20/8

APPLICATION NO:
F/2002/7107

LOCATION:
5 Maiden Erlegh Drive, Earley Reading.

APPLICANT:
Mr/Mrs Ellison

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

EARLIEST DATE FOR DECISION: **16/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/09/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ellison
5 Maiden Erlegh Drive
Earley
Reading
Berks
RG6 7HP

Application Number: F/2002/7107

Parish: **EARLEY**

Location: **5, Maiden Erlegh Drive, 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 Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/08/2002

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 : Dawn Hancocks

Application Number : F/2002/7107

Applicant : Mr/Mrs Ellison .

Location : 5, Maiden Erlegh Drive, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/7/02

Date of Neighbour Notifications : .....

Date of Site Visit : 30/7

Date Registered : 12/07/2002

Earliest Date for Decision : 16/08/2002

Latest Consultation Date/Site Notice Expiry Date : 16/08/2002

This application will have expired on: 06/09/2002. 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 :

Planning Issues :

Identified settlement

Impact on neighbours

Impact on streetscene

Application Number: F/2002/7107

Appraisal:

Development
For a single storey rear extension to form a conservatory. The site is a detached dwelling with attached garage located within the identified settlement of Earley. The dwelling is set away from the boundary with No.7 (1.8m fence and trees) by approximately 3m and from No.3 with trees over 3m high. The proposed conservatory would not be the full width of the dwelling, extend 2.3m from the rear building line with a pitch height of 3.4m. The volume of the proposed and previous extensions would exceed $70m^3$.

1) Impact upon neighbouring properties
The proposed development would be single storey with a hipped roof on all elevations. The proposed development would be set away from the boundaries with the neighbouring properties, which in turn are set away from the boundaries. The rear garden is lined with conifers and other trees to a height of over 3m and therefore no neighbouring properties are visible. It is therefore considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the streetscene
No part of the proposed would be visible from the front of the house and it is therefore considered that this would have no adverse impact upon the character of the streetscene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/7107
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: 5 Maiden Erlegh Drive Earley Reading.

APPLICATION NUMBER: F/2002/7107

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 30/7

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes tree opposite house on private access.

2. DESCRIPTION OF SURROUNDINGS

detached dwellings on unadopted road.
not open plan. semi rural feel.

3. DESCRIPTION OF SITE/BUILDING

large detached dwelling cls + garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES none affected

ACCESS/PARKING X

LEVELS level - slight step up to garden ~10cm from patio.

BOUNDARY TREATMENT - 1.8m close panel fence side to 7 + trees.

OTHERS - conifers + trees over 3m high to 3

- trees to rear

not visible from by neighbours as trees cover.

Application Number : F/2002/7107	Map No : 52
Case Officer : OH.	Site Area : 0.11
Valid Date : 12.7.02	Received Date: 12/07/2002

Level : Delegated Application

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

Location : 5, Maiden Erlegh Drive, Earley, Reading.

Parish : EA **Ward : RED** 23.7.02 B.

Applicant : Mr/Mrs Ellison .

Fee Required: £110 **Fee Received: £110** (4)

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 23.7.02B

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 : _____

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

100 pre-apps

NEIGHBOURS

.....

.....

.....

ganisation_Name	Building_Name	address1	Postcode
		3MAIDEN ERLEGH DRIVEREADING	RG6 7HP
		5MAIDEN ERLEGH DRIVEREADING	RG6 7HP
		6MAIDEN ERLEGH DRIVEREADING	RG6 7HP
		7MAIDEN ERLEGH DRIVEREADING	RG6 7HP
		5THE KNAPPREADING	RG6 7DD
		6THE KNAPPREADING	RG6 7DD

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

Tel: (0118) 974 6446

Date: 23 July 2002

My ref: F/2002/7107

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/7107
5, Maiden Erlegh Drive, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7107**
5, Maiden Erlegh Drive, 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: 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 A Spratling

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

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

Tel: (0118) 974 6446

Date: 23 July 2002

My ref: F/2002/7107

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F 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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Development Control Manager

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Councillor F Rolls

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Tel: (0118) 974 6446

Date: 23 July 2002

My ref: F/2002/7107

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/7107
5, Maiden Erlegh Drive, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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Yours sincerely
Trevor Watson
Development Control Manager

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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: GRANT/REFUSAL and my reasons are:

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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 D Hare

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

Received by Wokingham District Council

Application No: F/2002/7107

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

LOCATION:
5, Maiden Erlegh Drive, 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/2002/7107 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/08/2002. 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
23 July 2002

7107

Environmental Services

For office use only.
Application number: 12 JUL 2002 7107

Householder planning application form

12 JUL 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 ELLISON 5 HAIDEN ERLEGH DRIVE EARLEY. READING BERKS. RG6 7HP. 01189 265 397.
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.	5 HAIDEN ERLEGH DRIVE EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	Victorian style conservatory to rear 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.	Bricks to match exty. White frames + 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: 4-5	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 X [signature] on behalf of —

Date 11/07/02

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

ADDRESS 5 MAIDEN ERLEGH DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
397/54	Mr. D. E. Davis	Garage	8/6/54	App. N/A.
PD/669/64	Mr. J. Duffy	Garage Extension	26/11/64	App. N/A.
677/73	Mr. & Mrs Hewett	Additions	19.4.73	- App
678/73	"	Additions	19.4.73	- App.
PD 676/73	"	Decorative Balcony	12.11.73	App N/A
98/68182/F	Mr. P. Ellison	S/SC/F&R - Demolish Garage	5.10.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE