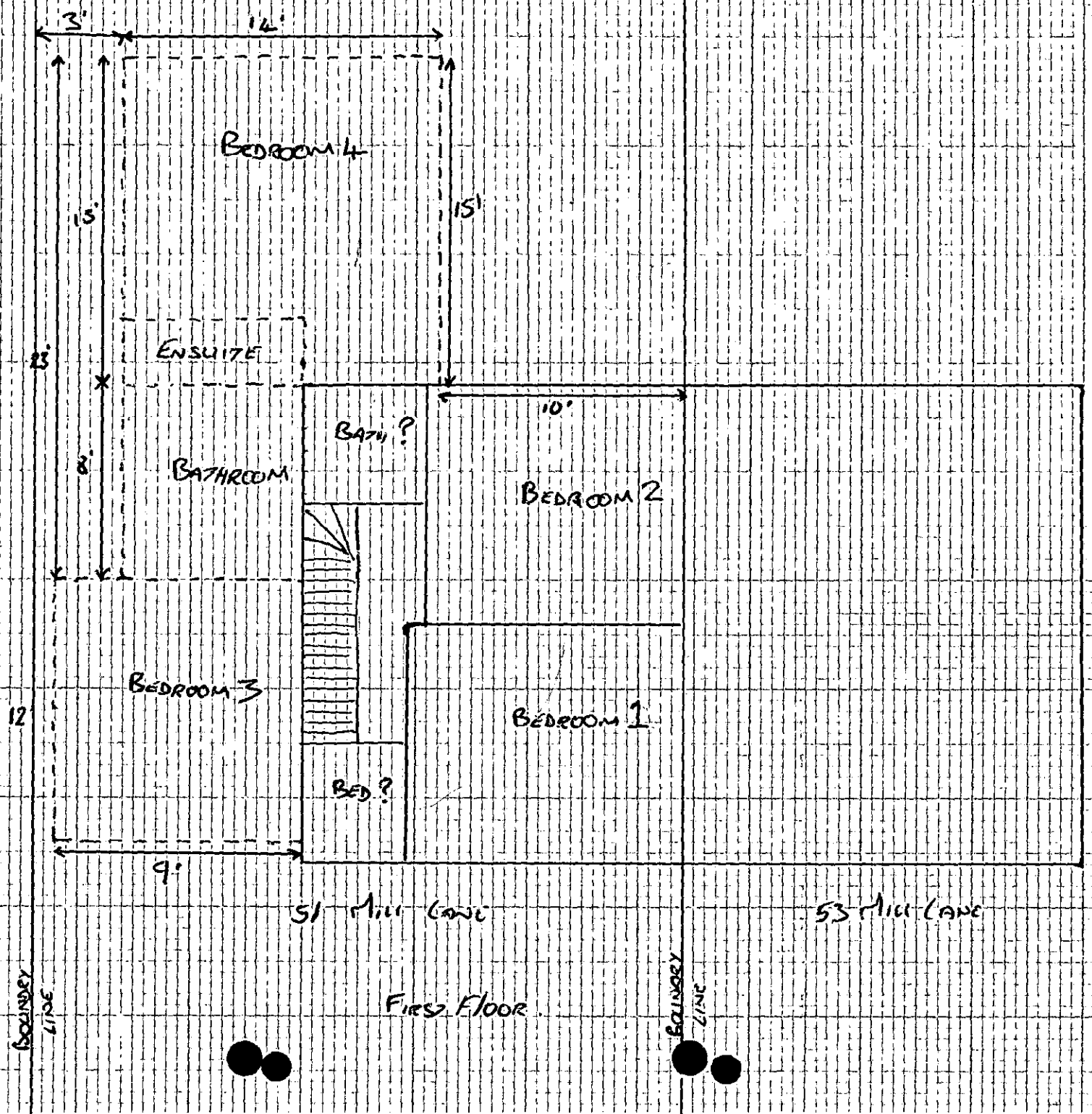
PLAN

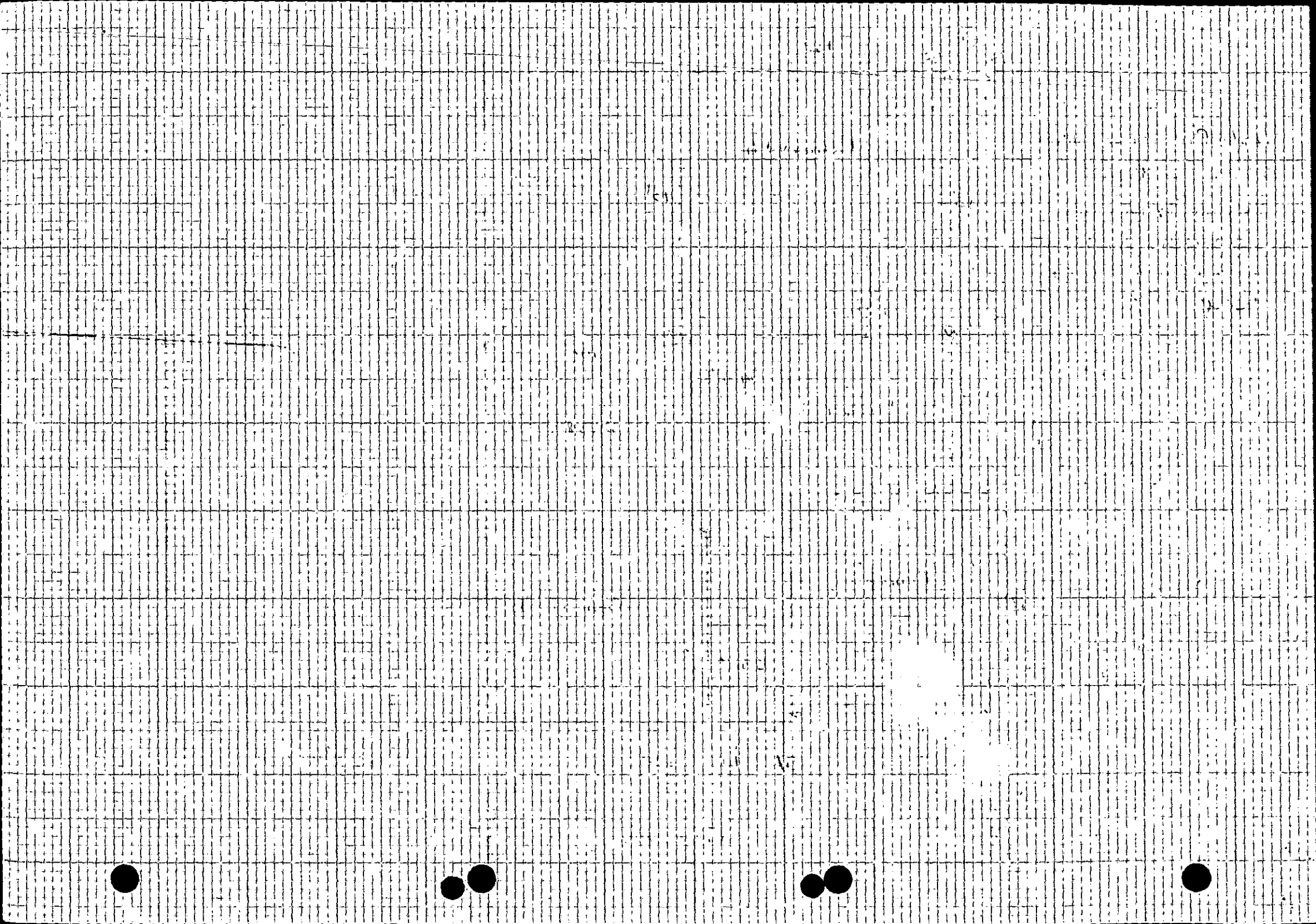


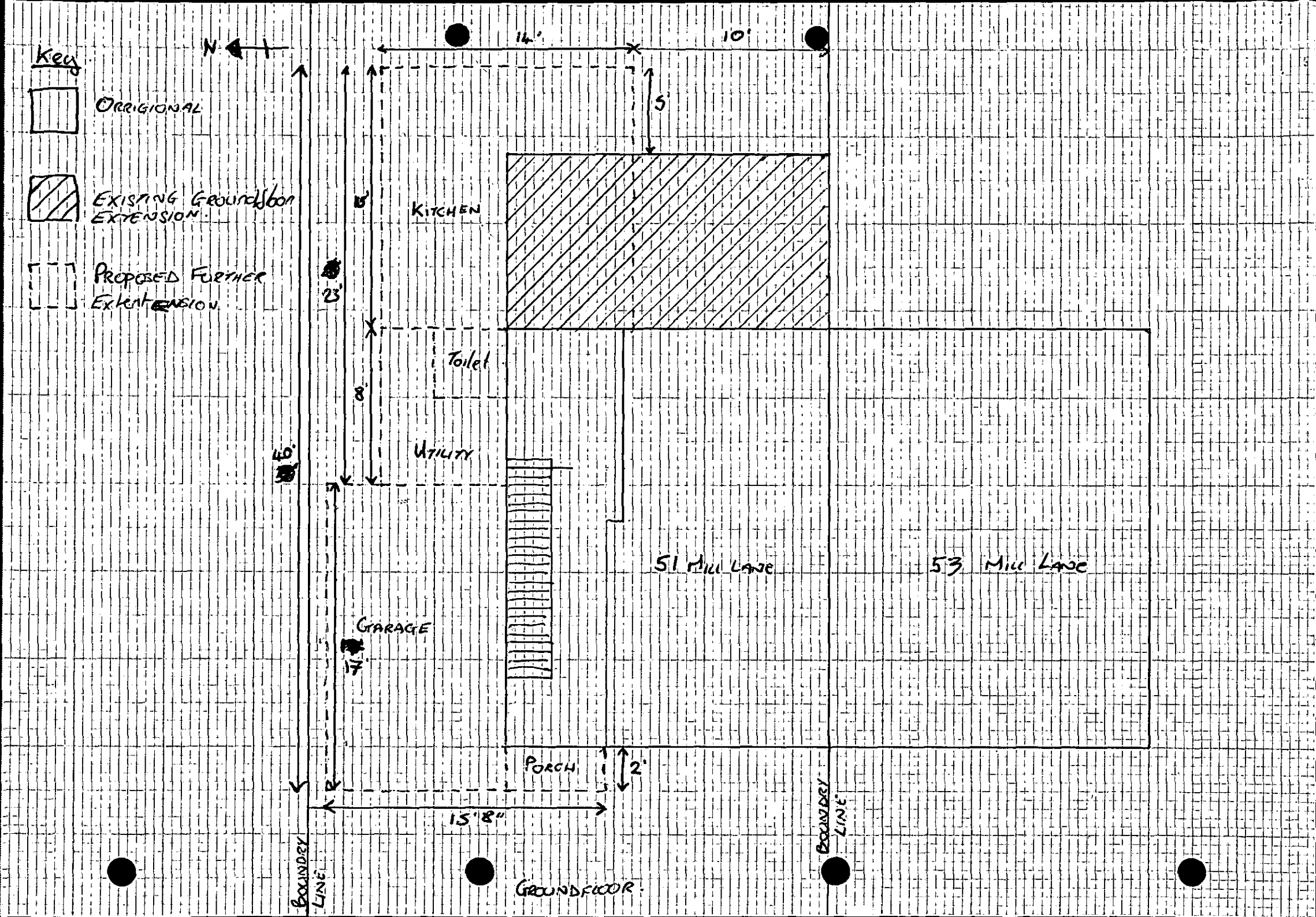
SECTION A - A

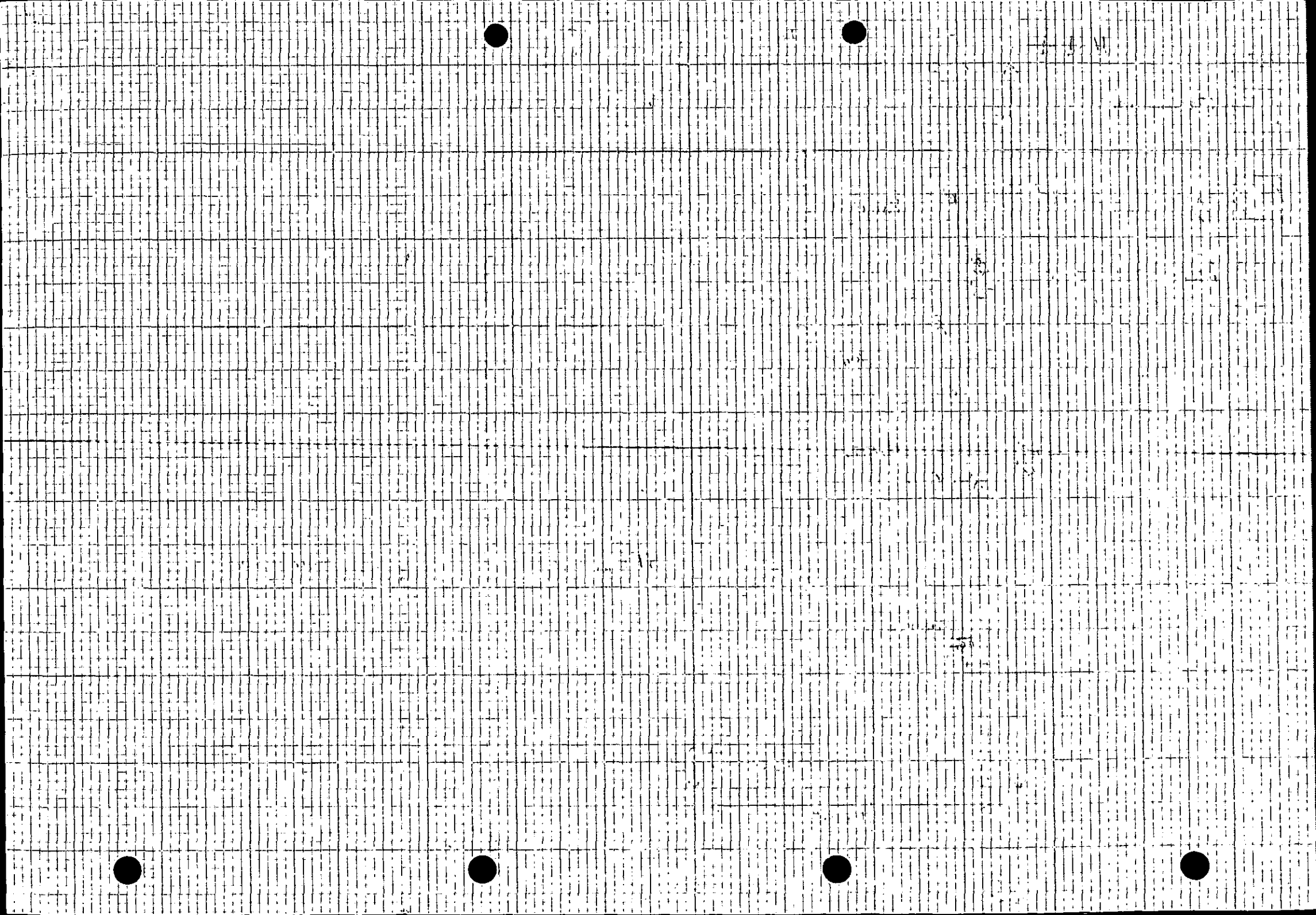
PROPOSED KITCHEN EXTENSION & W.C. AT 51. MILL LANE . EARLEY . BERKS . FOR MR. E. WITHERS.

Under Proposed Extention
Bath? & Bed?
become Walkways
Joining Proposed
Extention to Existing
House






Key
ORRIGIONAL
EXISTING GROUNDFLOOR EXTENSION.
PROPOSED FURTHER EXTENSION
N
14'
10'
5'
23'
8'
KITCHEN
Toilet
UTILITY
40'
51 Mill Lane
53 Mill Lane
GARAGE
17'
PORCH
2'
15'8"
BOUNDRY LINE
BOUNDRY LINE
GROUNDFLOOR.



ADDRESS 49 MILL LANE

PARISH ~~WOODLEY~~ BARLEY 1.4.86

PLOT No. Old Property

ORD. SHEET No. SU. 7671 53

BUILDER

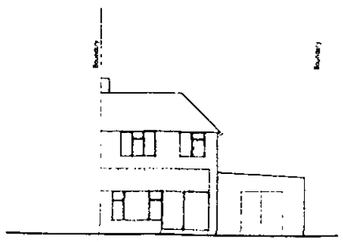
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/189/63	Mr. J. Dibley	Garage	16.5.63	App. N/A.
33652	MR J ~~[illegible]~~ FRISBY	TWO STOREY EXTENSION PROVIDING KITCHEN/UTILITY BEDROOM/GARAGE	3.10.89	OK
BRA 8735	"	2/St. & 5/St. Lt 13	18.4.90	Ref.
LRA 8925	"	"	14.5.90	App

DATE OF COMPLETION

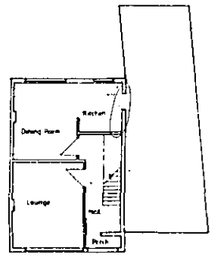
MINISTRY DECISION

SPECIAL ORDERS

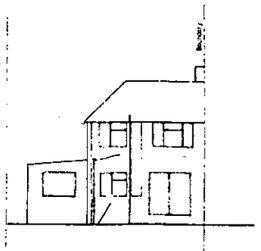
DRAINAGE



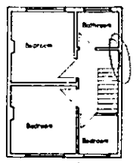
Front Elevation



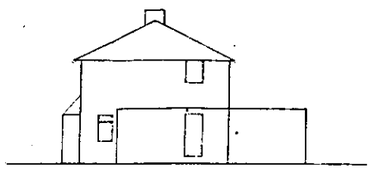
Ground Floor Plan



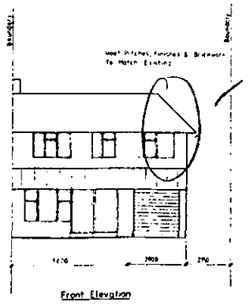
Rear Elevation



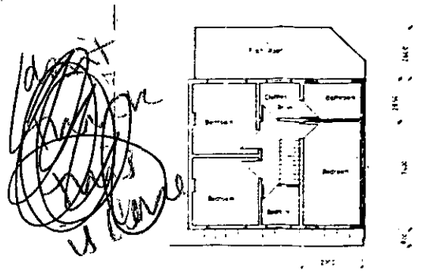
First Floor Plan



Side Elevation

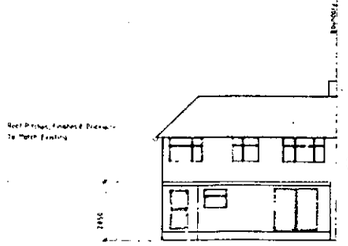


Front Elevation

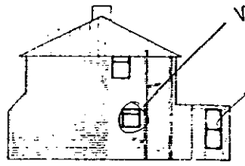


First Floor Plan

NOTES
1 All dimensions in mm
2 Do not scale off drawing
3 All new work to match existing
4 Scales as shown

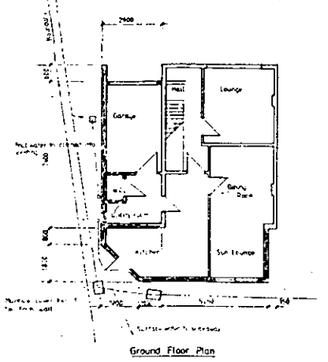


Rear Elevation

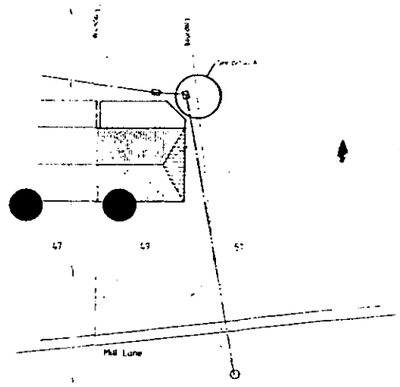


Side Elevation

we or utility
kitchen door



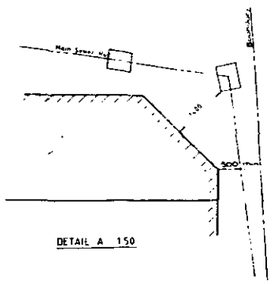
Ground Floor Plan



Plot Plan & Sewer Run (1:200)



Location Plan



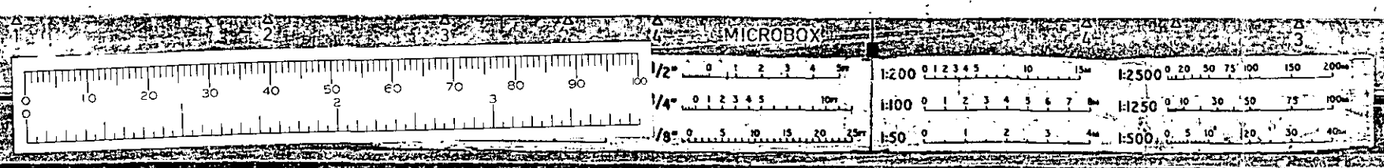
Pinch point to be a minimum of 500mm.
Pipe to be exposed to set out foundations from this point giving a clear 500mm clearance from pipe.

MR J FRISBY
EXTENSION TO 49 MILL LANE EARLEY

Scale AS SHOWN		
Date MAY 1989	Drawn SCS	JF 01
Checked	Passed	

EXISTING LAYOUTS SCALE 1:100

PROPOSED LAYOUTS SCALE 1:100





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

Tel: (0118) 974 6502

Date: **31 December 2001**

My ref: F/2001/5549

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5549
51, Mill Lane, Earley, Reading.
Proposed two storey rear extension plus first floor side extension to dwelling.

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5549**
51, Mill Lane, Earley, Reading.
Proposed two storey rear extension plus first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6502

Date: **31 December 2001**

My ref: F/2001/5549

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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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Joanna Medler

Development Control Officer

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6502

Date: **31 December 2001**

My ref: F/2001/5549

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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

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Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5549**
51, Mill Lane, Earley, Reading.
Proposed two storey rear extension plus first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Carpenter

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

Received by Wokingham District Council

Application No: F/2001/5549

PROPOSAL:
Proposed two storey rear extension plus first floor side extension to dwelling.

LOCATION:
51, Mill 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/2001/5549 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 Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/01/2002. 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.

Head of Planning and Transportation

31 December 2001

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 20 March 2002
My ref: BP/F/2001/5549

Mr M Craker
51 Mill Lane
Earley
Reading
Berks RG6 7JF

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

WITHOUT PREJUDICE

Dear Mr Craker

RE: PROPOSED PART SINGLE STOREY AND PART TWO STOREY EXTENSION TO 51 MILL LANE, EARLEY

I refer to our telephone conversation following refusal of planning permission for the above-mentioned proposal and I apologise for the delay in writing to you.

Having reviewed you proposal, it is considered that the two storey element should be not extend further than 2 metres beyond the rear of the existing rear elevation, as previously advised in my letter dated 19.9.01, in order to reduce the impact of the proposal on adjoining neighbours. Furthermore recent draft planning guidelines indicate that where a single storey extension is being proposed close to or on the boundary this should not project more than 3m from the main rear wall.

In your case this would apply to the single storey projection adjoining 53 Mill Lane. As an extension already exists in this area, extending approximately 3.45m to the rear, I would suggest that this is not extended any further, except possibly in the area between the existing garage and existing single storey extension, ie. the projection would not be within a 45 degree line taken from the boundary of nos. 51/53 at the point of the original rear building line. If revisions were to reflect this advice then it is likely that a revised proposal based on the above would receive favourable consideration by officers.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me. Finally you should be aware that this advice is given without prejudice to the Council's normal decision-making process.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer



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Development Control Section, Environmental Services, Wokingham District Council.

29 January 2002

Scale: 1 : 200

N
W E
S

Applicationo	Name & Address
F/2001/5549	Mr J Frisby 49 Mill Lane EARLEY RG6
Application Refused.	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5549

Applicant : Mr & Mrs Craker C/O Greg Farrell.

Location : 51, Mill Lane, Earley, Reading.
Proposal : Proposed two storey rear extension plus first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/1/02

Date Registered : 19/12/2001

Earliest Date for Decision : 24/01/2002

Latest Consultation Date/Site Notice Expiry Date : 24/01/2002

This application will have expired on: 13/02/2002. 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 :
Highways - no objection, but with conditions
Countryside officer - no objection, subject to an informative
Neighbour objection
Earley Town Council - object/have concerns.

Planning Issues :
Neighbouring Properties : BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Streetscene : BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Highways.

Application Number: F/2001/5549

Appraisal :

① Development: The proposed application is for a two storey rear extension plus a first floor side extension to the dwelling. The proposed extension to the side of the property extends 2.7m from the original dwelling, leaving a gap of 0.5m from the boundary at the narrowest point. The length of the proposed extension measures 13.4m on the ground floor and 9.5m in length on the first floor.

② Impact upon neighbouring properties: The neighbouring property of No.49 has two ground floor windows in the side elevation alongside the boundary of No.51, No.49 also has a two storey side extension, and a single storey, flat roofed rear extension. However, the proposed development to No.51 is overbearing, and will result in the loss of light to the neighbouring property of No.49. To the rear of No.51, there are no neighbours directly backing onto the property, and the boundary treatment will obstruct part of the extension from that position. The two storey extension to the rear of the property extends 3.5m from the original house, and will have an overbearing effect on No.53 also.

③ Impact upon streetscene: The proposal will not have an adverse impact on the streetscene, as the properties along this ~~street~~ side of the street are semi-detached, and of a reasonable size. Some of the neighbouring properties (No.47 and No.49) have two storey side extensions in keeping with the building line of the front of the properties.

④ Highways: The proposal meets the parking standards required.

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

Application Number F/2001/5549
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1			The proposal as a whole will be overbearing, due to its scale and massing. This will have a detrimental impact on the amenities of the neighbouring properties, ~~and result in the loss of light to the habitable rooms of neighbouring property~~. Therefore contrary to policy LD3 of the Berkshire Structure Plan, policies UBE1, UHS3 of the Wokingham District Local Plan (Deposit Draft), and policies UBE1, UBE2 of the Loddon Area Local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: UBE1, UBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: UBE1, UHS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 6.2.02

RECORD OF SITE VISIT

SITE ADDRESS: 51 Mill Lane Earley Reading.

APPLICATION NUMBER: F/2001/5549

OFFICER: Joanna Medler

DATE OF SITE VISIT: 15/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Semi-detached Houses Gardens + parking to front Same detached + attached garages Properties 49 + 47 look previously extended similar proposal to this Proposed different style on opposite side of the road.

3. DESCRIPTION OF SITE/BUILDING Semi-detached - 2 Storey house - detached garage long rear garden - no properties backing on no effect to rear neighbours.

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposal approx 0.5m from boundary of No.49
2 first floor windows in proposal of No.51 overlooking No.49.

No. 49
2 Ground floor windows - 1 double pane - habitable space
1 single pane / opaque - bathroom/WC?
No. 49 ground floor window + patio doors to rear. Flat roof rear extension + extended to side? No. 47 + 45 properties close to boundary due to privacy extensions

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING See plan

LEVELS drops from roadside approx 30cm?

BOUNDARY TREATMENT to No. 49 - panel fencing approx 1.75m in height behind building line of No. 51

OTHERS
No overhead cables directly above extension but one to the front of No. 49 + 51 leading to post on other side of Rd

FROM: Joanna Medler

DATE: 31 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5549

Proposal: Proposed two storey rear extension plus first floor side extension to dwelling..

Site Address: 51, Mill Lane, Earley, Reading.

Applicant: Mr & Mrs Craker C/O Greg Farrell.

Your observations are required in respect of this application **by 24/01/2002** .

Councillors were concerned about this proposal, and felt that the proposed first floor side extension would have a less detrimental effect on the street scene if it was set back from the main building. Furthermore, there was some concern that the proposal was unneighbourly, and would cause some loss of light.

The Town Council is in receipt of a copy of a letter of objection to this proposal.

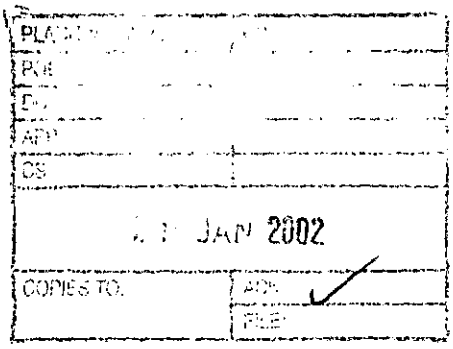
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AMP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Your ref: Joanna Medler
F/2001/5549

Application Number: F/2001/5549



Mr & Mrs J. Frisby
49, Mill Lane,
Earley,
Reading,
Berkshire,

7th January 2002.

Dear Joanna Medler,

Thank you for your letter dated 31/12/2001. We have recently viewed the plans of the proposed two storey rear plus two storey side extension to 51 Mill Lane, Earley. We are very concerned about the amount of light this extension will block out from our property. We are also concerned about the effect this extension could have on the main communal sewer which runs very near to the boundary of the property.

Your assistance in this matter will be appreciated.

Yours sincerely

J. Frisby

Mr J. Frisby

Joanna Medler

From: Andy Glencross
Sent: 04 January 2002 17:26
To: Joanna Medler
Subject: Planning Application F/2001/5549 51 Mill Lane Earley

Hi Joanna

Although this site is within 250 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.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Joanna Medler **Date:** 31 December 2001

Application Number: F/2001/5549

Proposal: Proposed two storey rear extension plus first floor side extension to dwelling.

Parish: EARLEY TOWN

Site Address:
51, Mill Lane, Earley, Reading.

Applicant:
Mr & Mrs Craker C/O Greg Farrell.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** 2/1/02

* PRE - APP ATTACHED *

Application Number : F/2001/5549	Map No : 53
Case Officer : JKM	Site Area : 0 04
Valid Date : JKM 19-12-01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed two storey rear extension plus first floor side extension to dwelling.

Location : 51, Mill Lane, Earley, Reading. 31.12.01?.

Parish : EA Ward : LIT

Applicant : Mr & Mrs Craker C/O Greg Farrell.

Fee Required: £95 Fee Received: £95 (8)

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	CHECK FOR ENCROACHMENT.		
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 31-12-01

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 ✓

DINTON PASTURES – GREAT CRESTED NEWTS CONSULTATION

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

NEIGHBOURS

S/W + see map

.....

.....

OTHERS

Pre-app attached

.....

.....

.....

.....

.....

ADDRESS 51 MILL LANE PARISH ~~WOODLEY~~ Earley 1.4.86 E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/173/71	Mr. E. Withers	Additions	15.4.71	App. N
1342/72.	Mr. E. Withers	Ext. to lounge & kitchen		- CF
F/2001/5549	Mr. & Mrs. Cracker	2 SE/R + F/FL/S		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 5349

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 CRAVEN 51 MILL LANE EARLEY READING RG6 7JF
	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE & REAR EXTENSION
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 & TILES TO MATCH 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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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 CRAMER

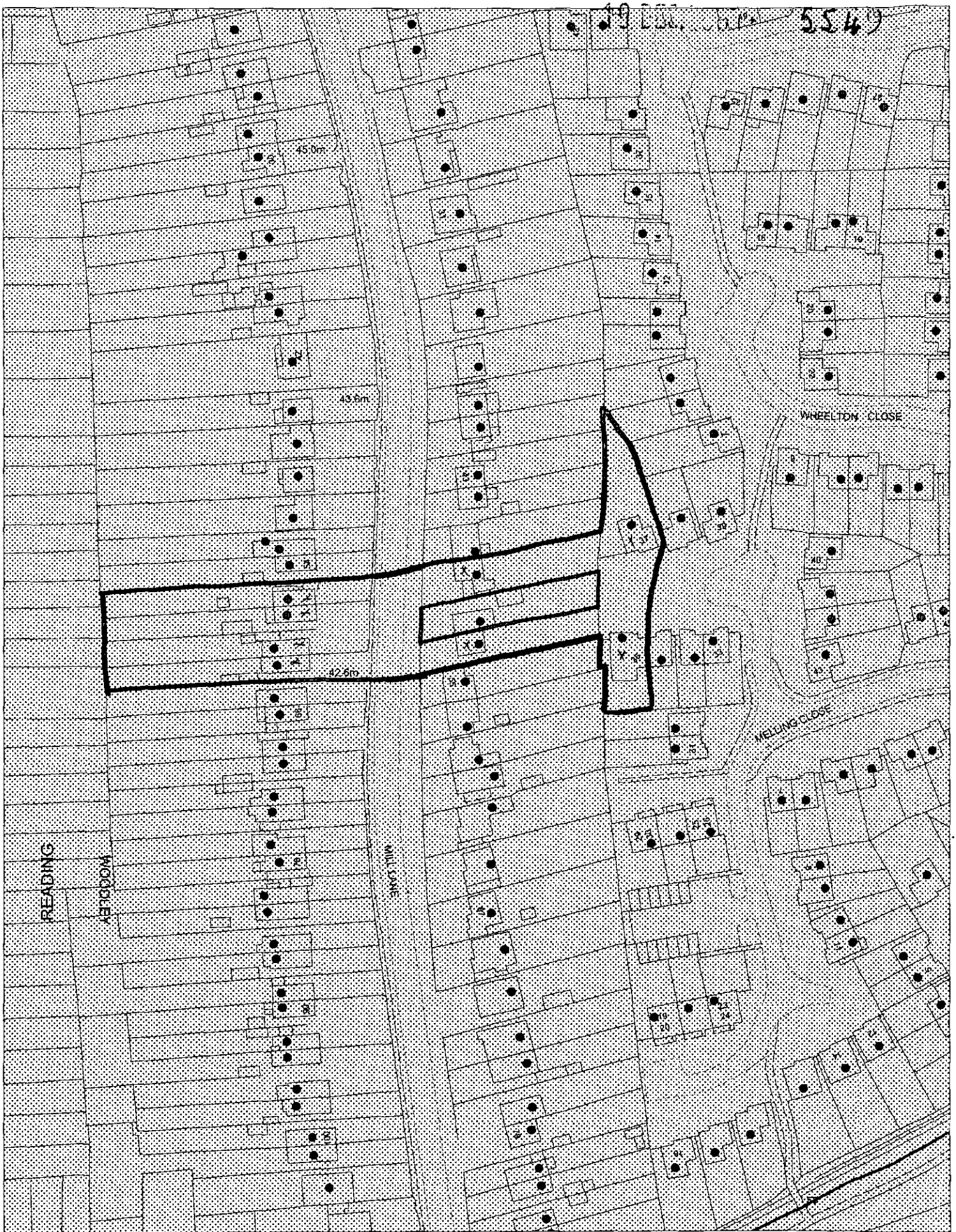
Date 12/12/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5549**
CASE OFFICER: **Joanna Medler**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
21 December 2001 Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2002

Scale: 1 : 500

N
W E
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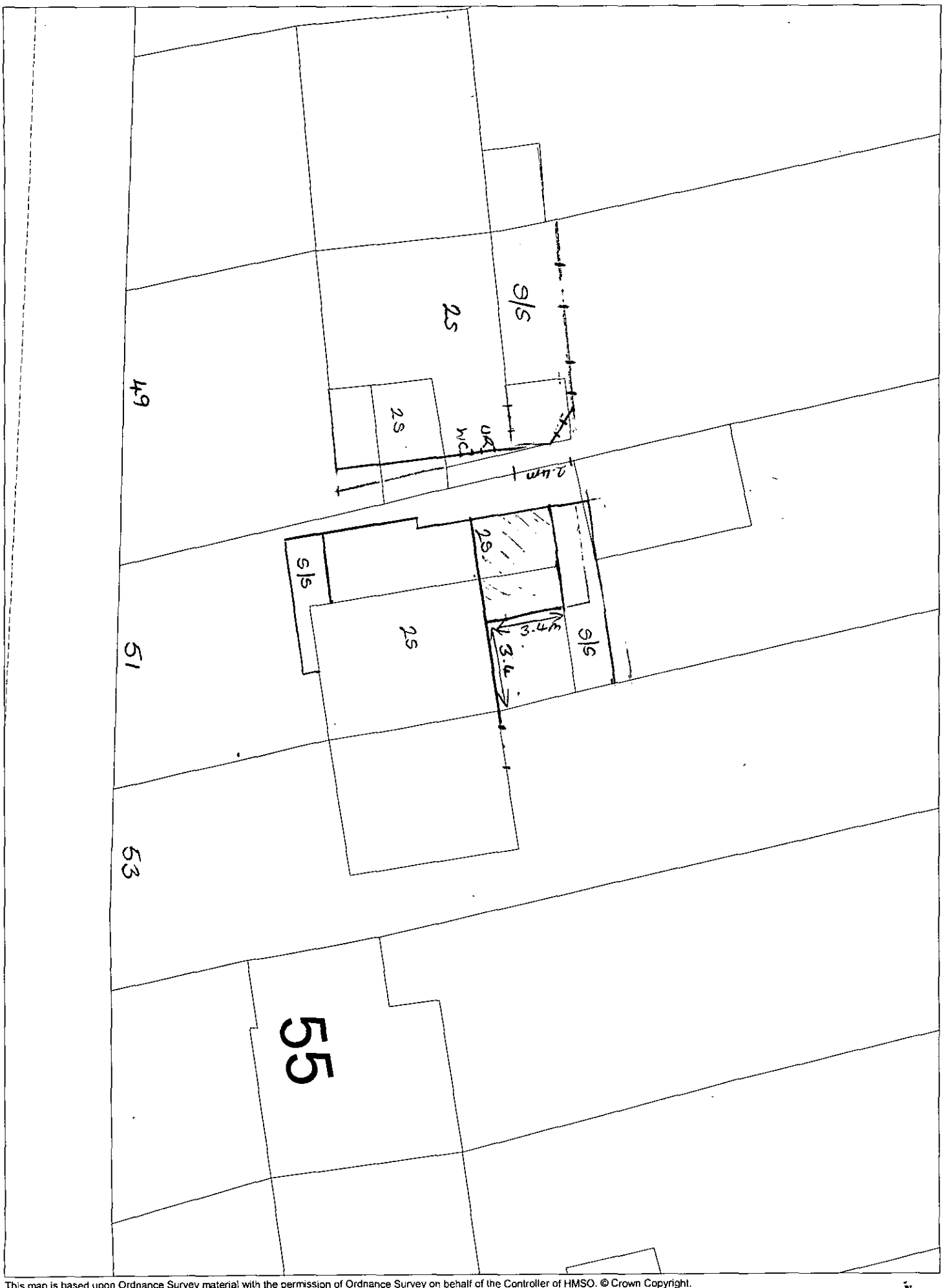
Development Control Section, Environmental Services, Wokingham District Council.

2 January 2002

Scale: 1 : 500

N W E S



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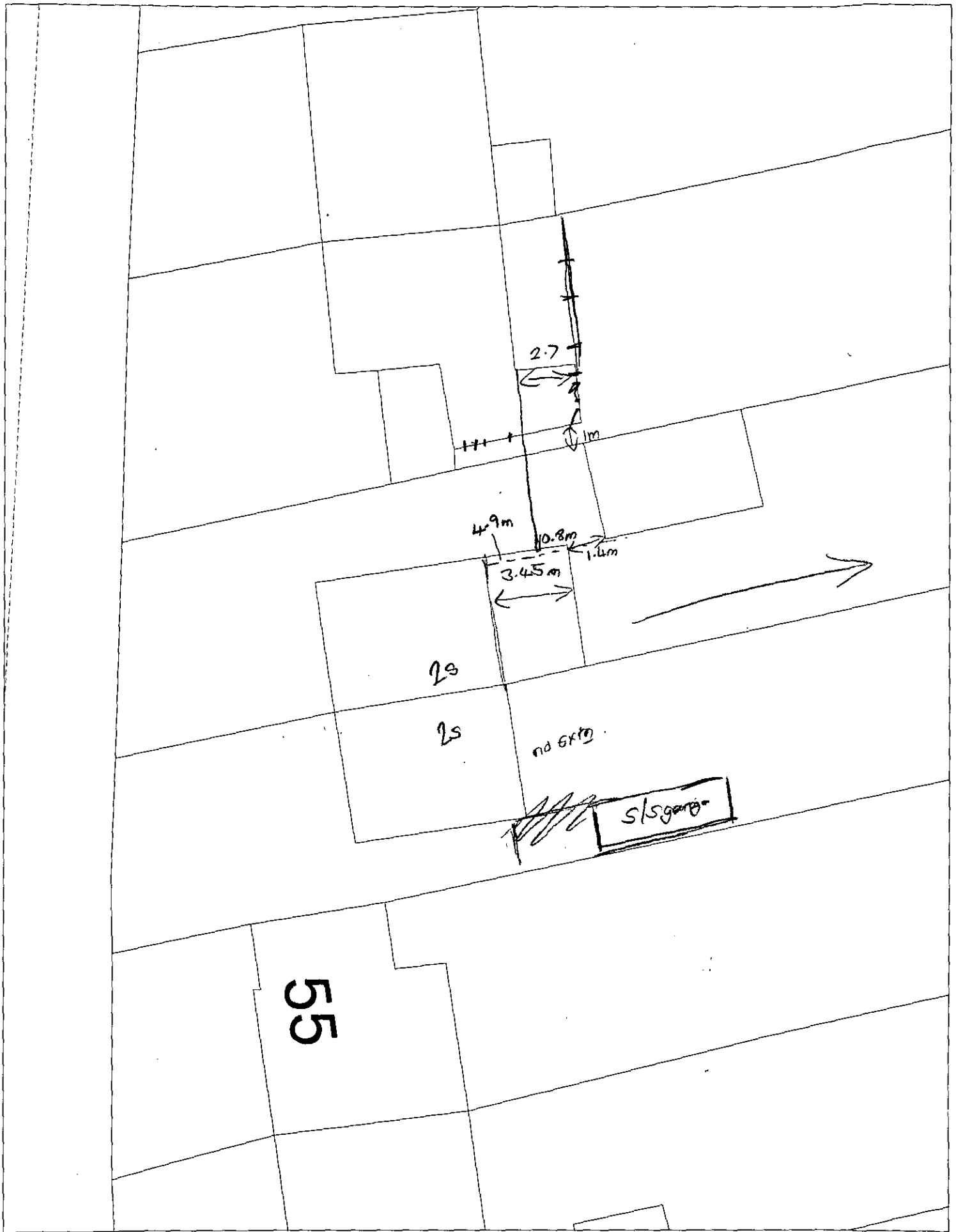
Development Control Section, Environmental Services, Wokingham District Council.

29 January 2002

Scale: 1 : 200

N
W E
S



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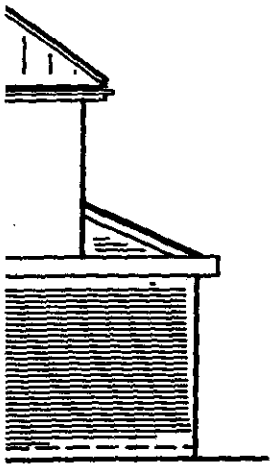
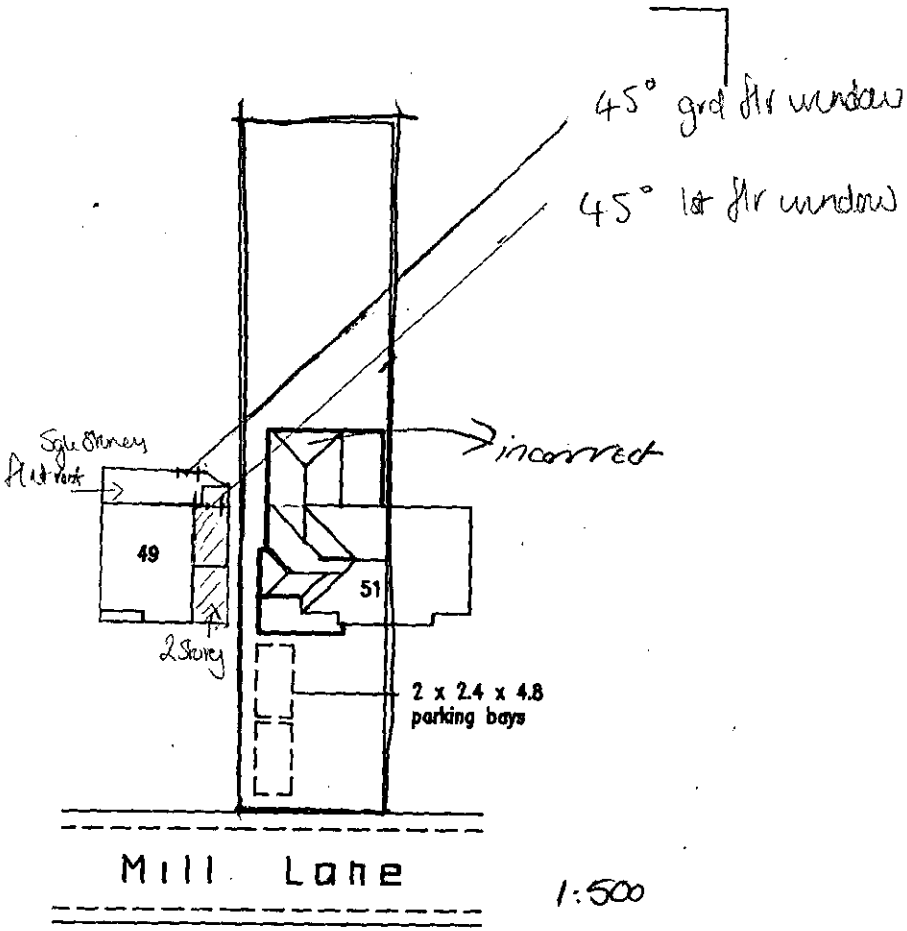
Development Control Section, Environmental Services, Wokingham District Council.

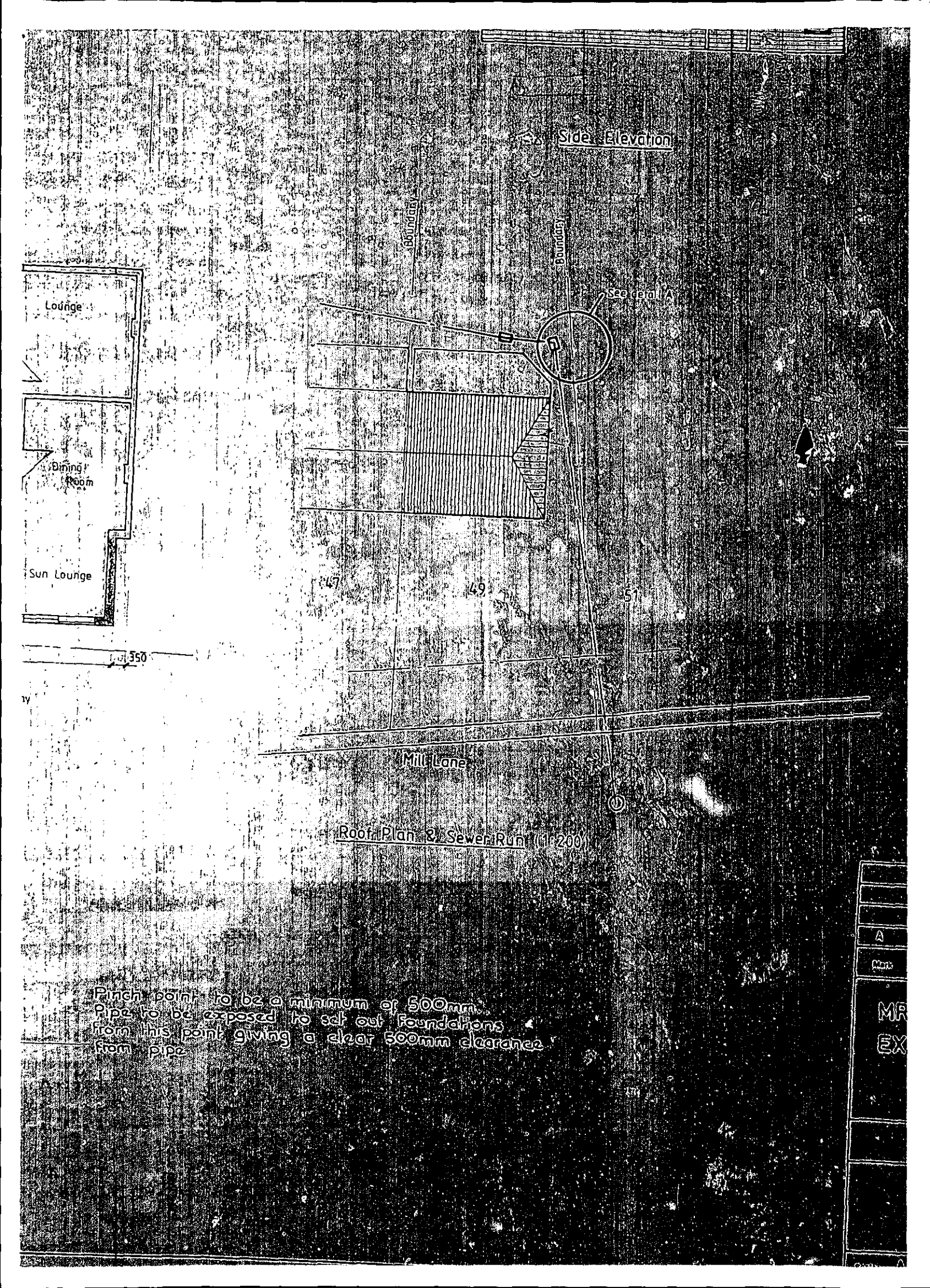
29 January 2002

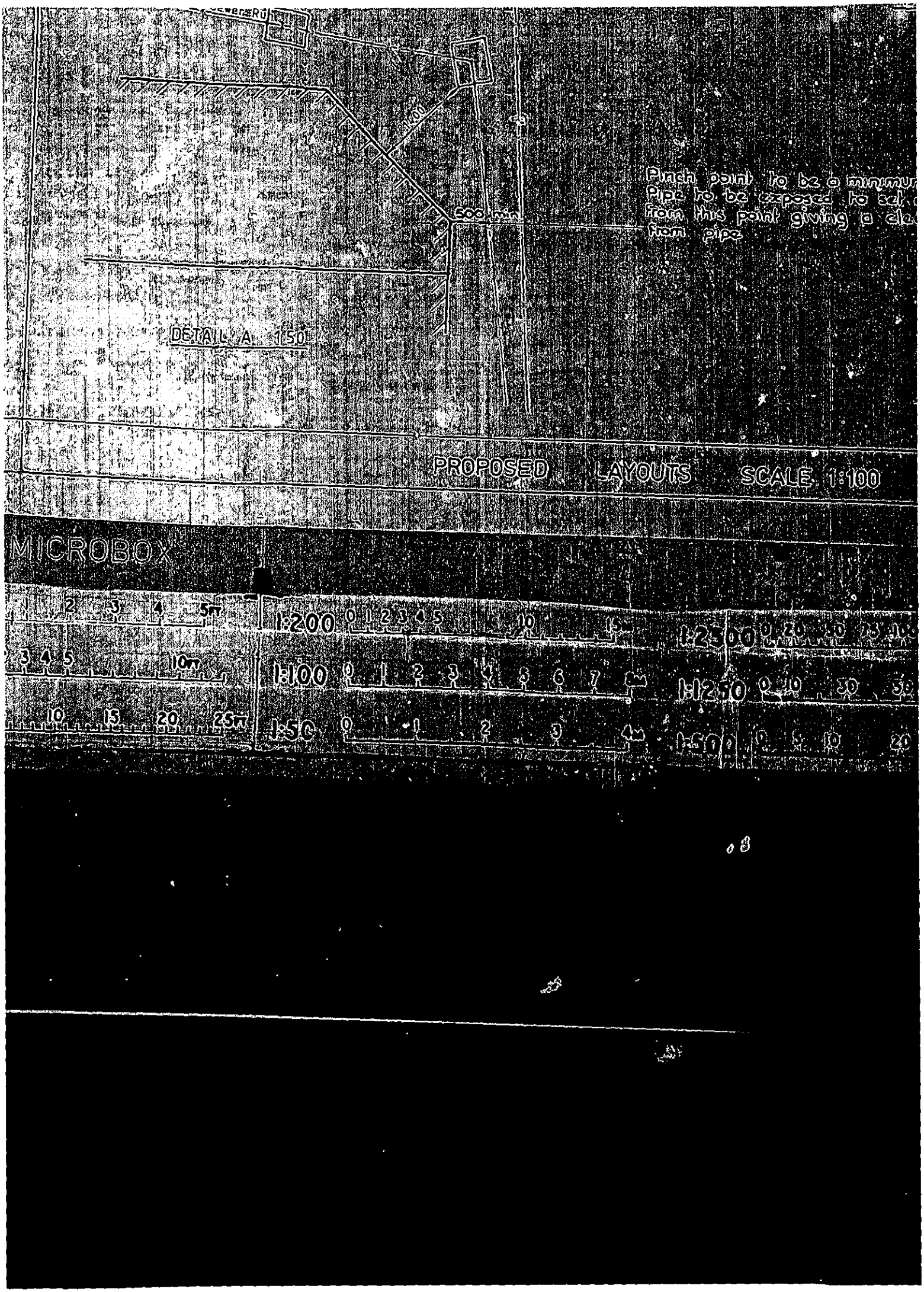
Scale: 1 : 200

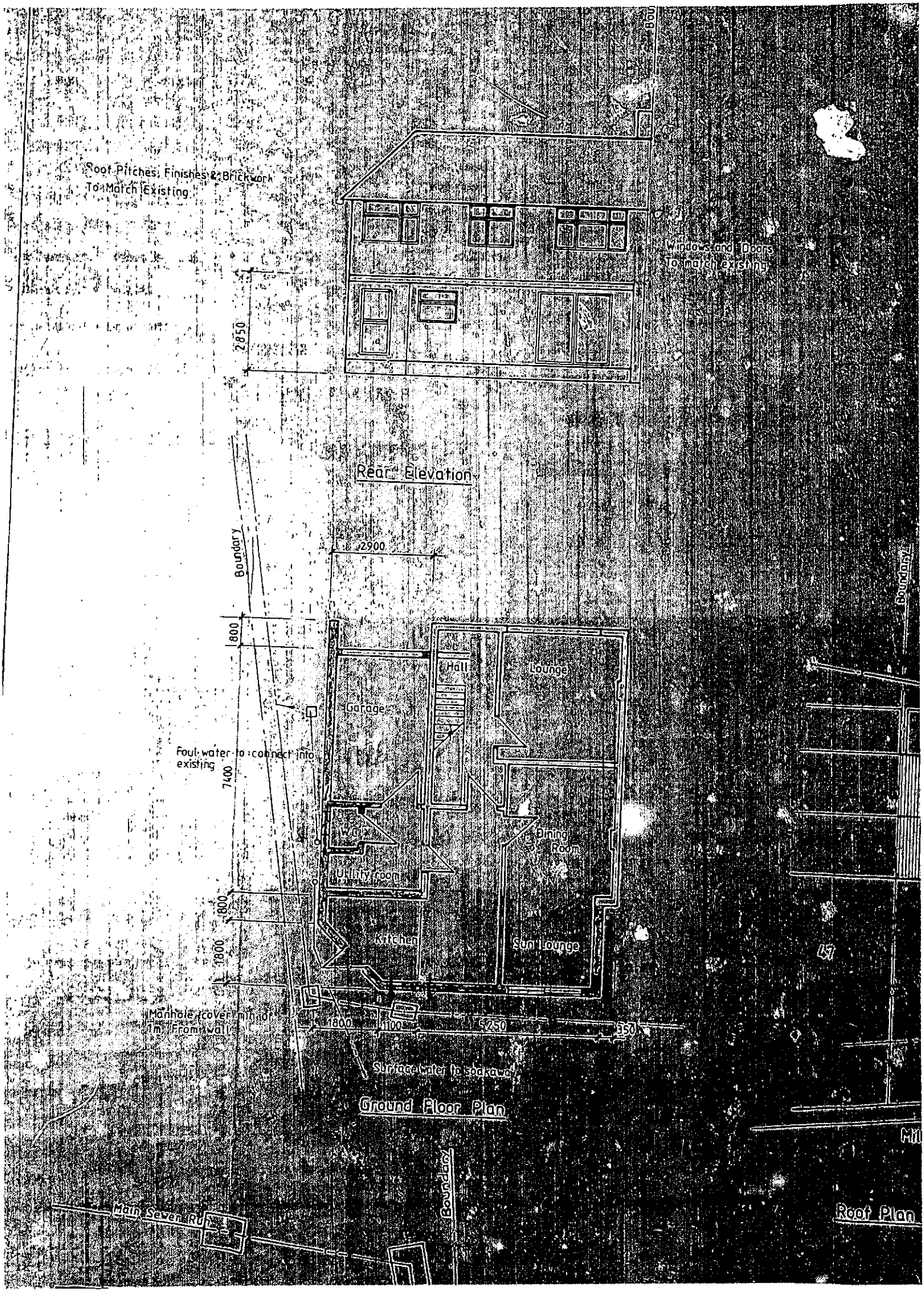
N W E S

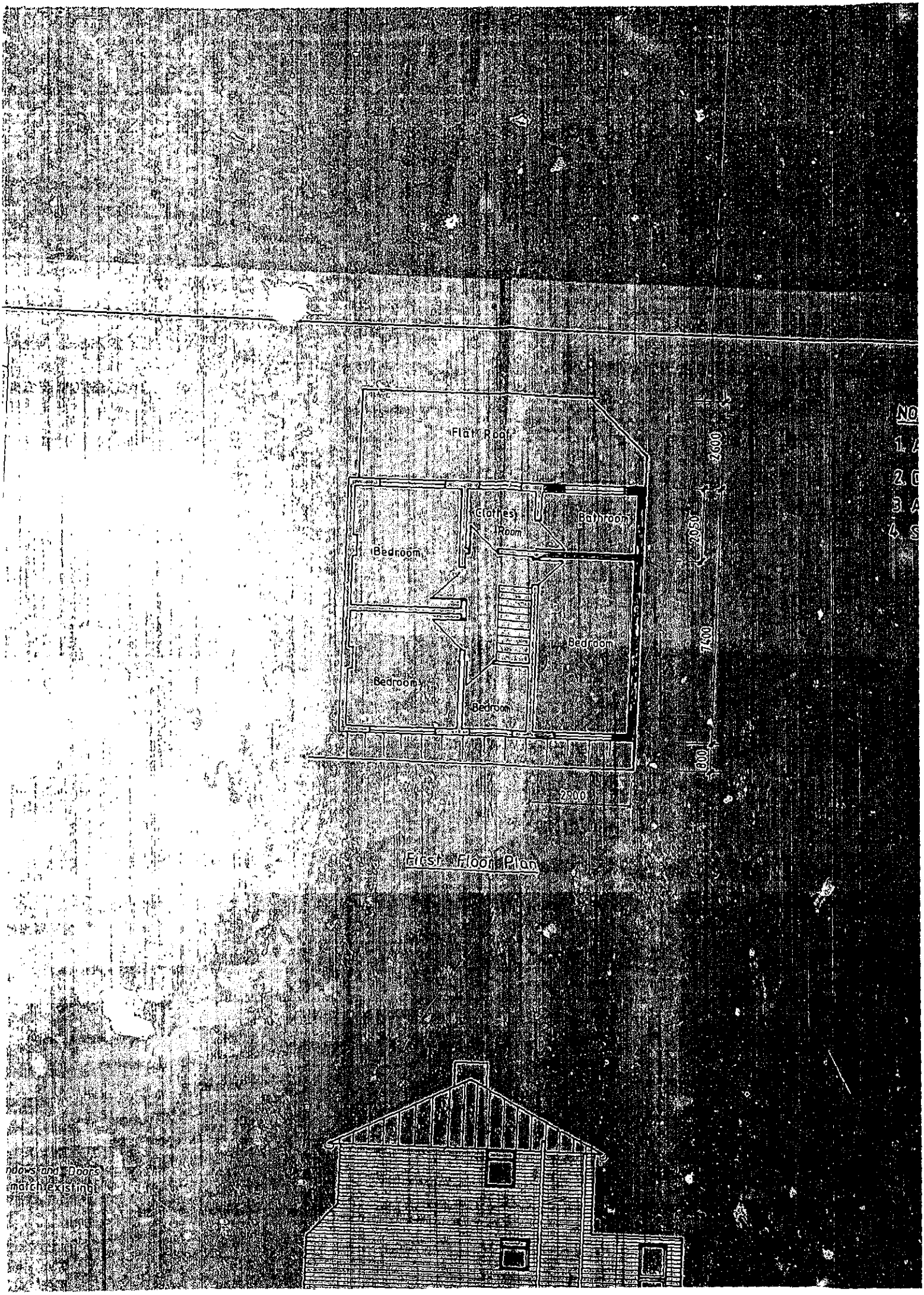



45° grd flr window
45° 1st flr window
Sgle Storey
1st Park
incorrect
49
51
2 Storey
2 x 2.4 x 4.8
parking bays
Mill Lane
1:500


Side Elevation
Boundary
Boundary
See detail 'A'
Lounge
Dining Room
Sun Lounge
47
49
51
350
Mill Lane
Roof Plan & Sewer Run (1:200)
Pinch point to be a minimum of 500mm.
Pipe to be exposed to set out Foundations
from this point giving a clear 500mm clearance
from pipe


500 min
Pinch point to be a minimu
Pipe to be exposed to sch
from this point giving a cle
from pipe
DETAIL A 1:50
PROPOSED LAYOUTS SCALE 1:100
MICROBOX
1:200
1:100
1:50
1:250
1:50


Roof Pitches, Finishes & Brickwork
To Match Existing
Windows and Doors
To match existing
2850
Rear Elevation
Boundary
2900
800
Hall
Lounge
Garage
Foul water to connect into
existing
7400
WC
Dining
Room
Utility room
1800
1800
Kitchen
Sun Lounge
47
Manhole cover min of
1m From wall
1800
1100
5250
650
Surface water to soakaway
Ground Floor Plan
Boundary
Main Sewer Run
Roof Plan


Flat Roof
Clothes Room
Bathroom
Bedroom
Bedroom
Bedroom
Bedroom
2600
2050
7400
800
2800
First Floor Plan
ndows and Doors
match existing