APPLICATION NO:
F/2001/5198

LOCATION:
2 Clove Close, Earley Reading.

APPLICANT:
Mr & Mrs Mackay C/O Harlequin Amex Holdings Ltd

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

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

30c
01

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mackay
C/O Harlequin Amex Holdings Ltd
C/O 243A Fleet Road
Fleet
Hants
GU51 3BN

Application Number: F/2001/5198

Parish: **EARLEY**

Location: **2, Clove Close, 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. 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.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5198

Applicant : Mr & Mrs Mackay C/O Harlequin Amex Holdings Ltd.

Location : 2, Clove Close, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/11/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/11/01

Date Registered : 29/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 24/12/2001. 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 :

Planning Issues :
Identified settlement
Streetscape impact } EN1, WOS3, WBE1, LBE1, LBE2
Neighbour impact }

Loddon area Local Plan

Application Number F/2001/5198
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 2 Clove Close Earley Reading.

APPLICATION NUMBER: F/2001/5198

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 28/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

medium size detached houses in red brick

quiet street - decorative timber work on first floor levels.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house. Red brick lower & rendering/timber upper at front.

Single storey garage to side closest to n°3.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°3 won't see extension as n°2 has garage along side boundary - great distance also between them.

n°1. hidden by 2.0m high wooden fence along the boundary. Have door way at rear of house (habitable presumably). Approx [redacted] m from side of house. or 0.75

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Garage with room to front also

LEVELS level, but slopes down at back.

BOUNDARY TREATMENT 2.0m high wooden close boarded fence around rear garden.

OTHERS

Application Number: F/2001/5198

Appraisal:

The proposed development is a single storey rear extension to form a conservatory. The property contains a detached two-storeyed house and a detached garage to the side. It is located on a residential street within an identified settlement. Other houses in the street are also detached and many have garages.

The conservatory extension will be 3.0m in width and 3.71m in length. It will have a pitched roof with a hipped end and will be a maximum height of 2.8m. The extension will have glass walls and roof with brick around the lower walls.

The closest properties to the extension will be no.1 to the north and no.3 to the south.

1. Impact upon neighbouring properties

The extension will be screened from no.3 by the existing garage on the application site. It will therefore not affect this property. The conservatory is also at least 17m away from the properties to the rear, so will have no adverse impact on them either.

The conservatory will be constructed 1.6m away from the side property boundary with no.1. The house on no.1 is at least 1.5m away from this side boundary also. No.1 has a doorway on the rear flank wall of the house approximately 0.75m from the side of the house. The conservatory will not affect the daylight to this doorway and there is also a 2.0m high close-boarded fence between the properties that will help screen it.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension will not be seen from the street as it is located to the rear of the house. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5198**

2, Clove Close, 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 refused

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

Signed: [signature] Date: 28/11/01

Councillor Rolls

Received by Wokingham District Council

Application No: F/2001/5198

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

LOCATION:
2, Clove Close, 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/2001/5198 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. 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

14 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5198
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5198

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

Dear Councillor

Application Number: F/2001/5198
2, Clove Close, 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5198**
2, Clove Close, 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 6442

Date: **14 November 2001**

My ref: F/2001/5198

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
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Heidi Lynch

Development Control Officer

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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**********

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5198

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
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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5198**
2, Clove Close, 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**********

FROM: Heidi Lynch

DATE: 14 November 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5198

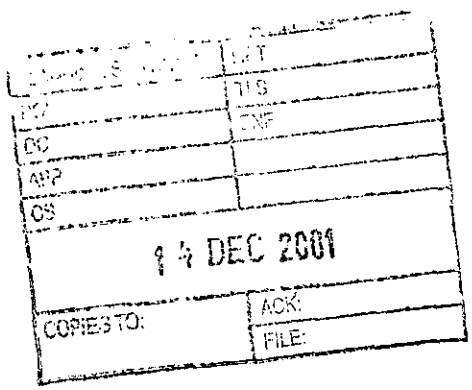
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 2, Clove Close, Earley, Reading.

Applicant: Mr & Mrs Mackay C/O Harlequin Amex Holdings Ltd.

Your observations are required in respect of this application **by 08/12/2001** .

NO OBJECTION



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 OCT 2001	Map No. 58 Site 0.04
Officer: HL / Application No. F/2001/5198	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: 2 CLOVE CLOSE

Parish: EARLEY Ward: Redhatch. 14.11.01 B.

Applicant: MR / MRS MACKAY

Fee (4) 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 : 14.11.01.P 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.

MASTER CARD FOR CLOUK CLOSE

ADDRESS PARISH EARLEY

PLOT No. AREA HH ORD. SHEET No. SU. 7470 57

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01219/84	UNIV. OF READING	O/L. EXPANSION OF UNIV.	16.9.84	N/A C/A
949/73	"	O/L. RES. DEV.	22.11.73	N/A R
01945	P4E & OTHERS.	LOWER EARLEY PLAN	ADP. ACC. TO MINUTES	
07235, 95	BOVIS	B.T.K.L.I.Y - DISTR. ROADS	24.11.77, 15.12.77	N/A C/A
22511	COSTAIN	SITE COMPOUND	15.11.84	N/A 15.11.84
22484	"	2 NON-ILL. SIGNS	15.11.84	N/A R
22482	"	GARAGE TO SALES & 2 SHOW HOUSES	13.12.84	N/A C/A
22893	"	SIGNBOARD & 3 FLAGS	30.1.85	31.7.8

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

ADDRESS 2 CLOUK CLOSE PARISH EARLEY

PLOT No. 23 AREA HH ORD. SHEET No. SU. 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357 —	COSTAIN	ART. HOUSE & GARAGE	4.5.84	N/A C/A
BR 22886	"	"	24.6.84	ADP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mr Mackay 24.7.01 (Y)

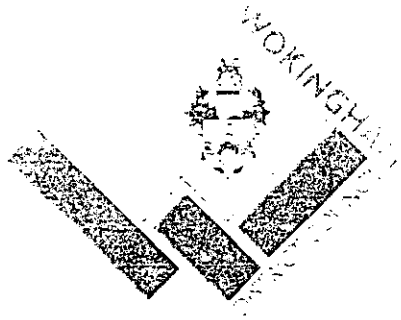
DRAINAGE

091074

Environmental Services

For office use only.
Application number: 29.OCT.2001* 5198

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 & Mrs Mackay
	Address and postcode	2 Clove Close Lower Earley Reading Berkshire RG6 5GJ
	Phone number	0118 9547091
2	Agent's Name	Harlequin Amex Holdings Ltd
	Address and postcode	c/o 243A Fleet Road Fleet Hampshire GU51 3BN
	Phone number	01252 810310
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.	2 Clove Close Lower Earley Reading Berkshire RG6 5GJ
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey conservatory extension at the rear of the premises.
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 dwarf wall, brick to match existing, white upvc frames bronze poly/c roof.
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

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

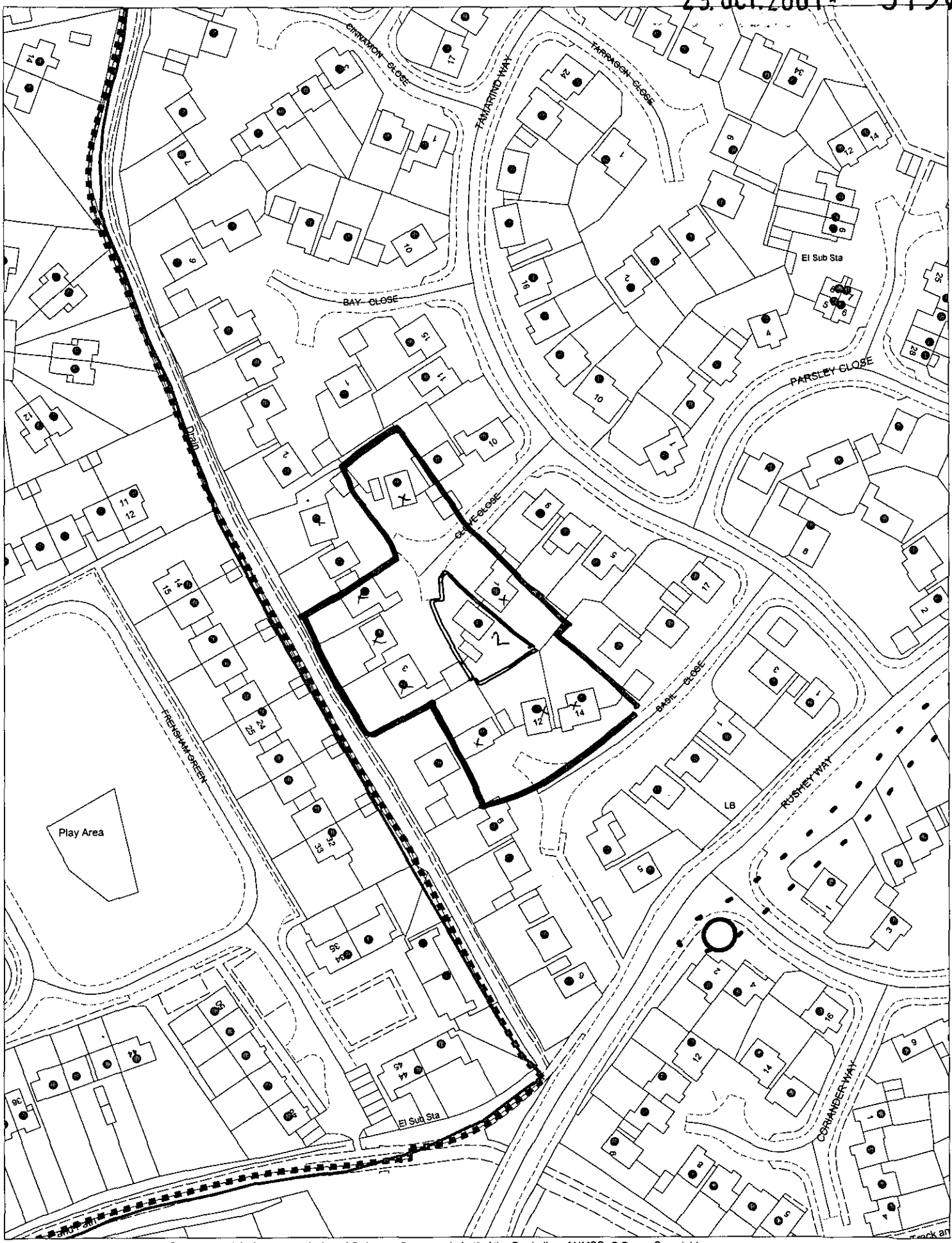
Your signature: [signature]

on behalf of: Mr & Mrs Mackay.

Date: 24.10.2001

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

29.OCT.2001* 5198



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Development Control Section, Environmental Services, Wokingham District Council.

7 November 2001 Scale: 1 : 1250

N
W E
S