APPLICATION NO:
F/2000/1797

LOCATION:
55 Beech Lane, Earley Reading.

APPLICANT:
D Legg C/O R F Hood

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

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
10/08/2000

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D Legg
C/O R F Hood
12
Kirkfell Close
Tilehurst Reading
Berkshire
RG31 6QL

Application Number: F/2000/1797

Parish: **EARLEY**

Location: **55, Beech Lane, 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 resemble 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.

Informatives

1. This permission relates to the application as amended with revised drawing number P/636/1A submitted to the Local Planning Authority on 11.09.2000 showing details of the existing lean to which is to be retained and does not approve the proposals as originally submitted.
2. 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:
   Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/10/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1797

Applicant : D Legg C/O R F Hood.

Location : 55, Beech Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1/8/00

Date of Neighbour Notifications : .....

Date of Site Visit : 1 August 2000

Date Registered : 15/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 10/08/2000. 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 :

Earley TC - "no objection" also to revised plans.
Environmental Health - no objection
Environment Agency - no objection

Planning Issues :

Identified Settlement
neighbours / street scene

Application Number: F/2000/1797
55 Beech Lane, Earley

Appraisal: The proposal if for a single-storey rear extension to form a conservatory. This would replace most of the existing lean-to extension increasing the depth from 1.9 metres to 4 metres. The roof would be mono-pitched with a maximum height of 2.4 metres. 55 Beech Lane is set back in relation to both the neighbouring properties but the extension would be set in 4 metres from the boundary with No 53 and 7 metres from the boundary with No 57. Furthermore, both of the neighbouring dwellings are set off the boundary by several metres and have garages that would partially screen the extension. Therefore, the extension would not be overbearing, existing boundary treatments would prevent overlooking and it would be far enough from the neighbours to prevent overshadowing and loss of light being a concern. The extension would be located to the rear of the property and would not, therefore, have an impact on the street scene.

Recommendation: conditional approval

Application Number F/2000/1797
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02 ~~SC04~~	~~SC04~~		Permission / Drawing No P/6316/1A/ 11.9.00 / details of the existing lean-to extension which is to be retained
~~02~~			
~~03~~	C014	R014	
	N16		LALP – LTV1 , LBE1 , LBE2
			WDLPDD – WOS2, WOS3 , WBE1
		NO2.	

4/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 55 Beech Lane Earley Reading.

APPLICATION NUMBER: F/2000/1797

OFFICER: Emy Circuit

DATE OF SITE VISIT: 1 August 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? front fence

2. DESCRIPTION OF SURROUNDINGS

residential - various ages + styles
houses to either side are more modern than No 55.

3. DESCRIPTION OF SITE/BUILDING

dwelling - part single- and part- two storey on a wide plot, set back in relation to neighbours.

4. RELATIONSHIP TO ADJOINING PROPERTIES

53+57 are both two storey semis

5. SITE CONSTRAINTS

TREES ✓

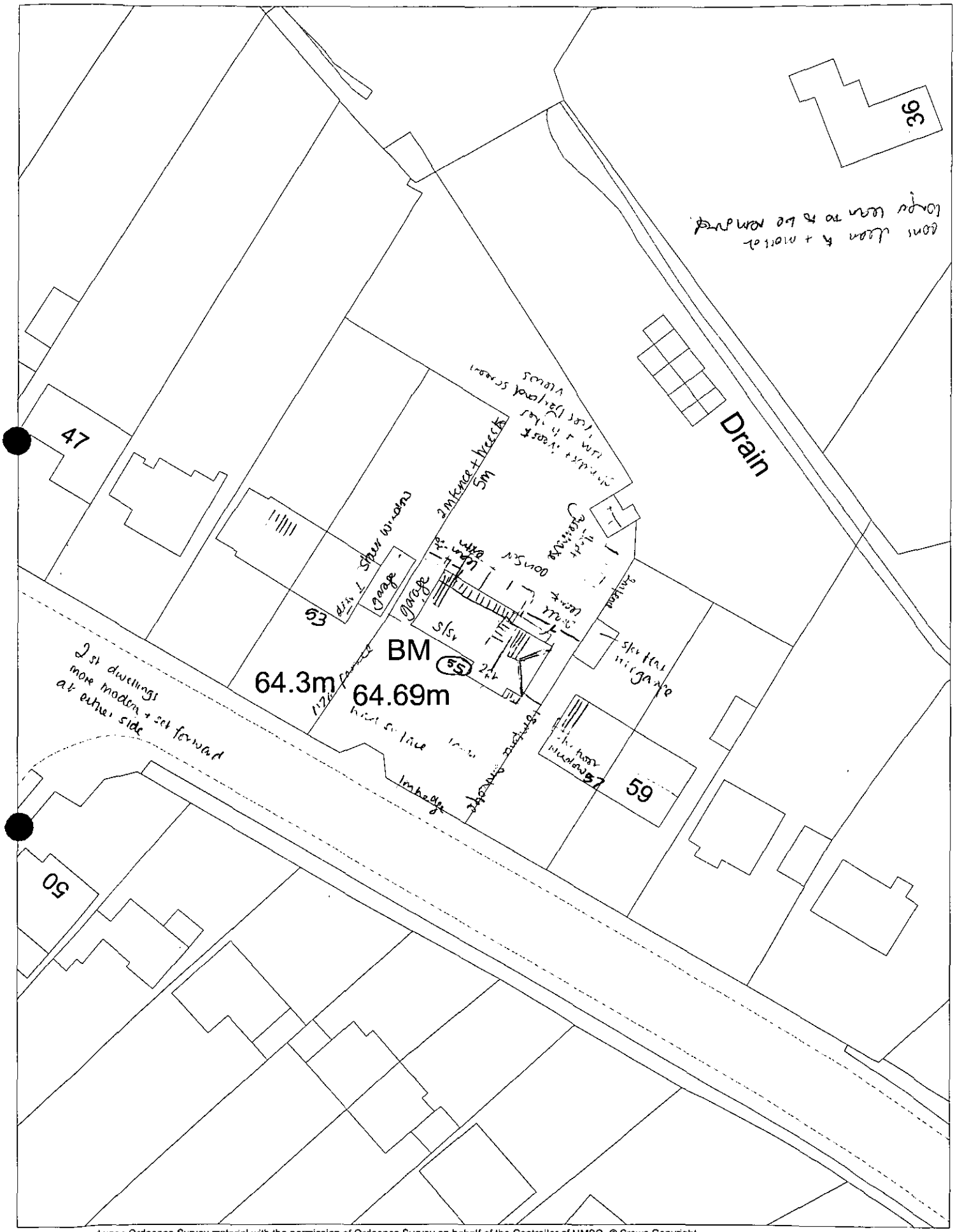
ACCESS/PARKING no change

LEVELS level

BOUNDARY TREATMENT rear garden enclosed by fences, hedges and trees

OTHERS

Extn would replace long lean-to (except for end part) and conservatory but not the small lean-to.



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/1797

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

LOCATION:
55, Beech Lane, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. 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

29 June 2000

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

Tel: (0118) 974 6479

Date: **29 June 2000**

My ref: F/2000/1797

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/2000/1797
55, Beech Lane, 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1797**
55, Beech Lane, 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 Spratling

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

Recd 1.30pm 27-7-00

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1797**

55, Beech Lane, 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 refusal and ~~my reason(s)~~ are please contact me

Signed: J. Rolls Date: 26/7/00

Councillor Rolls

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

Tel: (0118) 974 6479

Date: **29 June 2000**

My ref: F/2000/1797

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Emy Circuit** Application Number: **F/2000/1797**
55, Beech Lane, 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 Rolls

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

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

Tel: (0118) 974 6479

Date: **29 June 2000**

My ref: F/2000/1797

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: **Emy Circuit** Application Number: **F/2000/1797**
55, Beech Lane, 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 Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 JUN 2000	Map No. 52 Site ....0-08.
Officer: NDB BRC Application No. F/2000/1797	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(P.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 55 BEECH LANE

Parish: EARLEY Ward: Redhatch.

29.6.2000 30/6

Applicant: D Legg

Fee Received 95-00 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	Boundaries on location plan & block plan are different from GIS boundaries (but extension is contained within GIS boundary)		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.6.2006 ✓30/6 Parish Council Informed - ~~YES~~ / NO ✓30/6

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer ✓ .....
Environmental Health ← 250m Landfill Site Consultation. ✓30/6 → Environment Agency ✓30/6 ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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 ✓30/6 ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

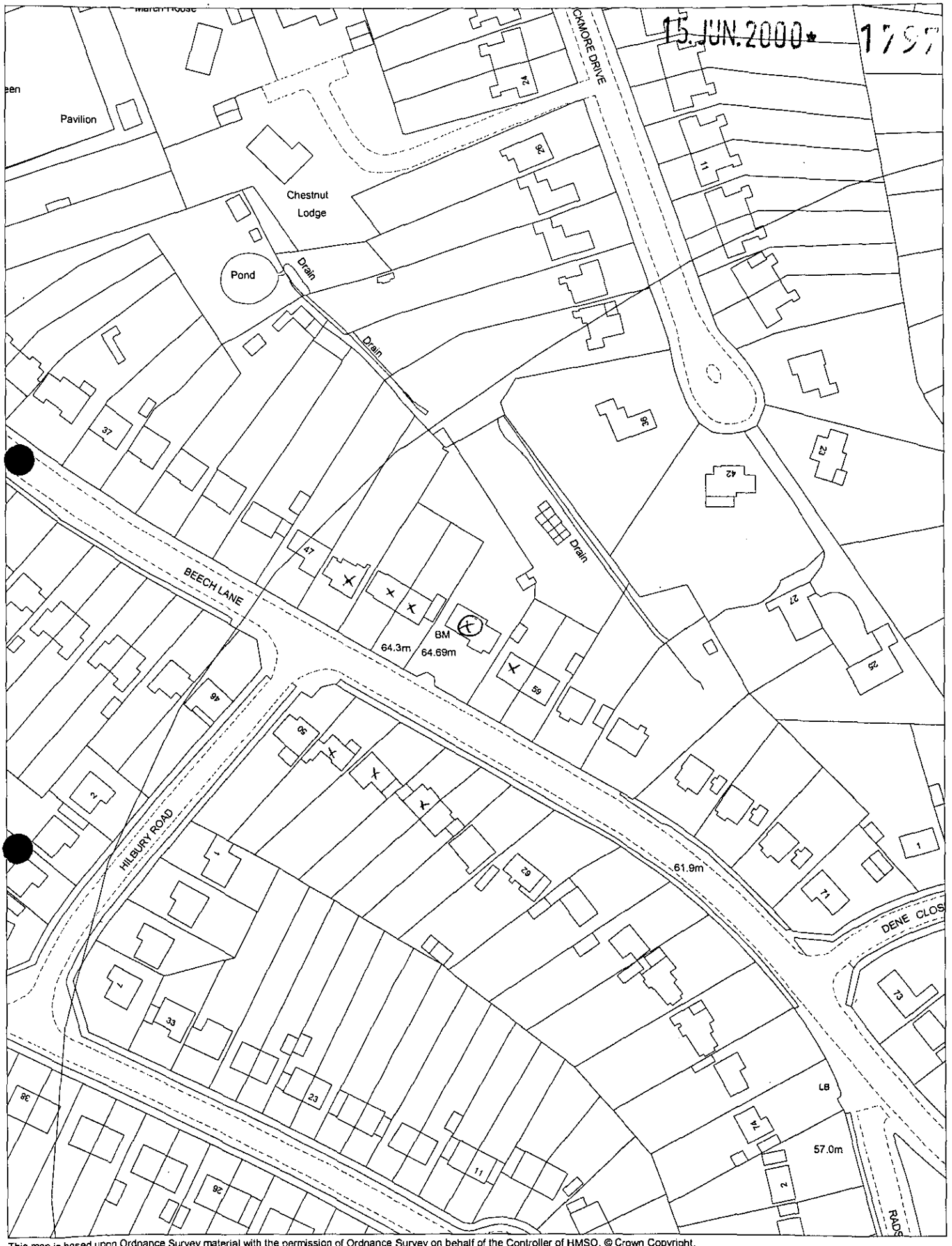
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
..... No pre-apps. ✓ .....

NEIGHBOURS: ✓

..... S/N + 49, 51, 53, 57, 52, 54, 56 Beech Lane .....
.....30/6.....
.....
.....
.....
.....
.....
.....
.....



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

N
W E
S

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1797 PLANNING OFFICER: Emy Circuit

PARISH: EARLEY

PROPOSAL: Revised Plans: Details of existing lean-to to be retained

ADDRESS: 55 Beech Lane

APPLICANT: Mr. D. Legg

COPIES TO: ACK:

FILE:

No Objection

SIGNED: _____ DATE: 21 SEP 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 14 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1797

Location: 55, Beech Lane, Earley, Reading.

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

Applicant: D Legg C/O R F Hood.

Case Officer: Emy Circuit

The new plans show the following: Details of existing lean-to, to be retained. Drawing no P/636/A.

Comments are required by 24/09/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1797 (Planaps) / (Ludhouse) Date Rec. 11/9/00

Location: 55 Beech Lane

Parish Earley

Applicant: A D Hogg

Description of attached plans including details of existing lean-to, to be retained

Drawing No's: P/636/A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 49, 51, 53, 57, 52, 54, 56 Beech Lane

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER Exc

Consultations Sent by Admin. on 14.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

Planning Dept.
Wokingham District Council

PLANNING 34063
POL
DC ENC
APP
CS
11 SEP 2000
COPIES TO:
ACK:
FILE:

12, Kirkfell Close,
Tilehurst,
Reading.
RG31 6QL.

Your Ref: Emy Circuit - F/2000/1797

7. 9. 2000

F.A.O. Ms. Emy Circuit

Dear Sirs, Re: 55, Beech Lane, Earley, Reading
Proposed Conservatory at Rear.

Further to our recent telephone conversation please find enclosed 2No. copies of drawing No. P/636/1A on which is now indicated those existing elements which are to be retained or demolished.

I trust this information is what you require.

Yours faithfully

A.M. Wood

cc. Mr. D. Legg.

REVISED PLAN
1797

FROM: Emy Circuit

DATE: 29 June 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1797

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

Site Address: 55, Beech Lane, Earley, Reading.

Applicant: D Legg C/O R F Hood.

Your observations are required in respect of this application **by 24/07/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/aky

Your Ref:

Date: 6 July, 2000

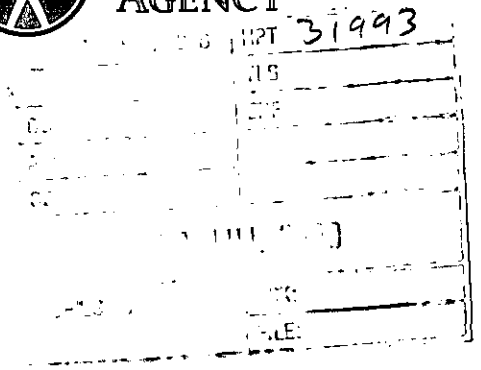
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY
LOCATION: 55 BEECH LANE, EARLEY
APPLICATION NO. F/2000/1797

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

Our ref: SP\2000\2008
Your ref: F/2000/1797

ENVIRONMENT AGENCY



Date: 14TH July 2000

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Emy Circuit

Dear Sir/Madam

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Thank you for your letter dated 29th June 2000 which was received on the 4th July 2000. You are asked to quote the following reference in any correspondence: SU77SW10/16.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
~ 190m	Bovis Homes, Lower Earley

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

Cc. R.F Hood, 12 Kirkfell Close, Tilehurst, Reading, RG31 6QL

Pl 03 090 055

ADDRESS 55 BEECH LANE

PARISH EARLEY E

PLOT No. Old Property

ORD. SHEET No. SU.7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/527/71	Mrs A. Webb	Car Port	2·9·71	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

15. JUN. 2000 * 1797

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	D. LEGG
	Address and postcode	55, BEECH LANE, EARLEY, READING RG6 5QA
	Phone number	9872966
2	Agent's Name	R. F. HOOD
	Address and postcode	12, KIRKFELL CLOSE, TILEHURST, READING RG31 6QL
	Phone number	9425277
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.	55, BEECH LANE.
4	Give brief details of the proposal for example, two storey side extension.. About the application	PROPOSED REAR 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.	WHITE UPVC. BRICK TO MATCH EXSTG (RED)
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: 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: Wood

on behalf of D. LEG C.

Date 13/8/2000

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