APPLICATION NO:
F/2000/0992

LOCATION:
35 Parsley Close, Earley Reading.

APPLICANT:
Mr & Mrs Dieppe C/O P.J.M. Architectural Services

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

EARLIEST DATE FOR DECISION: **25/04/2000**

APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dieppe
C/O P.J.M. Architectural Services
30 Lawrence Mead
Kintbury
READING
Berkshire
RG17 9XT

Application Number: F/2000/0992

Parish: **EARLEY**

Location: **35 Parsley Close, Earley, Reading**

Proposal: **Proposed single storey side 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 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: 02 May 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.

Received by Wokingham District Council

Application No: F/2000/0992

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

LOCATION:
35, Parsley 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. (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 25/04/2000. 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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0992

Applicant : Mr & Mrs Dieppe C/O P.J.M. Architectural Services.

Location : 35, Parsley Close, Earley, Reading.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/04/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 11/4/2000

Date Registered : 20/03/2000

Earliest Date for Decision : 25/04/2000

Latest Consultation Date/Site Notice Expiry Date : 25/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :
Parish Council: No Objection.
Neighbours:

Planning Issues : (identified settlement)
1) Impact on amenities of neighbouring properties
2) Impact on street scene.

29/04/2000

Application Number: F/2000/0992

Appraisal :

1) Impact upon amenities of neighbouring properties

The proposal is for a single storey side extension forming a conservatory and will be 7·8m long, 3·7m wide, 2·1m to the eaves and 3·3m to the ridge. It will span almost the whole depth of the main house, projecting from the side of the house and accessed via the utility room + living room.
The entire rear garden is bounded by a 1·8 fence [redacted] No 36 Parsley Close.

- The attached garage of No 36 Parsley Close will obscure the view of the conservatory from the occupants of No 36 ∴ no detrimental visual impact.

- No 1, Pimento Drive to the east – windows (ground + first floor) in [redacted] rear elevation facing No 35, due to the position and distance away the occupiers of this property will not be overlooked – no adverse impact.

2) Impact on street scene

Although the conservatory will be set [redacted] 9m behind the rear 1·8m high boundary fence [redacted] it will be visible from Rusley Way, considered acceptable no significant impact. condition proposed materials to match existing house.
There is a conservatory of similar design opposite, across Rusley Way at No 8, Fennel Close.

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

Application Number F/2000/0992
Conditions/~~Reasons for Refusal~~

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

John Mitchell
30/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 35 Parsley Close
Earley Reading.

APPLICATION NUMBER: F/2000/0992

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 18/4/2000

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

2. DESCRIPTION OF SURROUNDINGS Residential area, Mixture of (modern type) 2 storey + single storey detached houses + bungalows, open plan frontages + landscaped. In quiet cul-de-sac, with spacious gardens. + with integral garages.

3. DESCRIPTION OF SITE/BUILDING 1970's 2 storey detached house on a corner plot backing onto Rushey Way. Open plan front garden, with integral garage attd. Light brown brick, brown stained/painted windows + doors, red clay pantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan, located in cul-de-sac on corner plot.

5. SITE CONSTRAINTS

TREES — Not affected.

ACCESS/PARKING — As existing at the front facing Parsley Close, parking for 2 cars + garage

LEVELS — site slopes down to meet Rushey Way at the rear.

BOUNDARY TREATMENT — Rear boundary with Rushey Way 1.8m slatted fence

OTHERS — No. 36, 1.8 wooden fence with concrete posts.
— No 1, Pimento Drive, 1.8m wooden fence.

Nb. No overlooking by neighbours
It will be visible from Rushey Way ..
no significant impact though.

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

Tel:

Date: **29 March 2000**

My ref: F/2000/0992

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0992
35, Parsley Close, Earley, Reading.
Proposed single storey side 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0992**
35, Parsley Close, Earley, Reading.
Proposed single storey side 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:

Date: **29 March 2000**

My ref: F/2000/0992

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0992
35, Parsley Close, Earley, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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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/2000/0992**
35, Parsley Close, Earley, Reading.
Proposed single storey side 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**********

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

Tel:

Date: **29 March 2000**

My ref: F/2000/0992

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/2000/0992
35, Parsley Close, Earley, Reading.
Proposed single storey side 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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0992**
35, Parsley Close, Earley, Reading.
Proposed single storey side 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**********

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0992**

35, Parsley Close, Earley, Reading.

Proposed single storey side extension to dwelling to form conservatory.

~~I wish this application to be listed~~ should the officers recommendation be for refusal and ~~my reason(s)~~ are please contact me

Signed: [signature] Councillor Rolls

Date: 12/4/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 MAR 2000

Officer: AT | Application No. F/2000/0992

Map No. ..... Site ..9..00

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY ~~REAR~~ SIDE EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 35 PARSLEY CLOSE

Parish: EARLEY Ward: Redhatch ✓ 30/3

Applicant: MR/MRS DIEPPE

Fee Received 75-00 (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 (showing side door next to living room)	30/3	
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 : 30/3 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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 + 29, 34, +36 Parsley close 30/3
1 Pimento drive
4 + 5 Fennel close

FROM: Andrew Thorley

DATE: 29 March 2000

APP
CS

COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0992

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

Site Address: 35, Parsley Close, Earley, Reading.

Applicant: Mr & Mrs Dieppe C/O P.J.M. Architectural Services.

Your observations are required in respect of this application **by 25/04/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

20 MAR 2000 * 0952

1.	**APPLICANT'S NAME**	MR + MRS. DIEPPE
	ADDRESS	35 PARSLEY CLOSE LOWER EARLEY.
	POST CODE	**PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	P.J.M. ARCHITECTURAL SERVICES,
	ADDRESS	30 LAWRENCE MEAD, KINTBURY, BERKSHIRE.
	POST CODE	RG17 9XT **PHONE** 01488 568842
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	35 PARSLEY CLOSE LOWER EARLEY, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW CONSERVATORY to REAR SIDE OF PROPERTY.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.030 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER.
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	EXTG AND PROP. FLOOR PLANS PROP. ELEVATIONS, BLOCK PLAN, SITE PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	**REDEVELOPMENT**	☐	
ERECTION OF NEW BUILDING	☐	**ALTERATION or EXTENSION**	☑	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	**See question 10**
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION	☐	**State period required**
RELAXATION OF CONDITIONS	☐	**State relevant application number Conditions to be relaxed**

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A.

		SITING	☐
EXTERNAL APPEARANCE	☐	**DESIGN**	☐
MEANS OF ACCESS	☐	**LANDSCAPING**	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

UPVC WOODGRAIN MAHOGANY COLOUR WITH MID-BROWN CAPPINGS AND GUTTERINGS.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. BOUNDARY FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA NEW SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A.

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO FLUSH THRESHOLDS AS EXTG.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE	1	*	1	*	1	*
BUNGALOW	1	*	1	*	1	*
FLAT/MAISONETTE	1	*	1	*	1	*
OTHER	1.1	*	ALL.1	*	0.1	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95-00 (NINETY FIVE POUNDS).

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED P. Dunn ON BEHALF OF MR+MRS. DIEPPE DATE 15-03-00.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....



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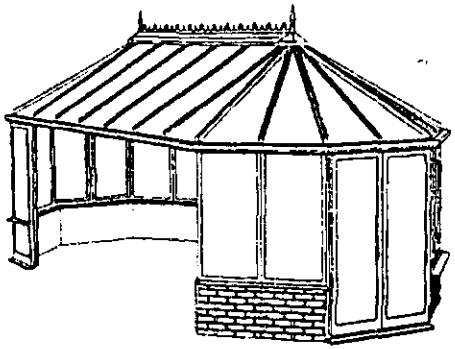
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

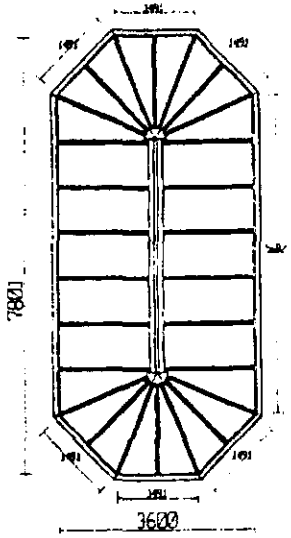
Ordnance Survey
Value Added Reseller

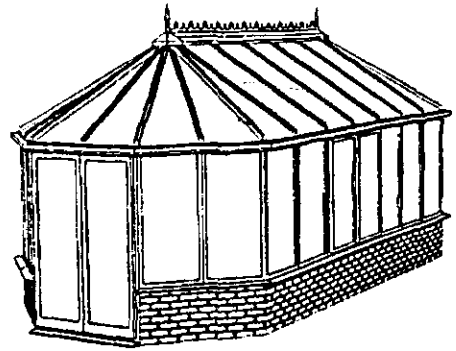
APPROVED

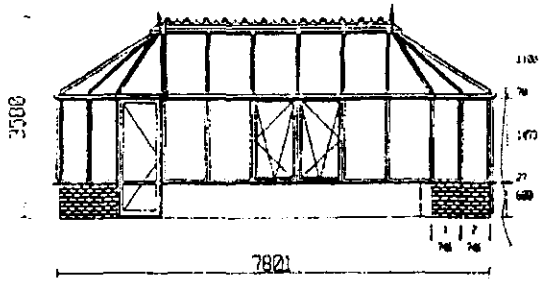
LD03100

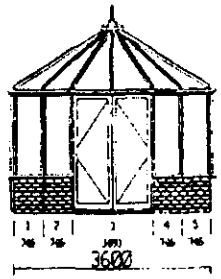
ALL PLAN VIEWS

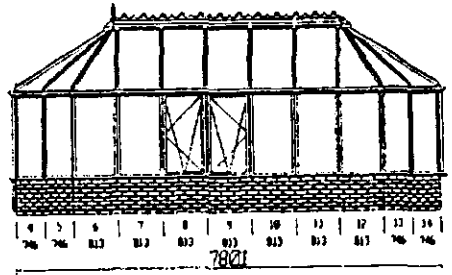












VICTORIAN

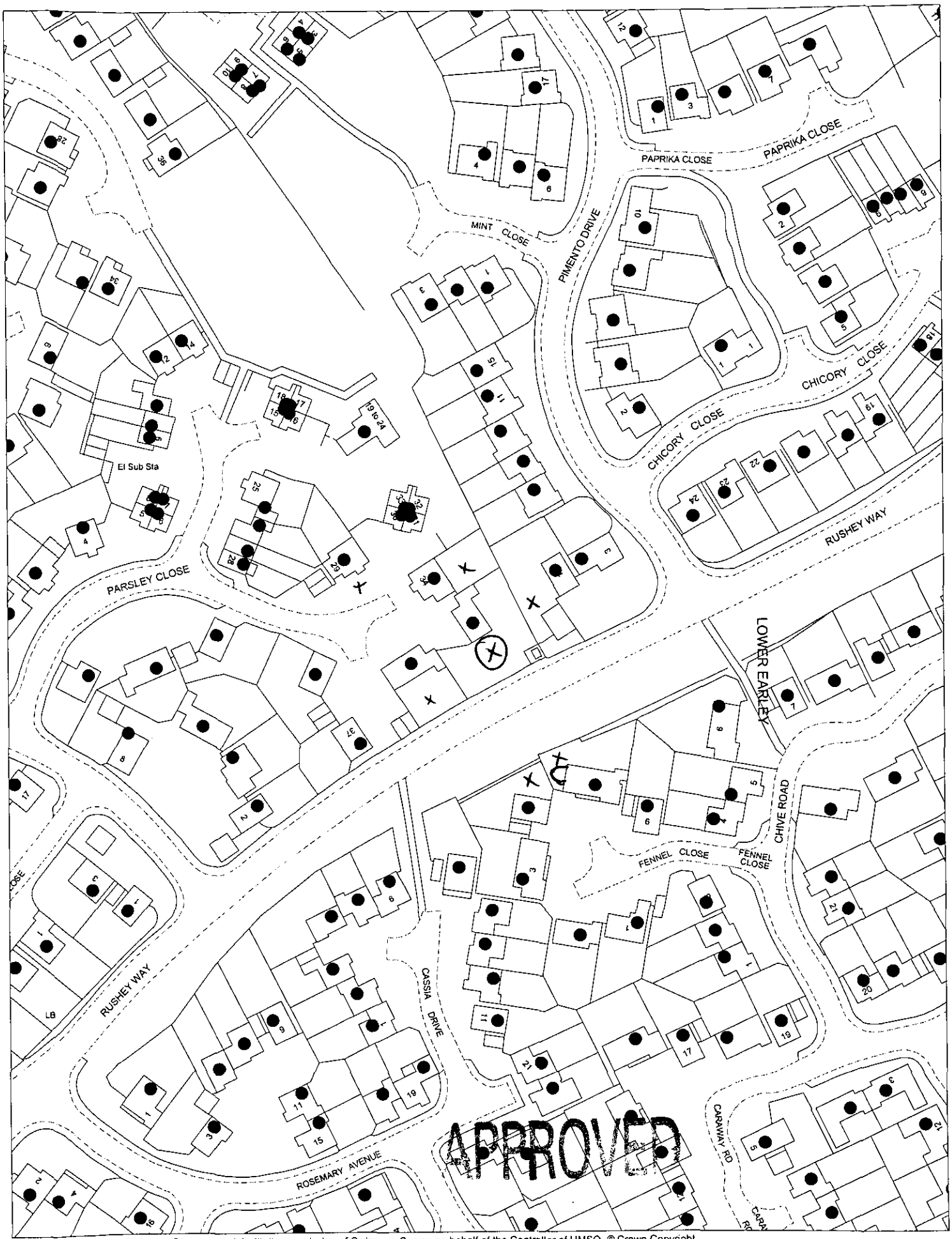
PLEASE SIGN AND RETURN THIS COPY THANK YOU

External sizes in mm

P.P. Dieppe

DOUBLE VICTORIAN
MR & MRS DIEPPE

DRAWN BY #
DATE 11.01.2000
SCALE 1: 125
DRAWING NO. RW582A



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 1250

N
W E
S