APPLICATION NO:
F/2000/0704

LOCATION:
56 Culver Lane, Earley Reading.

APPLICANT:
Mr L Simmons C/O Ross Architecture

PROPOSAL:
Proposed two storey side/rear extension to dwelling

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr L Simmons
C/O Ross Architecture
Chequers
Bramble Lane
Thakeham Village
West Sussex
RH20 3DZ

Application Number: F/2000/0704

Parish: **EARLEY**

Location: **56, Culver Lane, Earley, Reading.**

Proposal: **Proposed two storey side/rear 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. This proposal, if permitted, would have an overbearing effect on the kitchen and dining room windows and as such would be detrimental to the amenity of the occupiers of No.54 Culver Lane. Therefore, it is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

Head of Planning and Transportation
Date: 20 April 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)

Date. 30 June, 2000

My ref. JM/MLT/F/2000/0704

Your ref.

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr J Ross
Chequers
Bramble Lane
Thakeham
West Sussex
RH20 3DZ

Dear Mr Ross,

RE: REVISIONS TO 56 CULVER LANE, EARLEY, FOLLOWING REFUSAL OF APPLICATION F/2000/0704

Thankyou for your letter which was received on 14 June 2000.

I can inform you that, providing you move the side extension a further 300 mm in from the boundary, the revised drawings submitted would be considered acceptable. Enclosed are the relevant application forms and I look forward to receiving your application in due course.

I hope this information is of use to you however, the advice is given without prejudice to the determination of any application received. If you have any further questions regarding this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

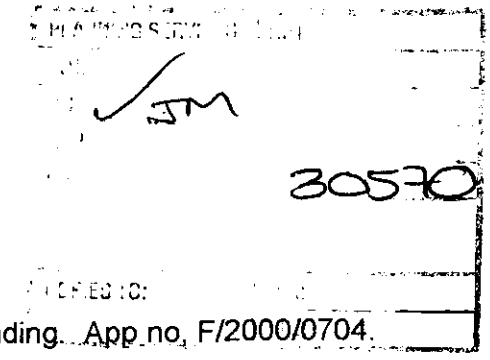
LEB

M L THORP
Principal Development Control Officer

Enclosure: Planning application forms

Ross Architecture

"Chequers"
Bramble Lane
Thakeham
West Sussex
RH20 3DZ



Wokingham District Council.
Town Planning Dept.

Dear Joss Miller.

Re - 56, Culver Lane, Earley, Reading. App no, F/2000/0704.

Following our recent telephone conversations please find enclosed a copy of the proposed elevations. On this print I have highlighted a revised roofline to the proposed extension. This proposal substantially reduces the mass of the building as discussed.

Would you please contact me to discuss this proposal so that a revised application can be submitted to the council.

Yours sincerely

John H Ross
Date. 10th June 2000

Tel 01798812156.

Telephone and Fax No 01798 812156

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0704

Applicant : Mr L Simmons C/O Ross Architecture.

Location : 56, Culver Lane, Earley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 13/3/00

Date Registered : 02/03/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

Earley TC - Terracing effect & loss of light to No 54.

Highways - Condition

No 54 - Overshadowing, overbearing

Planning Issues :

Effect on street scene & neighbouring property WR21.

Identified settlement.

Application Number: F/2000/0704

Appraisal :

This application is for a 2 storey side and rear extension.

Street scene.
The extension is set back 4.8m from the front footprint of the dwelling. Although the dwelling is situated substantially higher than the road the distance it is set back in addition to its hipped roof would reduce the impact on the street scene and would not, therefore warrant a refusal.

Neighbours
No 58 has 2 windows on the side elevation. There is also a public footpath to the side leaving a 3.5m gap between the properties. No 54 is a bungalow and there is a gap of 3m between this property and the extension. There are 2 windows to the side elevation of the bungalow, a kitchen window and dining area. There is also a window to this area to the rear. However this extension is considered to have an overbearing impact on No 54 and is therefore recommended for refusal.

There is sufficient parking on site to satisfy highway policies.

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

Application Number F/2000/0704
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This proposal if permitted would have an overbearing impact on the kitchen/dining ~~window~~ windows and ~~would be~~ detrimental to the neighbours of No 54. Therefore it is contrary to policies LBE2 of the LALP and DBE1 of the UDLP.
			This proposal, if permitted, would have an overbearing ~~impact~~ effect on the kitchen and dining room windows and as such would be detrimental to the ~~neighbours~~ amenity of the occupiers of No 54. Culvers Lane. Therefore, it is contrary to policies LBE2 of the LALP and DBE1 of the UDLP

20/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 56 Culver Lane Earley Reading.

APPLICATION NUMBER: F/2000/0704

OFFICER: Joss Miller

DATE OF SITE VISIT: 13/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes adjacent to public footpath.

2. DESCRIPTION OF SURROUNDINGS
semi-d & detached houses & bungalows on both sides of road.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
S4 - Bungalow Kitchen window to side - Utility side window secondary
1.8m high fence on boundary primary.
S8. 1.8m fence to public highway then 2m hedge
to S8. 2 f/f side windows 1 WC 1. landing. S/S S extn
no side windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 3 car spaces.

LEVELS

BOUNDARY TREATMENT Garden approx 3m higher than road.

OTHERS

Applicationo	Name & Address
F/2000/0704	D Findlay 54 Culver Lane Earley Reading Rg6 1DY
App refused, letter sent 27/04/00	

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0704**

56, Culver Lane, Earley, Reading

Proposed two storey side/rear extension to dwelling

I wish this application to be listed should the officers' recommendation be for _____

and my reason(s) are _____

PLANNING SERVICES

POL	TS
CS	
04 APR 2000	
COPIES TO:	ACK:
	FILE: Date: 02/04/00.

Signed: _____

Councillor Lissaman

Joss,

I am not at all happy about this application which will lead to the bungalow next door being very enclosed. There is already a 2 storey extension on the other side of the bungalow at no 52. Please will you ring me to let me know what you are going to decide for this application 01276 454500 (w) or leave a message on my answerphone 0118 9661271. Many thanks, Jenny

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

Tel: (0118) 974 6463

Date: **06 March 2000**

My ref: F/2000/0704

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/0704
56, Culver Lane, Earley, Reading.
Proposed two storey side/rear 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0704**
56, Culver Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: (0118) 974 6463

Date: **06 March 2000**

My ref: F/2000/0704

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

Head of Planning and Transportation

LISTING FORM

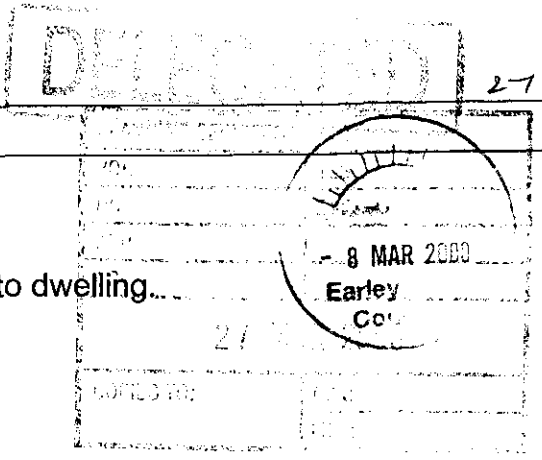
Case officer: **Joss Miller** Application Number: **F/2000/0704**
56, Culver Lane, Earley, Reading.
Proposed two storey side/rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

FROM: Joss Miller

DATE: 06 March 2000



27649

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0704

Proposal: Proposed two storey side/rear extension to dwelling...

Site Address: 56, Culver Lane, Earley, Reading.

Applicant: Mr L Simmons C/O Ross Architecture.

Your observations are required in respect of this application **by 30/03/2000** .

Councillors felt that this application should be refused, as it is unneighbourly, particularly to No. 54 which is a bungalow, will cause considerable loss of light, and will create a terracing effect of detriment to the street scene.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 06 March 2000

Application Number: F/2000/0704

Proposal: Proposed two storey side/rear extension to dwelling

Site Address:
56, Culver Lane, Earley, Reading.

Applicant:
Mr L Simmons C/O Ross Architecture.

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 - Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

15-3-00

54 Culver Lane
Earley, Reading,



Berkshire, RG6 1DY
Tel: 0118 962 6672

055 SKM
COPIES TO:
FILE:

18 March 2000

Dear Miss Miller,

Re: Planning application No. F/2000/0704 – proposed two storey side/rear extension to dwelling – 56 Culver Lane – Mr L Simmons

We would be grateful if you would take into account the following points when considering the above-mentioned planning application;

- *When we bought our bungalow three years ago, one of the main attractions was the sense of space it offered us to the rear of the building. The large extension to 52 Culver Lane was of concern as it overshadowed one of the bedrooms, however, the rest of the area at the rear of the house was moderately light and not overlooked. We are now concerned that the bulk and mass of the proposed extension to 56 Culver Lane will make our bungalow feel "boxed in".*

- *The proposed extension will bring the building of 56 Culver Lane within a very short distance of our boundary fence. As it is to be a two-storey structure, we feel that it would be overbearing and will result in a major loss of light from our already dark kitchen/diner, which is our main eating/food preparation area.*

- *Finally, we would like to say that we are not opposed to the extension plans per se, however, with sizeable two-storey buildings on both sides of our bungalow we feel that we would be almost permanently in shadow in the rear rooms of our house.*

Should you wish to visit our home to inspect the proposed views and light levels, we would be only too happy to accommodate you.

Yours sincerely,

Douglas Findlay

Douglas Findlay

Received by Wokingham District Council

Application No: F/2000/0704

PROPOSAL:
Proposed two storey side/rear extension to dwelling

LOCATION:
56, Culver 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. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 FEB 2000~~ VALID 02 MAR 2000	Map No. 41 Site 0:04
Officer: JM | Application No. F/2000/0704	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 56 CULVER LANE

Parish: EARLEY Ward: Whitegates

Applicant: MR L SIMMONS

Fee Received 95-00 (1) 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	Is position of boundary next to footpath correct? GIS map shows boundary much closer to property	17/2	02 MAR 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	See road elevation: 2 windows (hall & wc) omitted from this side elevation also incorrect	17/2	to follow
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N sufficient .....

.....

.....

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.....

.....

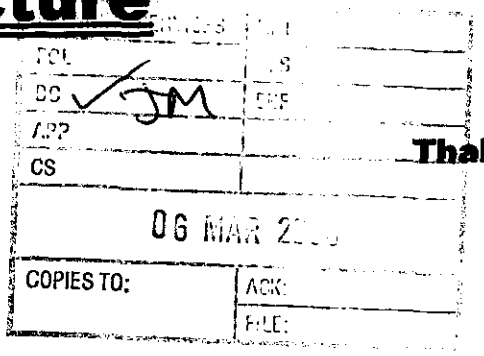
.....

.....

.....

Ross Architecture

"Chequers"
Bramble Lane
Thakeham Village
West Sussex
RH20 3DZ



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DC ✓ JM	
APP	
CS	
06 MAR 2[illegible]	
COPIES TO:	ACK:
	FILE:

Wokingham Borough Council
Town Planning Dept

F/2000/0704

Dear Sir

Re 56, Culver Lane, Earley, Reading

Please find enclosed 5 copies of revised elevations for this application.

If you have any further queries please contact me.

Yours faithfully

[signature]

Telephone no, 01798 812 156

Ross Architecture

"Chequers"
Bramble Lane
Thakeham Village
West Sussex
RH20 3DZ

02 MAR 2000

Worthing District Council
Town Planning Dept.

Dear Sir

Re 56, Culver Lane Ferring.

Please find enclosed an application for Town Planning Approval.

This application was recently returned due to a query regarding boundaries and elevation.
This has now been remedied.

If you have any further queries please contact me

02.MAR2000* 0704

Yours faithfully

Telephone no, 01798 812 156

Environmental Services

For office use only.
Application number: 02.MAR2000* 0704

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR L SIMMONS
	Address and postcode	56, CULVER LANE EARLEY.
	Phone number	
	Agent's Name	ROSS ARCHITECTURE
	Address and postcode	CHEQUERS BRAMBLE LANE THAKEHAM W SUSSEX RH20 3DZ
	Phone number	01 798 812156.
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.	56 CULVER LANE EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION & REAR EXTENSION TO HOUSE.
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 RENDER & 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: 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: [signature] & Ross Architects on behalf of Mr Simmons

Date 3/2/2005

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

03 24D 056

ADDRESS 56 CULVER LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
183/50	Mr. A. M. Lusty	Garage	13/6/50	App. NR
		02.MAR2000*	0704	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

02.MAR2000* 0704

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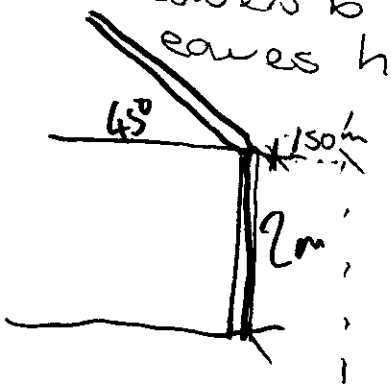
Date: 14 February 2000

N
W E
S

eaves overhang 200mm
eaves to boundary 150mm
eaves height 2.25m



2.25m. eaves