APPLICATION NO:
F/2002/6187

LOCATION:
8 Rushall Close, Lower Earley Reading.

APPLICANT:
Mr/Mrs Klemm C/O ADS

PROPOSAL:
Proposed erection of wooden shed attached t dwelling.

EARLIEST DATE FOR DECISION: **26/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

138

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr/Mrs Klemm
C/O ADS
51 Kestrel Way
WOKINGHAM
Berkshire
RG41 3HA

Application Number: F/2002/6187

Parish: **SHINFIELD**

Location: **8 Rushall Close, Lower Earley, Reading**

Proposal: **Proposed erection of wooden shed attached to dwelling.**

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.

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:

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6187

Applicant : Mr/Mrs Klemm C/O ADS.

Location : 8, Rushall Close, Lower Earley, Reading.
Proposal : Proposed erection of wooden shed attached to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

This application will have expired on: 16/05/2002. 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 :

Earley PC: No objection

Planning Issues :

Application Number: F/2002/6187

Appraisal :

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

Application Number F/2002/6187
Conditions/Reasons for Refusal

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

Application Number: F/2002/6187 – 8 Rushall Close, Lower Earley, Reading

Appraisal:

This application is for a wooden shed attached to the side of a dwelling. It requires permission as previous extensions have used up permitted development rights. This raises two issues:

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

Very limited views of the proposal may be possible, but it is not considered that this causes any harm.

Impact on adjoining properties: LBE1, WBE1

The proposed shed is only 2m high at the eaves. Whilst the adjoining property is 1m lower than the application site, the current boundary fence is already this height. It is not considered this causes any harm.

Approve ~~**Refuse**~~

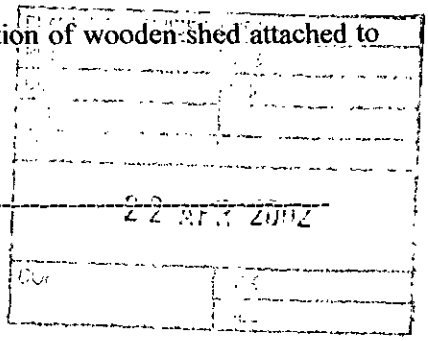
TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2002/6187 PLANNING OFFICER: R. Kelly

PARISH: Earley

PROPOSAL: Neighbouring Parish Consultation: erection of wooden shed attached to house

ADDRESS: 8 Rushall Close



No Objection

SIGNED: _____ DATE: 18 APR 2002

CLERK TO EARLEY TOWN COUNCIL

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

Tel: (0118) 974 6229

Date: 02 April 2002

My ref: F/2002/6187

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6187
8, Rushall Close, Lower Earley, Reading.
Proposed erection of wooden shed attached to dwelling.

I write to let you know that the above mentioned application has been received.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/6187**
8, Rushall Close, Lower Earley, Reading.
Proposed erection of wooden shed attached to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Bryant

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

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

Tel: (0118) 974 6229

Date: 02 April 2002

My ref: F/2002/6187

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor B Patman
**********FILE COPY**********

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

Tel: (0118) 974 6229

Date: 02 April 2002

My ref: F/2002/6187

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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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8, Rushall Close, Lower Earley, Reading.
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Trevor Watson
Development Control Manager

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8, Rushall Close, Lower Earley, Reading.
Proposed erection of wooden shed attached to dwelling.
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_____

_____

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

Signed: _____ Date: _____

Councillor A Pollock

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6187
CASE OFFICER: Richard Kelly

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

Organisation_Name	Building_Name	address1	Postcode
		47RYHILL WAYREADING	RG6 4AZ
		49RYHILL WAYREADING	RG6 4AZ
		1RUSHALL CLOSEREADING	RG6 4BG
		7RUSHALL CLOSEREADING	RG6 4BG
		~~8RUSHALL CLOSEREADING~~	~~RG6 4BG~~
		9RUSHALL CLOSEREADING	RG6 4BG
		1UFFCOTT CLOSEREADING	RG6 4BQ

Neighbour consultation list

F/2002/6187

Received by Wokingham District Council

Application No: F/2002/6187

Proposal:
Proposed erection of wooden shed attached to dwelling.

Location:
8, Rushall Close, Lower Earley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6187 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

02 April 2002

Application Number : F/2002/6187	Map No : 65
Case Officer : RK	Site Area : 0.04
Valid Date : 21/08/02	Received Date: 21/03/2002

Level : Delegated Application

Description : Proposed erection of wooden shed attached to dwelling.

Location : 8, Rushall Close, Lower Earley, Reading.

Parish : SH Ward : SHI

Applicant : Mr/Mrs Klemm C/O ADS.

Fee Required: £95 Fee Received: £95 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Darley

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N - see map

.....

No pre-apps

Environmental Services

For office use only.
Application number: 21.MAR2002 6187 6187

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 KLEMM 8 RUSHALL CLOSE WOKINGHAM RG6 4BG. —
2	Agent's Name Address and postcode Phone number	ADS 51 KESTREL WAY WOKINGHAM RG41 3HA 979 0331
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.	8 RUSHALL CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	SHED TO SIDE OF 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.	STAINED T & G BOARDING WITH MINERAL FELT 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

Correct

ADDRESS 8 Rushall Close PARISH Shinfield

PLOT No. 16 AREA JJ Lower Earley ORD. SHEET No. SU. 7369 (6J)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19154	Bovis	Det. House & Garage	31.3.83	C/A
BR21446	"	"		APP

DATE OF COMPLETION

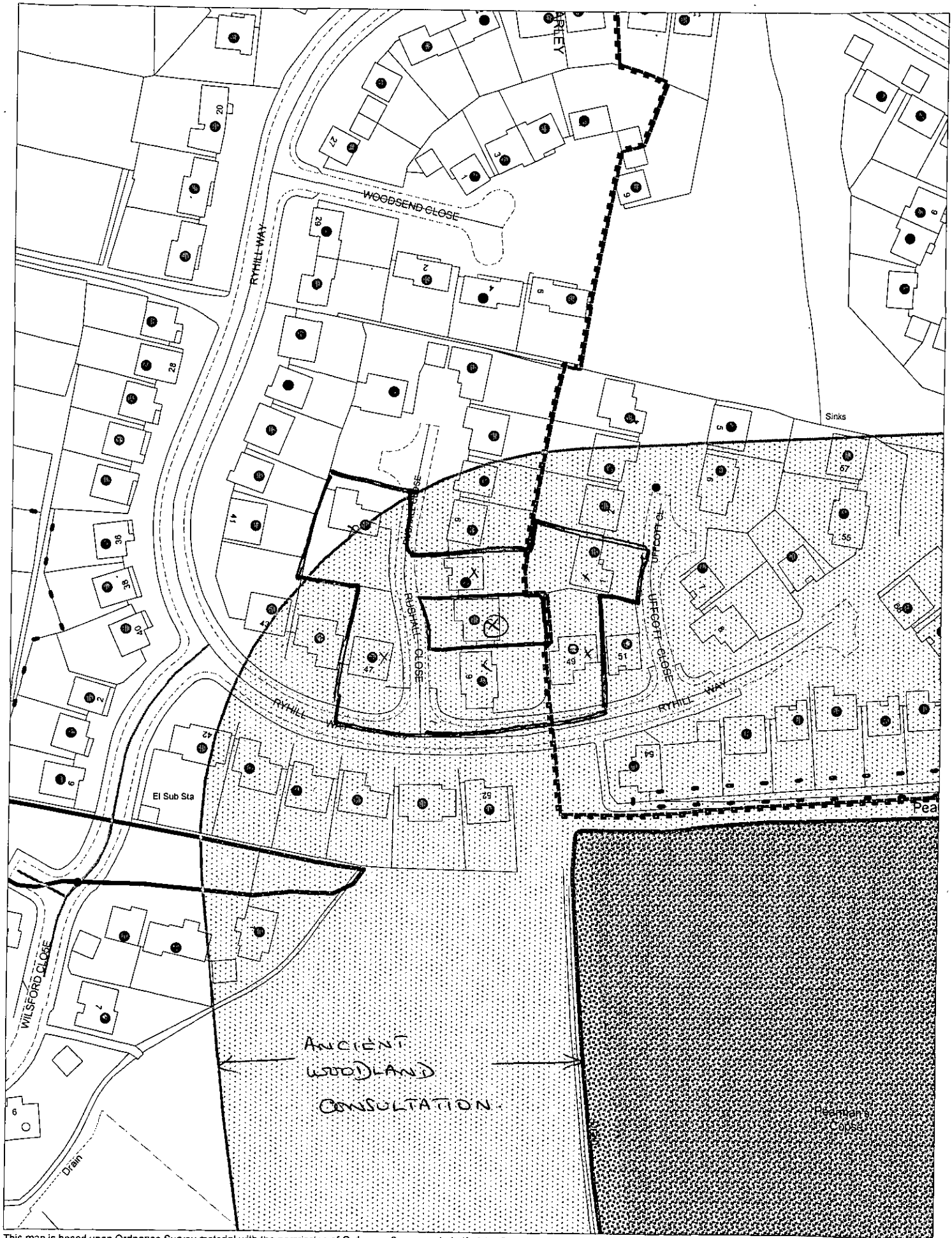
MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mrs Klemm - 5/11/01 - PPreq

DRAINAGE

091074

21.MAR2002* 6187



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002

Scale: 1 : 1250

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