APPLICATION NO:
F/2001/3284 ✓

LOCATION:
43 Conygree Close, Lower Earley Reading.

APPLICANT:
Mr J Spooner C/O P R Roe

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

28 DAY exp: 8/3/01

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2001

CASE OFFICER: **Natalie Brown**

APPROVED

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Spooner
C/O P R Roe
8 Manor Heath Court
Heath Road
Reading
Berkshire
RG6 1NA

Application Number: F/2001/3284

Parish:	**EARLEY**
Location:	**43, Conygree Close, Lower Earley, Reading.**
Proposal:	**Proposed two storey side extension to dwelling and single storey rear extension.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension facing 44 Conygree Close hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 23/03/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3284	NB
BUILDING CONTROL NUMBER.	FP 2001/1540	Martin
~~APPLICANT~~/AGENT	P. R. Roe.	
ADDRESS OF SITE	43. Congree Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext & S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 30/1/01	Rec'd 30/1/01
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/5/01	

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/2001/3284

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
43, Conygree 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. 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 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

08 February 2001

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

Tel: (0118) 974 6492

Date: **08 February 2001**

My ref: F/2001/3284

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/2001/3284
43, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3284**
43, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6492

Date: **08 February 2001**

My ref: F/2001/3284

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
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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43, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6492

Date: **08 February 2001**

My ref: F/2001/3284

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3284**
43, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3284

Applicant : Mr J Spooner C/O P R Roe.

Location : 43, Conygree Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : 12/3

Date Registered : 30/01/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application will have expired on: 27/03/2001. 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 :

Woodley PC: 19/2: no objection

Letters of representation - none received.

Planning Issues : (IDd set)

Application Number: F/2001/3284

Appraisal :

See attached sheet

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

(tick appropriate box)

Application Number F/2001/3284
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm. 5 yrs
	C014	R014	materials to match
	C044	R044	No windows
			side elevation facing 44 Conygree close

RECORD OF SITE VISIT

SITE ADDRESS: 43 Conygree Close Lower Earley Reading. APPLICATION NUMBER: F/2001/3284	OFFICER: Natalie Brown DATE OF SITE VISIT: 12/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree in f. garden

2. DESCRIPTION OF SURROUNDINGS
new dwellings finished 1995 (plaque @ front of estate)
open plan f. gardens
vary in style + design.

3. DESCRIPTION OF SITE/BUILDING
S.S side integ. garage. Proposed 1st floor above & would be set behind porch like 1st floor above entrance.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - L'shaped dwelling - garage + porch part of house
& set away from No 44. set behind No 44
No 43 forward of No 42.

No 44 - no windows in side elev - clear roof. brick wall @ side.
S.S rear extn (conservatory)
↳ level with rear b'line of No 43's garage.
3 1st floor windows equidistant in rear elev.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING single garage + long driveway
NB: no inc in No beds. beds proposed to be enlarged.

LEVELS

BOUNDARY TREATMENT 1.8m fencing + some shrubs.

OTHERS

Application Number: F/2001/3284

Appraisal:

Development
Proposed two-storey side extension to increase the size of exiting beds 3 and 4, and a single storey rear extension to provide a study and day room. The proposed development would remain 0.9m from the boundary with No. 44 (1.8m fencing).

1) Impact upon neighbouring properties (NB: no letters of objection received)
No. 44 lies along the boundary with No. 43 but is approximately 4.5m further forward than No. 43. No. 44 has a single storey rear extension (conservatory) which is more or less level with the rear garage building line at No. 43.
With regard to the single storey rear extension, this would extend 3.8m beyond the existing rear building line and have a mono-pitched roof with no windows in the side elevation. It would not be the full width of the dwelling. It is not considered that this would have any adverse effect upon the amenity of neighbouring properties
With regard to the first floor extension above the existing garage, this would extend approximately 3.5m beyond the main rear building line of No.44 but be level with the rear building line of No. 44's conservatory. There would be no windows in the first floor side elevation so no overlooking.
The rear conservatory extension at No. 44 would have light available from the side and front of the conservatory. It is therefore considered that there would be no overshadowing effects to No. 44.

2) Impact upon the character of the streetscene
It is not considered that there would be any adverse effect upon the character of the streetscene. The proposed first floor extension would be set behind the front building line of the garage (which itself is about 3.5m behind the main front building line) and would have a lowered ridge height helping to ensure it is subservient to the main dwelling. A gap would along be retained between Nos. 43 and 44 so the terracing effect would be reduced.
It is therefore considered that there would be no adverse effects upon the character of the street scene.

3) Impact upon highway safety (parking provision)
There are no highways issues as the existing parking would be unaffected and there is to be no increase in the number of bedrooms, only an increase of their size.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL 3284

Start date:	30 JAN 2001
Officer: NAB	Application No. F/2001/3284

Map No. 58 **Site** 0.05
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 43 CONYGREE CLOSE

Parish: EARLEY Ward: Redhatch
8.2.01 TB.

Applicant: MR J SPOONER

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	Other side elevation day room.	request with SW	
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 : 8.2.01 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: .....Site notice and see map.....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Natalie Brown

DATE: 08 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ARB	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3284

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 43, Conygree Close, Lower Earley, Reading.

Applicant: Mr J Spooner C/O P R Roe.

Your observations are required in respect of this application **by 04/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

1933

ADDRESS 43 CONYGREE CLOSE PARISH LOWER EARLEY

PLOT No. 4 PART AREA 12 SCHOOL SITE TO RES. ORD. SHEET No. SU. 757058

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY	PLAN		C/A
38662	BCC.	O/L.	19.3.92	C/A
39811	T.A. FISHER	RES. DEV.	18.11.92	N/1
41590	"	DET. HOUSE & GARAGE	18.11.93	C/A

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:
30 JAN 2001 * 5284

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 J.D. SPOONER
	Address and postcode	43, CONYGREE CLOSE LOWER EARLEY READING RG6 4XE
	Phone number	01189 876267
2	Agent's Name	P. R. ROE
	Address and postcode	8. MANOR HOUSE COURT HEATH ROAD READING RG6 1NA
	Phone number	01189 263588.
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 I about REF SITE LOCATION BLOCK PLAN.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTN. SINGLE STOREY REAR EXTN

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.	BROWN CONCRETE INTERLOCKING ROOF TILES, BUFF/BROWN BRICK 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: 4.	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). £95.00. 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

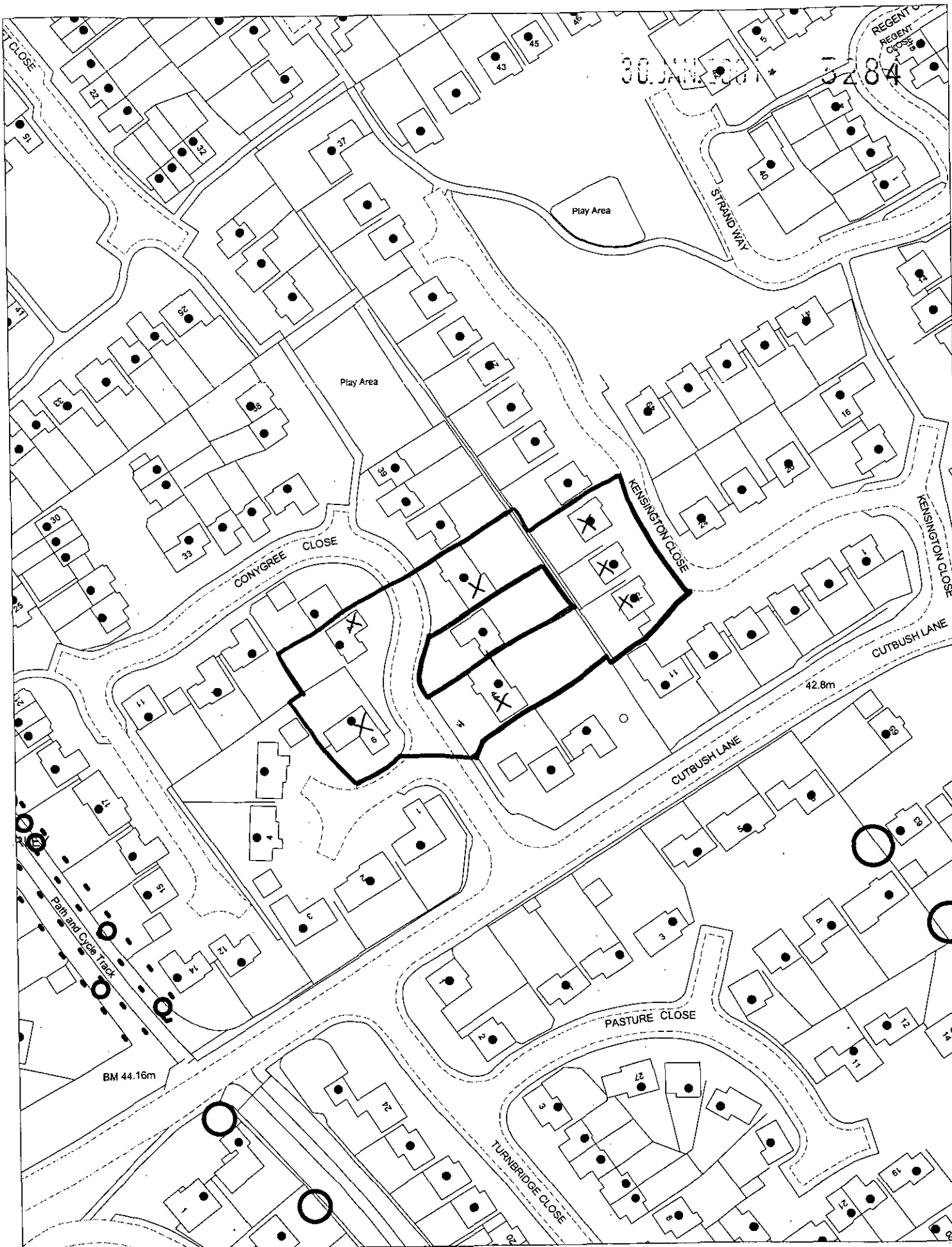
None of the land forms part of an agricultural holding.

Your signature: S. Sp

on behalf of

Date 21/01/01

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



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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2001

Scale: 1 : 1250

N
W E
S