APPLICATION NO:
F/2002/5886

LOCATION:
15 Meadow Road, Earley Reading.

APPLICANT:
Mr D Jeffery

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

EARLIEST DATE FOR DECISION: **14/03/2002**
28 day expiry 19/3/02
APPLICATION WILL HAVE EXPIRED ON:
09/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

974

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Jeffery
15 Meadow Road
Earley
Reading
Berks
RG6 7EX

Application Number: F/2002/5886

Parish: **EARLEY**

Location: **15, Meadow Road, 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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 27/03/2002

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.

5886

FROM: Francis Leo

DATE: 19 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5886

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

Site Address: 15, Meadow Road, Earley, Reading.

Applicant: Mr D Jeffery .

Your observations are required in respect of this application **by 14/03/2002** .

PLANNING SECTION | NPT
POL | TLS
DC | ENG
APP
CS

18 MAR 2002

ORDER TO | ACK
FILE:

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Basia Polnik

From: Andy Glencross
Sent: 22 February 2002 13:09
To: Basia Polnik
Subject: Planning Application F/2002/5886 15 Meadow Rd, Earley

FAO : FRANCIS LEO

Hi Francis

This property is over 100 metres from the nearest great crested newt breeding pond. and it is seperated from that pond by wide single carriageway road and dense residential development. Consequently this application does not in my opinion require a newt mitigation strategy. I suggest we attach the following informative.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Received by Wokingham District Council

Application No: F/2002/5886

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

LOCATION:
15, Meadow Road, 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/2002/5886 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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.

Head of Planning and Transportation

19 February 2002

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

Tel: 0118 974 6502

Date: **19 February 2002**

My ref: F/2002/5886

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5886
15, Meadow Road, Earley, Reading.
Proposed single storey rear 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5886**
15, Meadow Road, 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: 0118 974 6502

Date: **19 February 2002**

My ref: F/2002/5886

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours faithfully,

Francis Leo

Development Control Officer

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Case officer: **Francis Leo** Application Number: **F/2002/5886**
15, Meadow Road, 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6502

Date: **19 February 2002**

My ref: F/2002/5886

WOKINGHAM UNITARY
Aiming for Excellence

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

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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5886**
15, Meadow Road, 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5886

Applicant : Mr D Jeffery .

Location : 15, Meadow Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 19/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 12/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 09/04/2002. 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 :

Andy Clemens: does not require a newt mitigation strategy.

Planning Issues : I'd Sett

LBE1, LBE2

WOS3. WBE1

EN1

Application Number: F/2002/5886 **Officer : Francis Leo**
15 Meadow Road, Earley Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. It is angled and set-in from the edge of the flank walls. It measures 1.7m in depth x 5.8m in width at the widest part. Its height is approximately 3.1m.

The site is a detached property located in the identified settlement of Earley within the Loddon Area Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The adjoining property to the north has a 5m deep single storey rear extension. The proposal would not therefore be visible. The proposal would have no detrimental impact upon the neighbouring property.

Impact upon the character of the area
The proposal is at the rear and is single storey and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5886
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: 15 Meadow Road
Earley Reading.

APPLICATION NUMBER: F/2002/5886

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mainly chalet type dwellings, wide front gardens

3. DESCRIPTION OF SITE/BUILDING Chalet bungalow ~~large~~ wide front gardens 2m. rear ext. permitted in 98' - Garage at the rear parallel to no 17.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 11 has a 5m rear extn. - No 17. has a garage to the side.

5. SITE CONSTRAINTS

TREES —

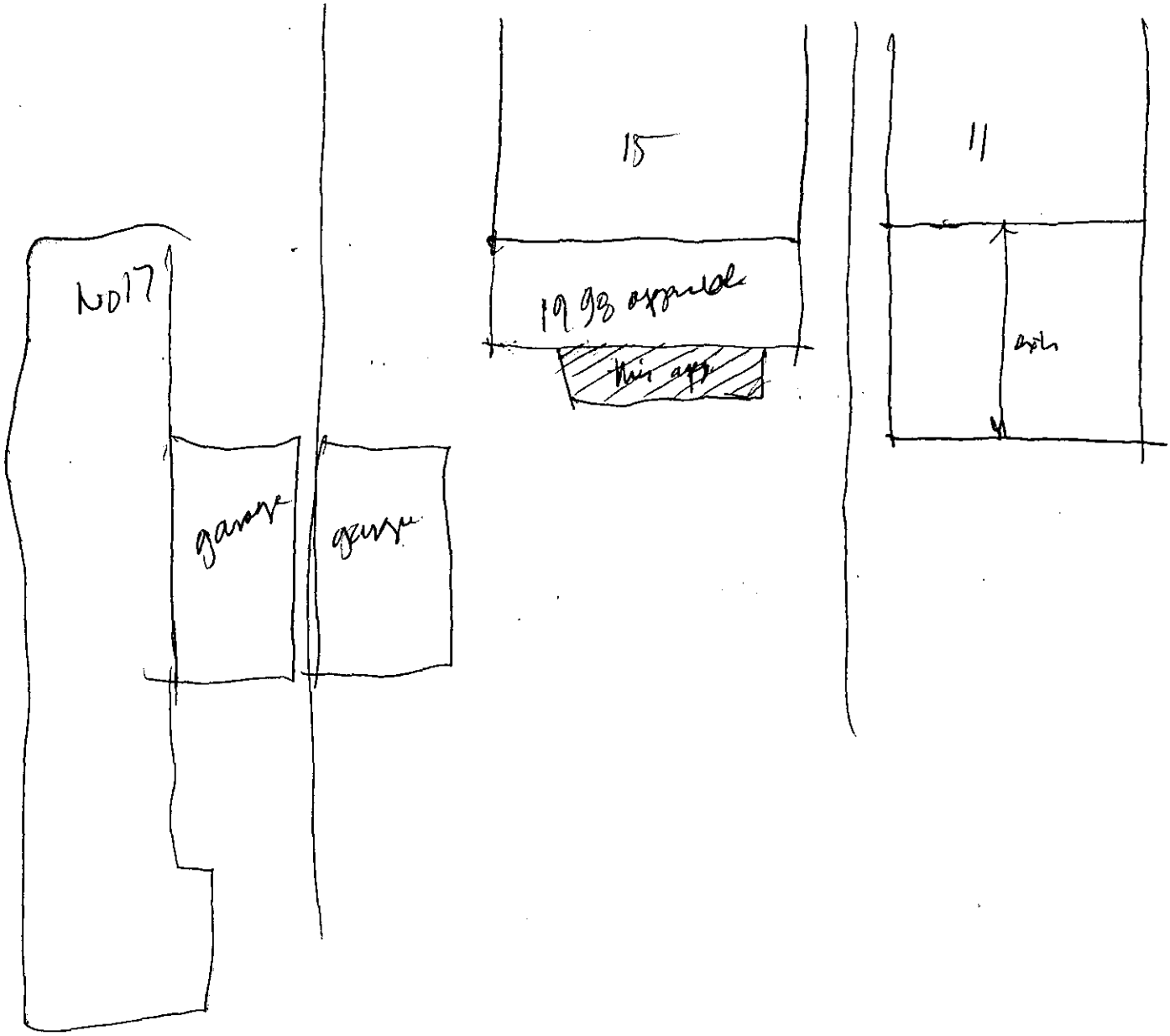
ACCESS/PARKING at front.

LEVELS Site slopes down to rear boundary

BOUNDARY TREATMENT 1.8 m timber fence.

OTHERS

Pt 6


No17
garage
garage
15
1998 appendix
this app
11
exits

Application Number : F/2002/5886	Map No : 52
Case Officer : ~~PT~~ FL	Site Area : 0.06
Valid Date : 12/02/02	Received Date: 12/02/2002

Level : Delegated Application

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

Location : 15, Meadow Road, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr D Jeffery .

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

Dinton Pastures re Newts

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SPN + see map.

.....

No pre-apps

5886

Environmental Services

For office use only.
Application number: 12.FEB.2002* 5886

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	DENNIS JEFFERY 15 MEADOW ROAD EARLEY BERKS RG6 7EX 0118 967 6639
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.	AS QUESTION 1
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR UPVC CONSERVATORY TO EXISTING BASE
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.	WHITE UPVC TO MATCH EXISTING DOORS/WINDOWS
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: 2	Proposed: 2
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: [signature] on behalf of

Date 11/2/2002

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

ADDRESS 15 MEADOW ROAD, "BUCKDEAN." PARISH ~~WOODLEY~~ Earley 1.K.86

PLOT No. Old Property ORD. SHEET No. SU 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
576/49	Mr. R. W. Shattock	Garage	10/1/50	App. N/A
655/51	"	New Front Porch & Conservatory	11/12/51	App. App.
BR 13283	Mr R Walker	Loft Conv. & kitchen ext	23 1.5.88 80	Released Ref app. N/A
12939	"	"	2.5.80	N/A C/A
98/67912/F	Mr. & Mrs. Jeffery	S/St/R + Loft Conv.	4.8.98	C/A.
FP98/7697	"	S/St/R + Rooms in roof	30.7.98	APP

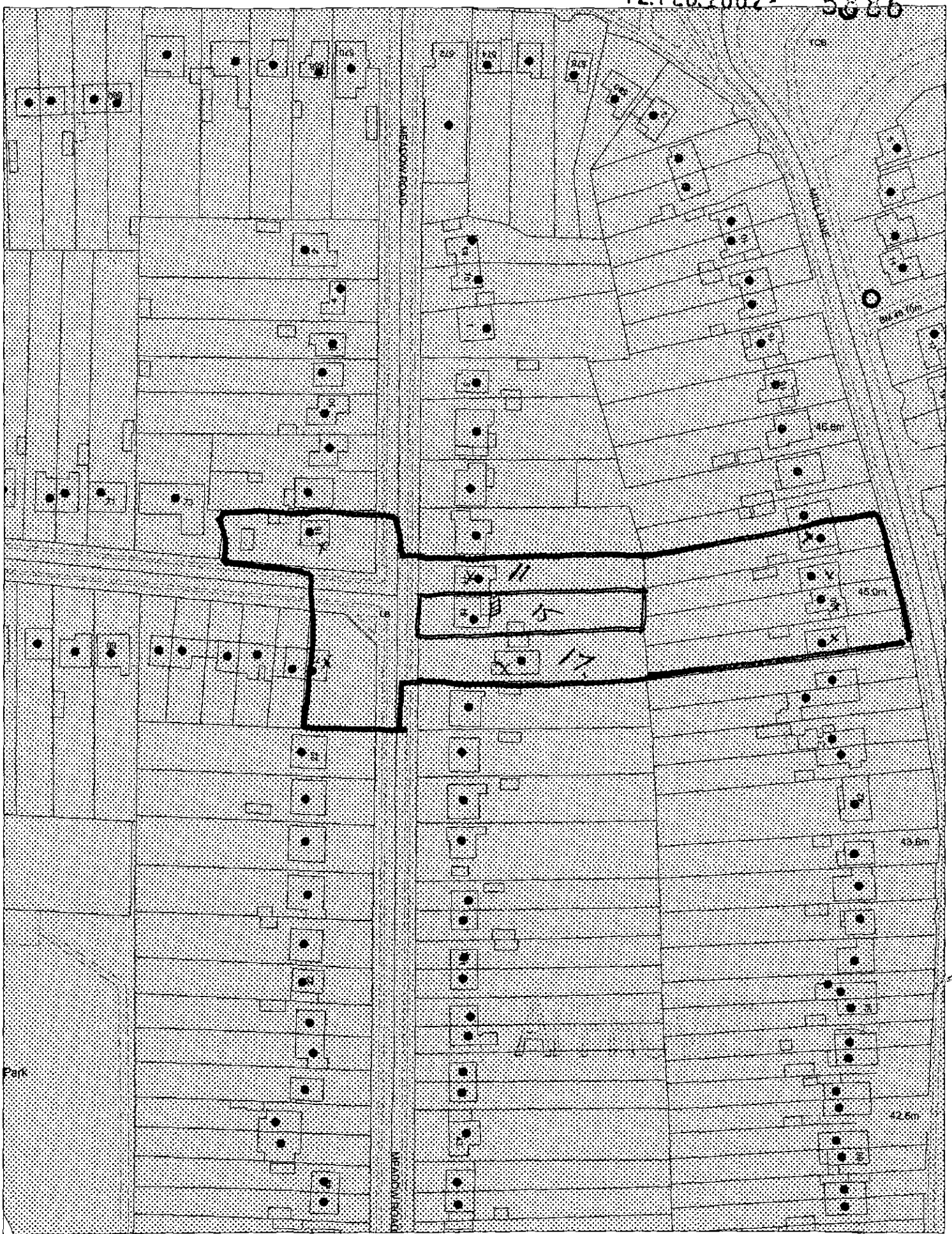
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Enq — Aviary — 8.10.97

DRAINAGE

12 FEB 2002 5886



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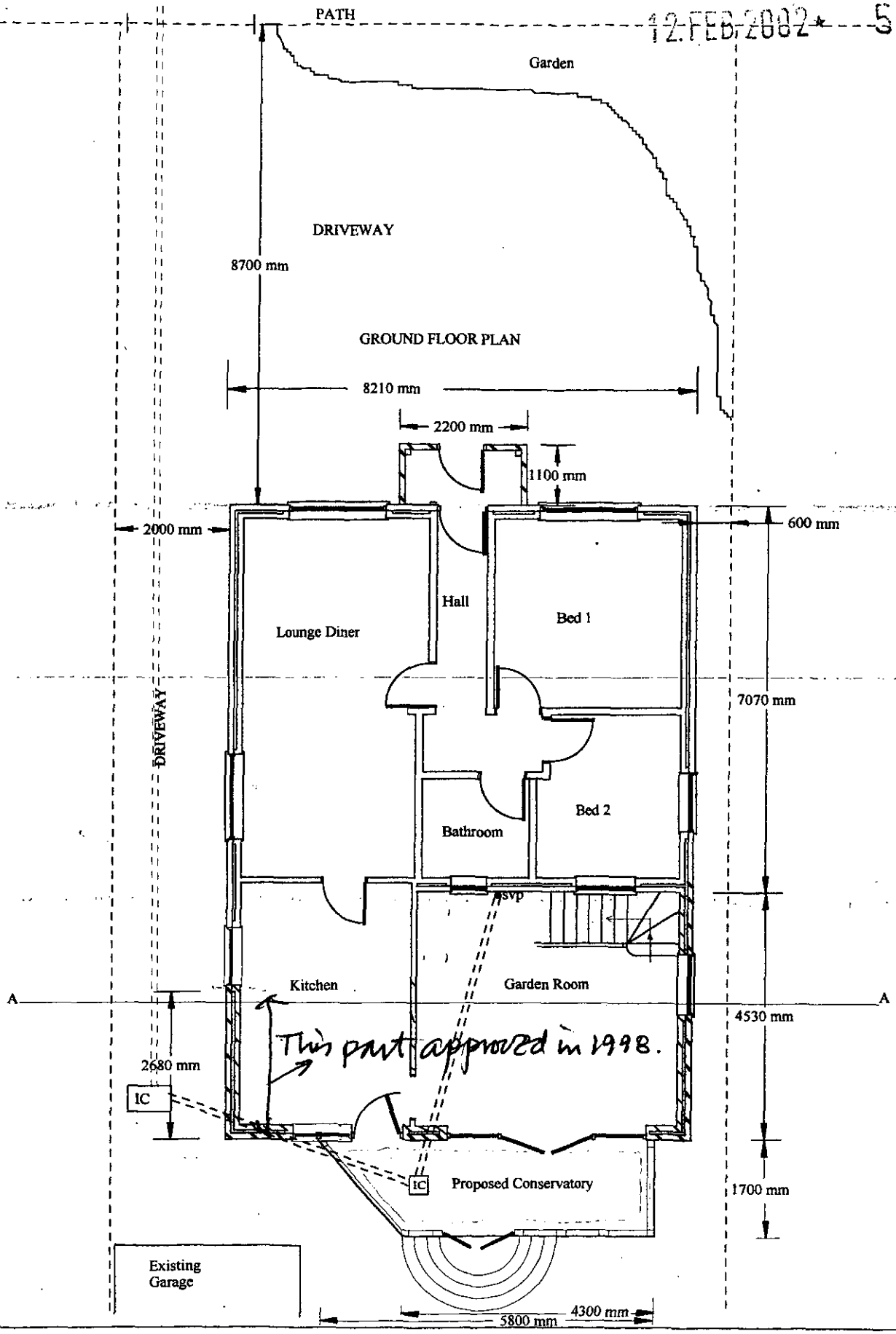
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
15 February 2002 Scale: 1 : 1250

N
W E
S

12 FEB 2002 5886



Mr & Mrs Jeffery, 15, Meadow Road, Earley, Reading, Berks, RG6 7EX

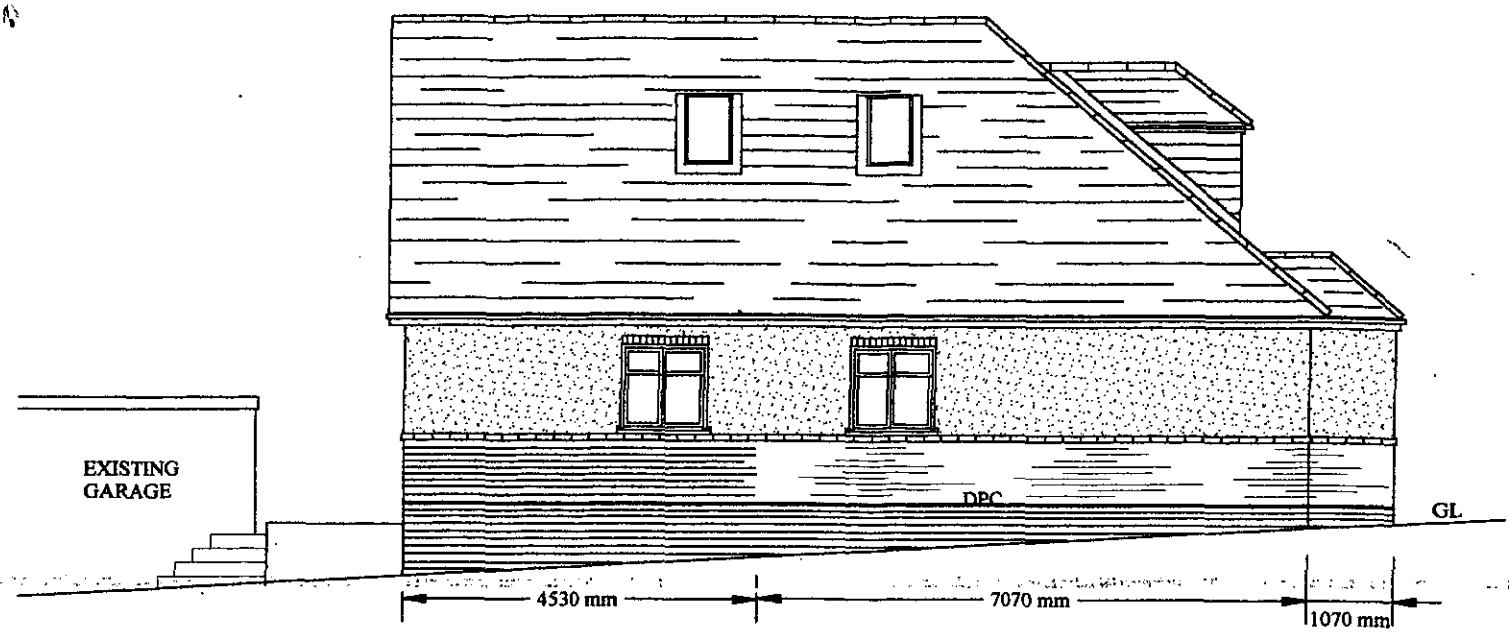
PROJECT : *Conservatory on existing base* *Proposed ground floor plan,*

DATE : FEBRUARY - 2002 **SCALE 1:100**

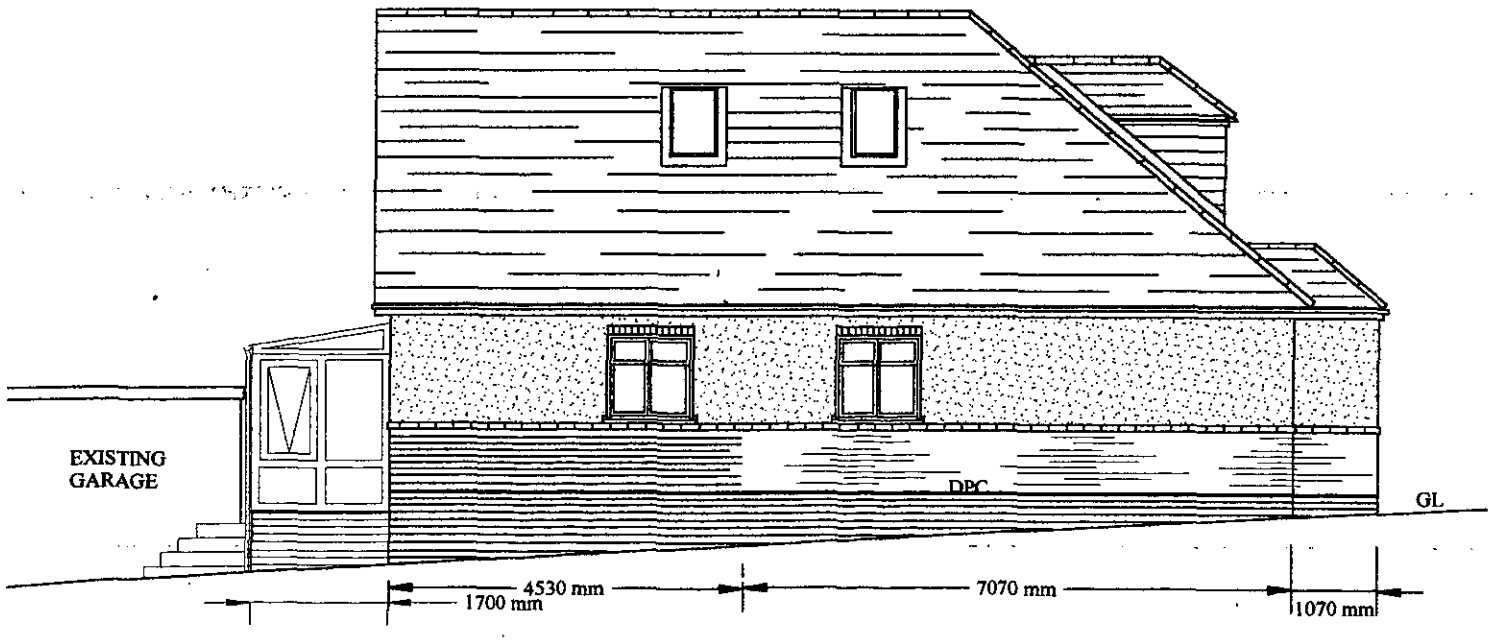
DRAWING No 4,

APPROVED

12.FEB.2002* 5886



EXISTING LEFT-SIDE ELEVATION



PROPOSED LEFT-SIDE ELEVATION

Mr & Mrs Jeffery, 15, Meadow Road, Earley, Reading, Berks,

PROJECT : Conservatory on existing base. LEFTSIDE ELEVATIONS,

DATE : FEBRUARY - 2002 SCALE 1:100

DRAWING No 2

APPROVED

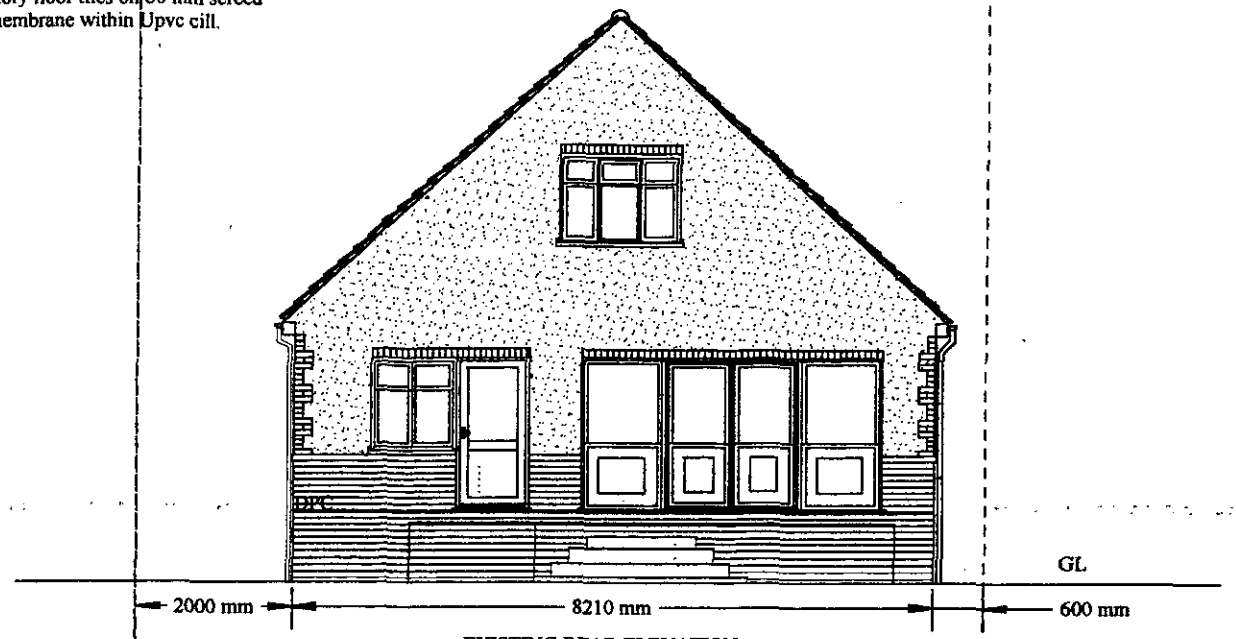
12.FEB.2002* 5866

NOTES :-

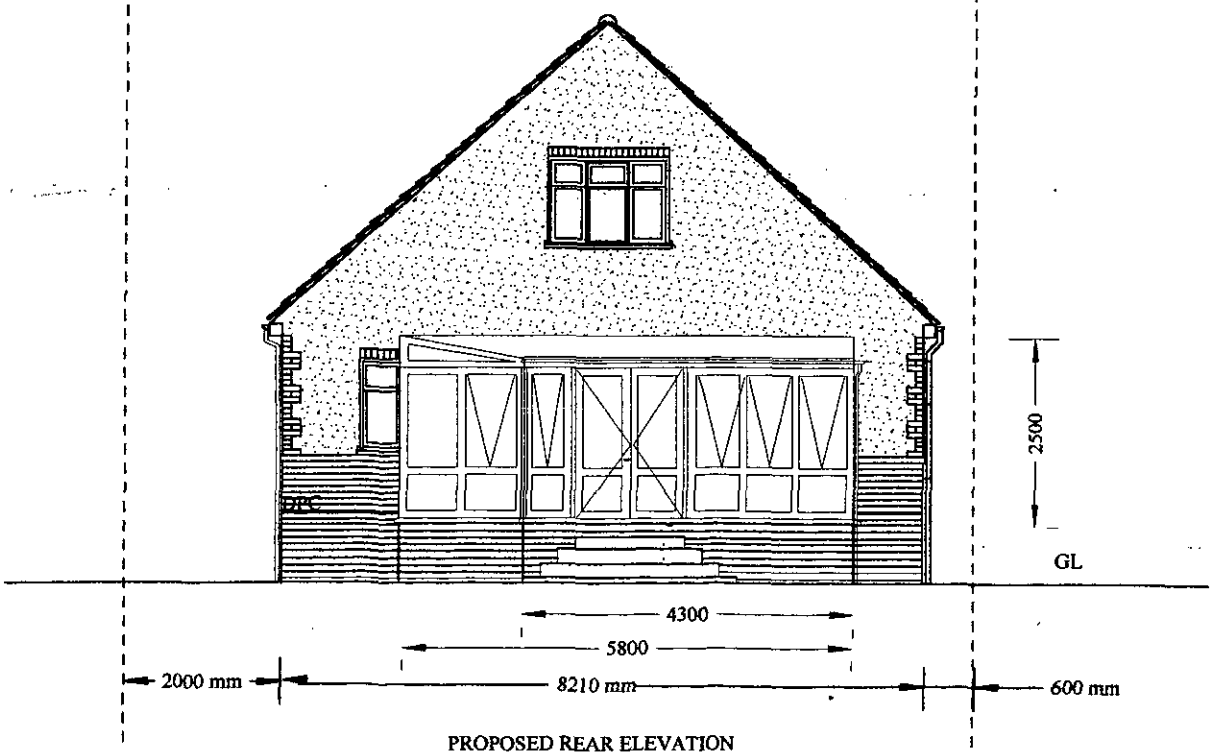
Conservatory white Upvc

Conservatory RWP to existig soak-away

Conservatory floor tiles on 60 mm screed over membrane within Upvc cill.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Mr & Mrs Jeffery, 15, Meadow Road, Earley, Reading, Berks,

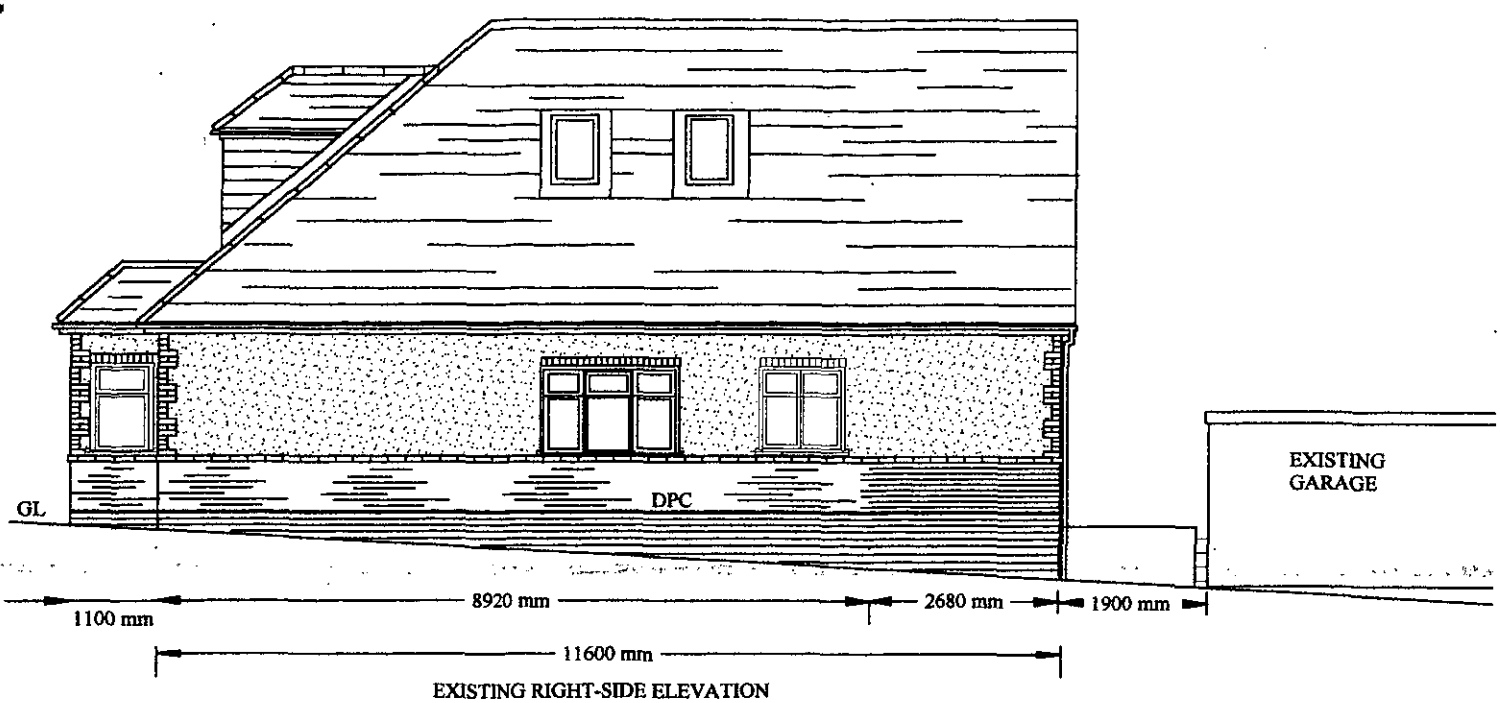
PROJECT : Conservatory on existing base REAR ELEVATIONS

DATE : FEBRUARY - 2002 SCALE 1:100

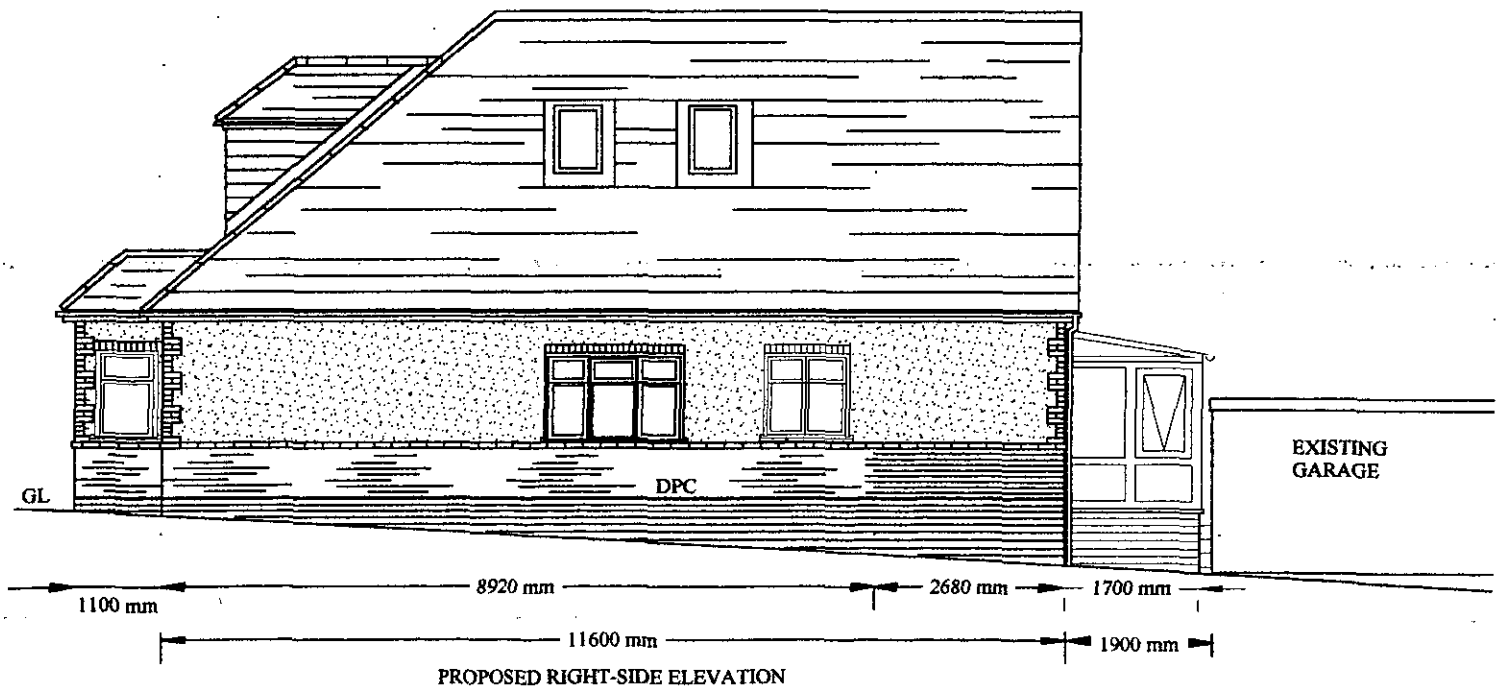
DRAWING No 3,

APPROVED

12.FEB.2002* 5886



EXISTING RIGHT-SIDE ELEVATION



PROPOSED RIGHT-SIDE ELEVATION

Mr & Mrs Jeffery, 15, Meadow Road, Earley, Berks,RG6 7EX

PROJECT : Conservatory on existing base RIGHTSIDE ELEVATIONS

DATE : FEBRUARY - 2002 SCALE 1:100

DRAWING No 1,

APPROVED