APPLICATION NO:
F/2000/0690

LOCATION:
8 Burniston Close, Lower Earley Reading.

APPLICANT:
Mr D Lunn

PROPOSAL:
Proposed single storey side extension to dwelling

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

APPLICATION EXPIRY DATE: **21/04/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Lunn
8, Burniston Close
Lower Earley
Reading
RG6 3XE

Application Number: F/2000/0690

Parish: **EARLEY**

Location: **8, Burniston Close, Lower Earley, Reading.**

Proposal: **Proposed single storey side extension 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.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 13 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 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/0690
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

Mr D Lunn
8 Burniston Close
Lower Earley
Reading
RG6 3XE

Dear Mr Lunn

PLANNING PERMISSION 2000/0690
SITE: 8 BURNISTON CLOSE, LOWER EARLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0690 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0690 AT
BUILDING CONTROL NUMBER.	BR2000/1362 Martin
APPLICANT/~~AGENT~~	Mr D. Lunn
ADDRESS OF SITE	8 Burniston Close Lower EARLEY
DESCRIPTION OF PROPOSED WORK	S/S side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 30/11/00.	rec'd 25/2/00
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/12/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/0690

PROPOSAL:
Proposed single storey side extension to dwelling

LOCATION:
8, Burniston Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (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 Andrew Thorley 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

Application Number F/2000/0690
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 8 Burniston Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/0690

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front lawn

2. DESCRIPTION OF SURROUNDINGS Modern development. Residential ~~st~~ 2-storey semi + detached houses on estate type dev. Open plan front gardens with detached garages/parking spaces.

3. DESCRIPTION OF SITE/BUILDING Open plan garden at front / end/corner plot. 2storey semi detached house red brick faced, white painted casement windows + frame, brown stained front door, pantile roof, detached garage at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan + side elevation backs onto Kilnsea Drive.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING As existing at front parking space for 1 car + plus garage.

LEVELS
∠ No change

BOUNDARY TREATMENT — No 9, open plan at front, 1.8m fence at rear
— No 7, garage wall + 1.8m fence.

OTHERS — Kilnsea Drive 1.8m high wall along boundary
— No 2 Easby Way at rear — 1.8m high fence also has been extended to rear plus an extension over garage, at side.

(No visual intrusion on street scene).
or neighbours.

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

Tel:

Date: **06 March 2000**

My ref: F/2000/0690

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

Dear Councillor

Application Number: F/2000/0690
8, Burniston Close, Lower Earley, Reading.
Proposed single storey 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0690**
8, Burniston Close, Lower Earley, Reading.
Proposed single storey 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**********

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

Tel:

Date: **06 March 2000**

My ref: F/2000/0690

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/2000/0690
8, Burniston Close, Lower Earley, Reading.
Proposed single storey 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0690**
8, Burniston Close, Lower Earley, Reading.
Proposed single storey 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:

Date: **06 March 2000**

My ref: F/2000/0690

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

Dear Councillor

Application Number: F/2000/0690
8, Burniston Close, Lower Earley, Reading.
Proposed single storey 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2000/0690**
8, Burniston Close, Lower Earley, Reading.
Proposed single storey 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 Swindells

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0690

Applicant : Mr D Lunn .

Location : 8, Burniston Close, Lower Earley, Reading.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		4/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4/2000

Date Registered : 25/02/2000

Earliest Date for Decision : 30/03/2000

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

Application Expiry Date: 21/04/2000

Consultation Responses :
Wokingham District Council Environmental Health – No objections
Earley Town : No Objection.
Neighbours : None received

Planning Issues : (identified settlement)

1) Impact on neighbouring properties
2) Impact on the street scene / visual amenity

Application Number: F/2000/0690

Appraisal :

1) Impact on neighbouring properties

The proposed development is for a single storey extension on the side elevation of the dwelling, it consists of a new study area, hobby area and a conservatory, under seperate roof. The study/hobby extension measures 4.7m deep and protrudes from the south elev[redacted] of the house by 4.1m, with a pitched roof 2.3m to eaves + 4.6m to the ridge. The conservatory is 4m deep and protrudes by 3.45m from the south elev of the house, [redacted] 2.4m to eaves + 3.5m approx to the ridge of the pitched roof. There will be an additional window in the front elevation, however this will not cause overlooking.

[redacted]

- No 9. to the north set behind a 1.8m obfence on boundary, due to position, will not be affected by extensions proposed.
- No 7 to the east set behind a 1.8m obfence + the ext's will be hidden by the double garages at the side :. no visual impact.
- No 2. to the west positioned some distance away from a 1.8m obfence :. no visual impact or overlooking.

[redacted]

2) Impact on street scene

Kilnsea Drive a 1.8m brick wall screens the proposed dev' :. no visual impact on street scene. The proposed materials will match existing.

The roof of the extensions may be visible from Kilnsea Drive, but this will have no significant impact.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Chris Lord

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 FEB 2000
Officer: AT	Application No. F 2000/0690

Map No. 55 Site ...003

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 8 BURNISTON CLOSE

Parish: EARLEY Ward: Little Hungerford

Applicant: MR D LUNN

Fee Received 95-00 (4) 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
~~Environmental Health~~	(NA) 250m Landfill Site Consultation
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 + 2 Easby Way .....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Andrew Thorley

DATE: 06 March 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0690

Proposal: Proposed single storey side extension to dwelling.

Site Address: 8, Burniston Close, Lower Earley, Reading.

Applicant: Mr D Lunn .

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

NO OBJECTION

SIGNED: _____

DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

POL	
DC	
CS	
COPIES TO:	ACK:
	FILE:

From: Joanne Ellis, Environmental Health

To: Andrew Thorley, Planning

My Ref: JPE/JS

Your Ref:

Date: 9 March, 2000

PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

LOCATION: 8 BURNISTON CLOSE LOWER EARLEY

APPLICATION NO: F/2000/0690

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

Environmental Services

For office use only.
Application number: 25.FEB.2000* 0690

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 D. LUNN
	Address and postcode	8 BURNISTON CLOSE LOWER EARLEY READING BERKSHIRE
	Phone number	0118 9617696
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	ADDRESS AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION CREATING STUDY AND CONSERVATORY
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.	CONCRETE INTERLOCKING ROOF TILES AND FACING BRICK TO MATCH EXISTING. JOINERY 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 ☑

3544 Crystal Mark
Clarity approved by

Please turn over

1305B

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: J Dunn

on behalf of MR D. LUNN

Date 3/2/2000

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

EARLEY 1.4.86

ADDRESS 8 BURNISTON CLOSE PARISH ~~WOODLEY~~

PLOT No. 110 AREA G LOWER EARLEY ORD. SHEET No. SU 7670

BUILDER PHASE II

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12521	Wimpey	Semi det hse & garage	14. 2. 80	MA CP
BR 13428	"	" " "	13 8. 80	App MA

DATE OF COMPLETION

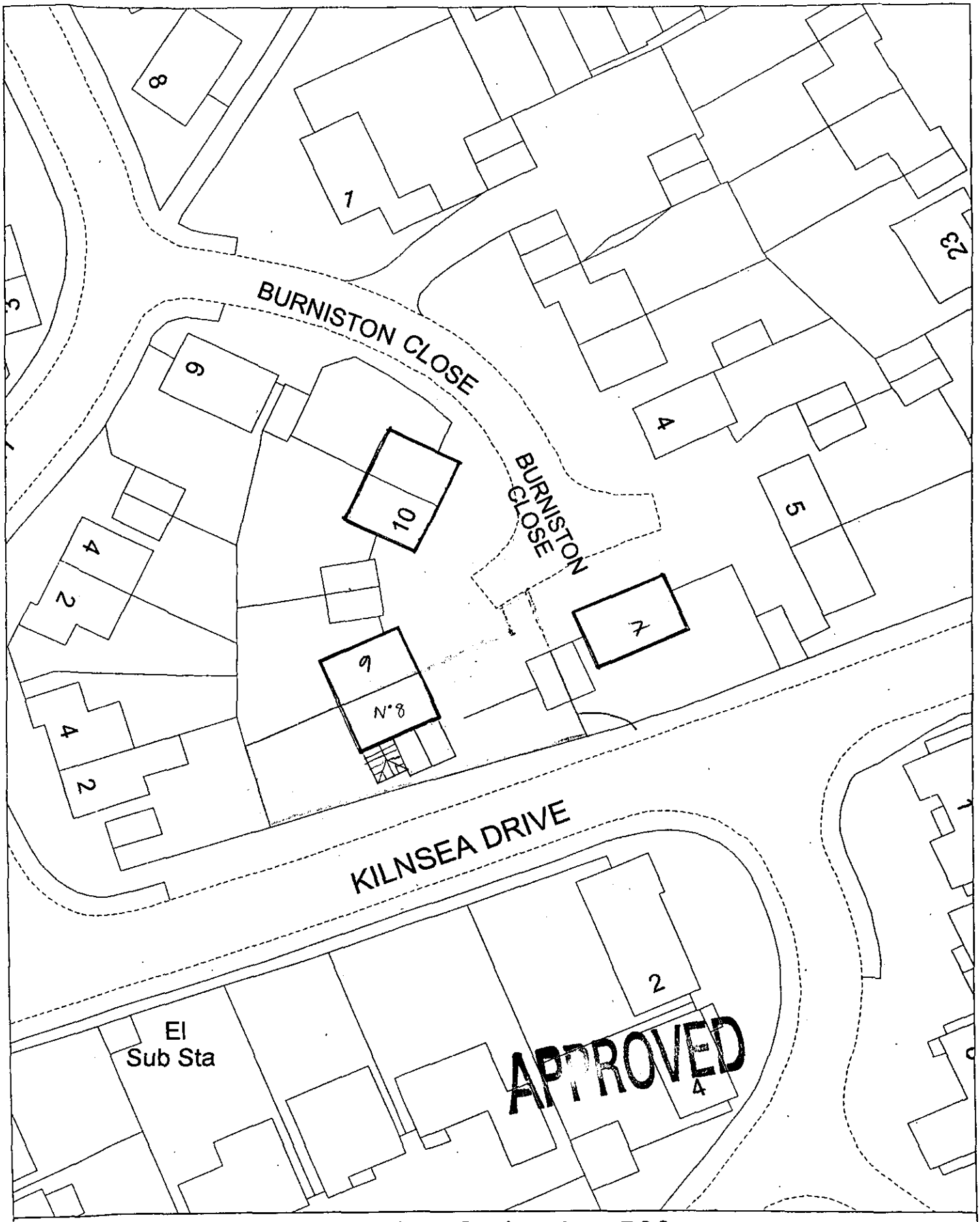
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

25.FEB.2000* 0690



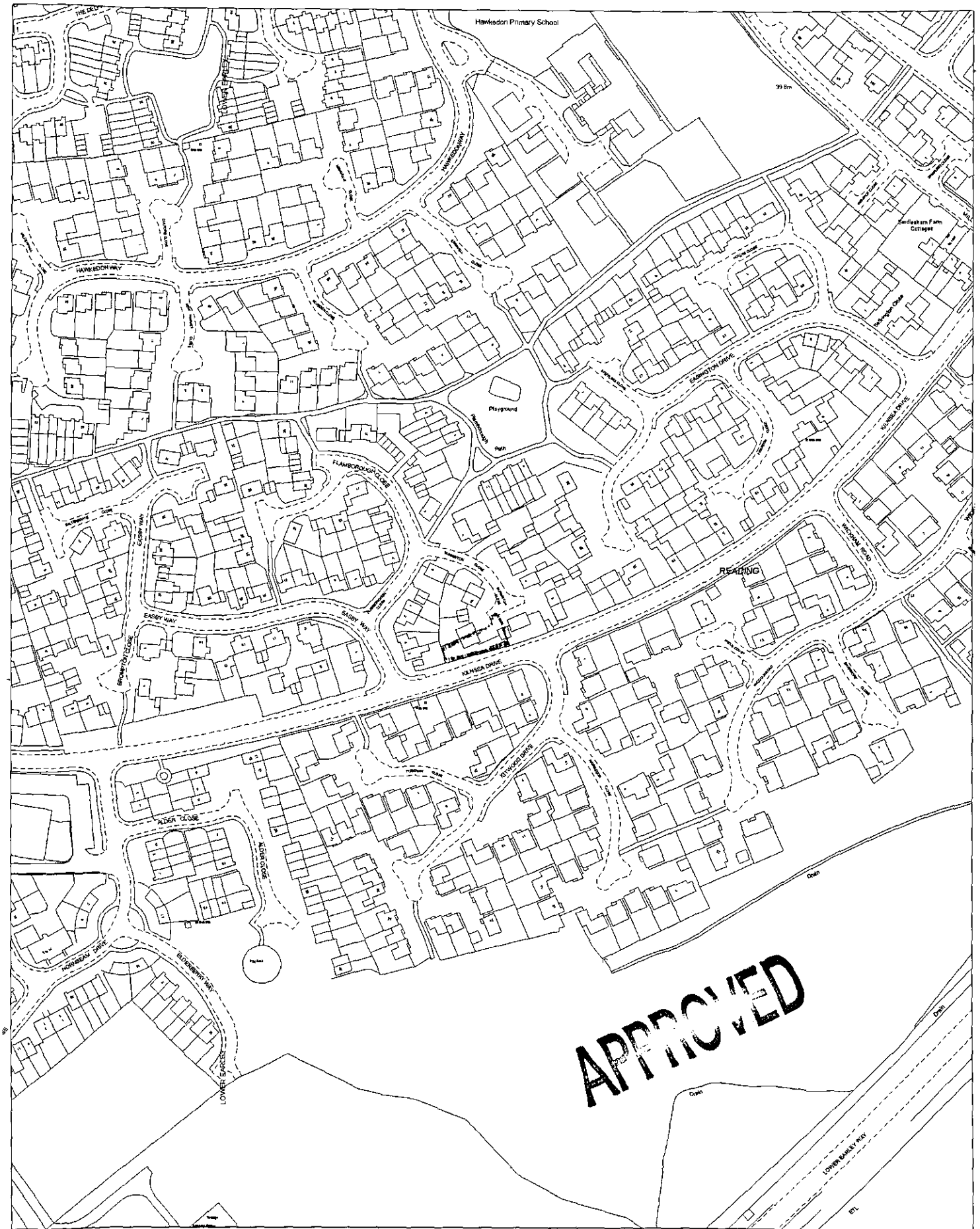
Site Plan, Scale: 1 to 500

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 23 December 1999

N
W E
S

25.FEB.2000* 0690



APPROVED

Site Plan, Scale: 1 to 2500

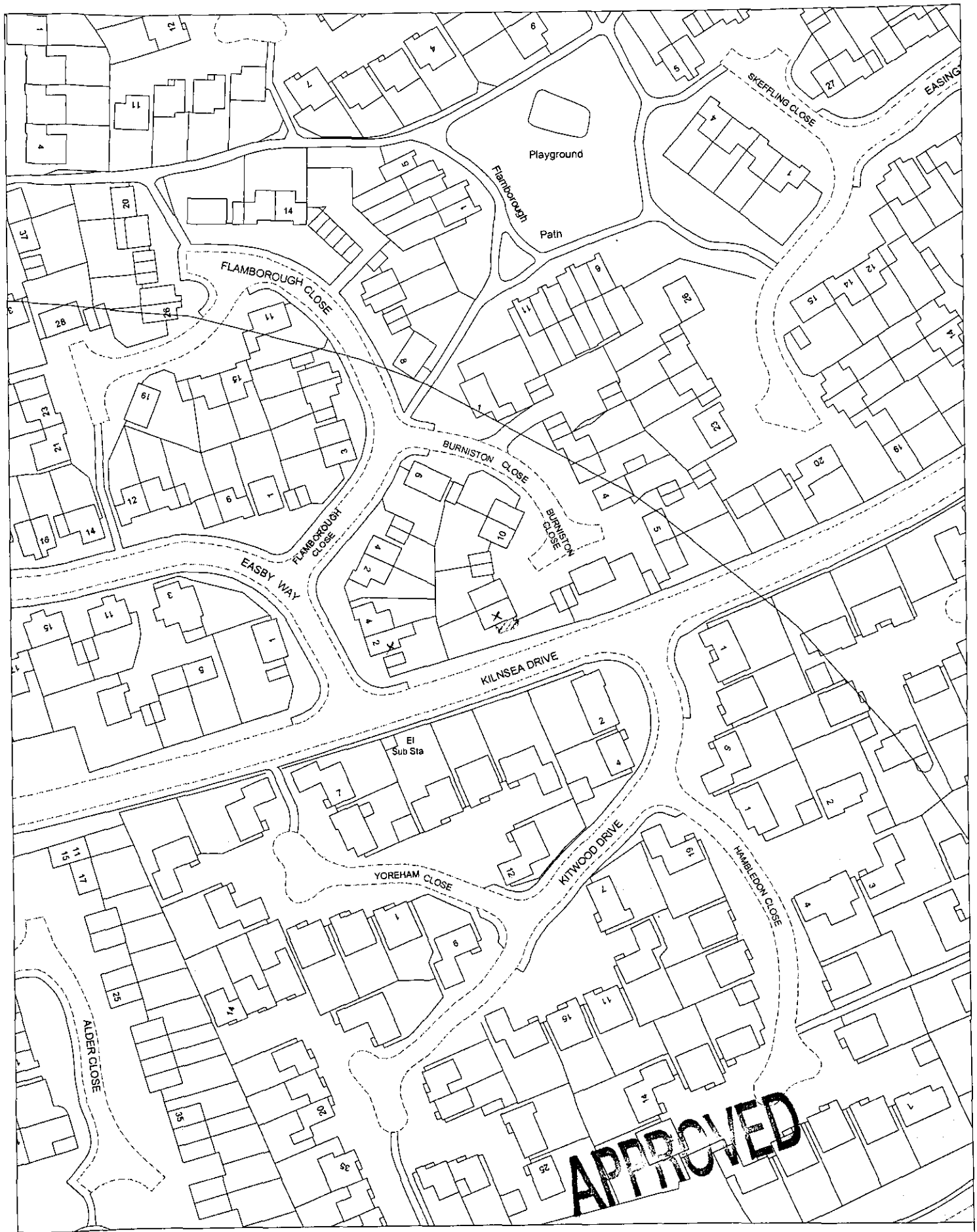
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 December 1999

N
W E
S

25.FEB.2000* 0690



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.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 2 March 2000

N W E S

25 FEB 2000 * 0690