APPLICATION NO:
F/2000/1808

LOCATION:
43 Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Mr & Mrs Wallace C/O Anglian Home Improvements (Simon Dickerson)

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

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

APPLICATION WILL HAVE EXPIRED ON:
16/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wallace
C/O Anglian Home Improvements (Simon Dickerson)
Conservatory Admin Dept
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1808

Parish: **SHINFIELD**

Location: **43, Hyde End Lane, Ryeish Green, 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 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.

John Mitchell
Development Control Manager
Date: 28/07/2000

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/2000/1808

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

Location:
43, Hyde End Lane, Ryeish Green, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (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 notice for delivery of plans.

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 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 Planning and Transportation

29 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1808

Applicant : Mr & Mrs Wallace C/O Anglian Home Improvements (Simon Dickerson).

Location : 43, Hyde End Lane, Ryeish Green, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 11/7/2000

Date Registered : 21/06/2000

Earliest Date for Decision : 24/07/2000

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

This application <u>will have expired on</u>: <u>16/08/2000.</u> 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 :

English Nature: No comment.
Town/Parish Council: No comments received
Neighbours: No Comments received

Planning Issues : (Rural Area + Green Gap + Wedges)

1) Impact on neighbours
2) Impact on streetscene.

27/07/2000.

Application Number: F/2000/1808

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a 2 storey, semi detached house to form a conservatory.

It will be 3.4 metres wide and protrude from the rear elevation via the lounge area (previously extended single storey extension) by 1.9 metres. The proposed eaves height of the flat roof will be 2.5 metres. The proposed conservatory is located 0.8 metres away from the north western boundary, and 5.4 metres away from the south eastern boundary.

No.41, to west, 2-storey semi detached neighbour. The main windows in the house face the rear garden. Extended to the rear (north east wards) by approximately 4.5 metres, with a single storey, flat roof, brick built extension, no windows in flank elevation. Due to the position of this property behind a 1.8 metre high fence with 2.2 metre high dense foliage, it is considered that the amenity of the occupiers of this property would not be adversely affected.

No. 45, to the east, 2 storey, semi detached house, 0.3 metres lower, footprint set back by 4 metres from rear building line of No. 43. Due to the position of this property and distance away, behind a 1.8 metre high fence, it is considered that the amenity of the occupiers of this property would not be adversely affected.

Long rear garden with open countryside beyond, no visual impact.

2) Impact on street scene /visual impact.

Materials will match existing. The conservatory will not be visible from the road (the road is not visible from the plot due to the house walls and the boundary treatments), therefore no impact upon the visual amenity of the area.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

Application Number F/2000/1808
Conditions/~~Reasons for Refusal~~

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

John Mercer
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 43 Hyde End Lane
Ryeish Green Reading.

APPLICATION NUMBER: F/2000/1808

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on boundary fence

2. DESCRIPTION OF SURROUNDINGS Ribbon development
Residential, open countryside, houses been extended along road.
Mixed designs + styles along country lane
2 storey houses / cottages mixed periods of dev.

3. DESCRIPTION OF SITE/BUILDING Modernised, + previously been extended, 2 storey
Semi detached house, red/orange brick, aluminium windows + door, red clay tiled roof, white fascia board + brown guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — At front driveway + garage.

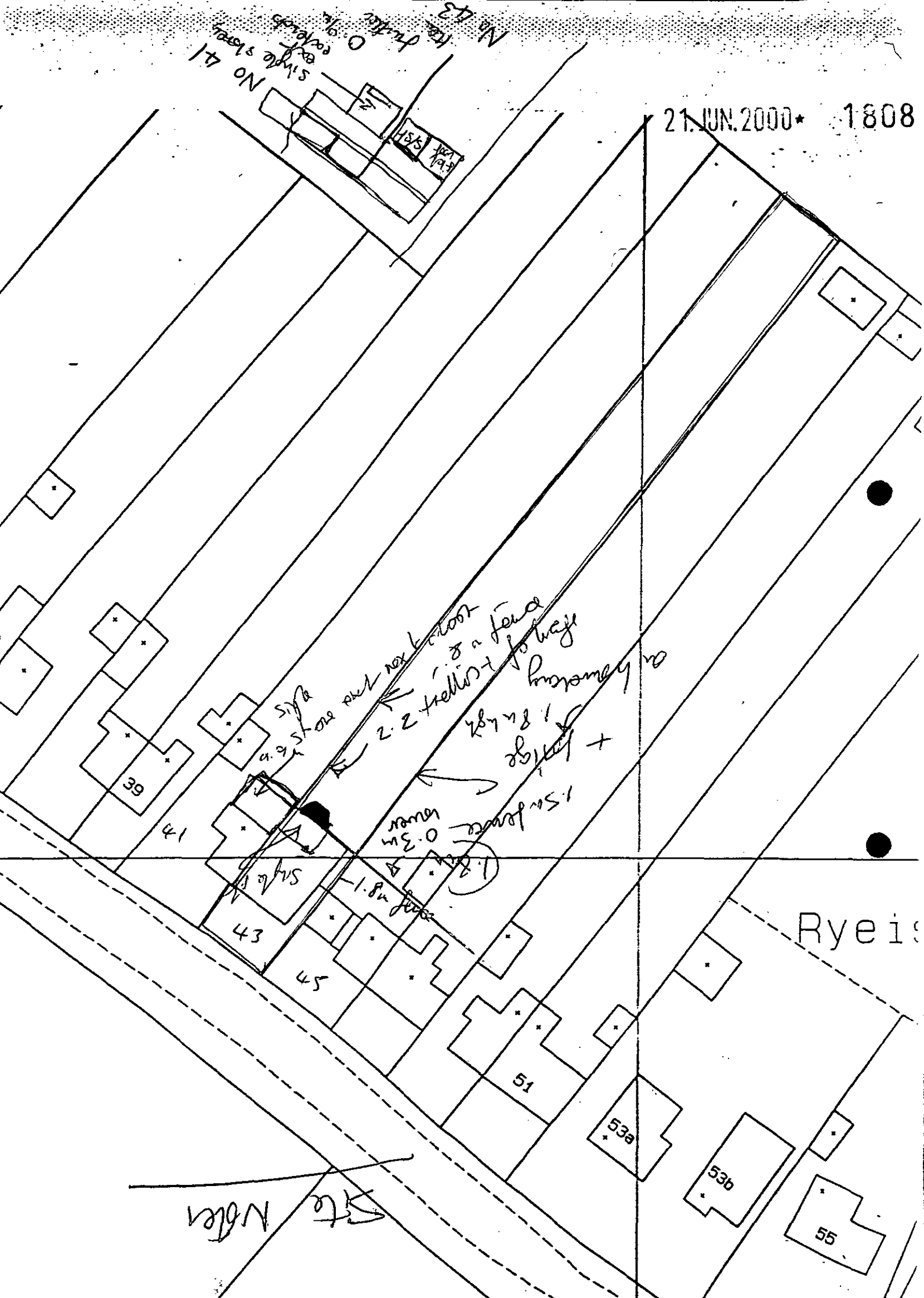
LEVELS — No 45. 0.3m lower, behind a 1.8m fence set back some distance, no overlooking

BOUNDARY TREATMENT

OTHERS — No 41, extended to rear with a single storey extension with flat roof, main window facing rear garden. 1.8m high fence + 2.2m foliage / shrubbery on boundary no overlooking

— Rear garden, long garden no overlooking.

21 JUN 2000* 1808



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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: F/2000/1808

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1808
43, Hyde End Lane, Ryeish Green, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1808**
43, Hyde End Lane, Ryeish Green, 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 Pollock

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

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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: F/2000/1808

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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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John Mitchell

John Mitchell
Development Control Manager

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43, Hyde End Lane, Ryeish Green, 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 Patman

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

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

Tel: 0118 974 6441

Date: **29 June 2000**

My ref: F/2000/1808

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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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Proposed single storey rear extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1808**
43, Hyde End Lane, Ryeish Green, 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 Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JUN 2000	Map No. ~~28~~ 79. Site 0-11
Officer: AT Application No. F/2000/1808	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 43 HYDE END LANE

Parish: SHINFIELD Ward: Shinfield ✓30/6

Applicant: MR/MRS WALLACE

Fee Received 95-00 Required ..... Additional ..... Refund .....
(2)

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	SCALE ?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 29.6.2000 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 (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 .....

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.....
.....✓
* English Nature (Ancient woodlands dec)

NEIGHBOURS:

SN+ 39+45 Hyde End Rd ✓

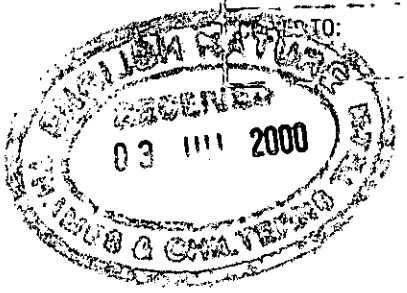
Tel. 0118 974 6441

Date: 29 June 2000

Your Ref:

My Ref: Andrew Thorley / F/2000/1808

PLANNING SERVICES	HPT
POL	TLS
DC AT	
APP	
CS	
	ACK:
	FILE:



English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1808

Site Address: 43, Hyde End Lane, Ryeish Green, Reading.

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

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1808** in all communications and any response should be addressed to **Andrew Thorley** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Andrew Thorley

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Conservation Officer:

Date: 4 July 2000

21. JUN. 2000 1808

Anglian Home improvements

Our Ref: SD/CW 099/01917A Wallace

19 June, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 43 HYDE END LANE RYEISH GREEN READING RG7 1EP

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

1959/a

21. JUN. 2000 1808

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General *Planning Application form for all other* types of application.

1.	YOUR NAME	MR+MRS WALLACE
	ADDRESS	43 HYDE END LANE, RYEISH GREEN, READING,
	phone Mrs. Wallace on Mrs. Wallace Tel 987 1810 *	
	POST CODE	RG7 1EP. Home Tel. No. 9883013
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SIMON DICKERSON
	ADDRESS	ANGLIAN HOME IMPROVEMENTS CONS ADMIN DEPT, PO BOX 65, NORWICH 01603
	POST CODE	NR6 6EJ Tel. No. 420775
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	43 HYDE END LANE, RYEISH, GREEN, READING RG7 1EP
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ERECT PV-CU PORCH TO REAR OF PROPERTY.

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WALLS: WHITE PVCU FRAMES; ROOF: TIMBER CONSTRUCTION.

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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.

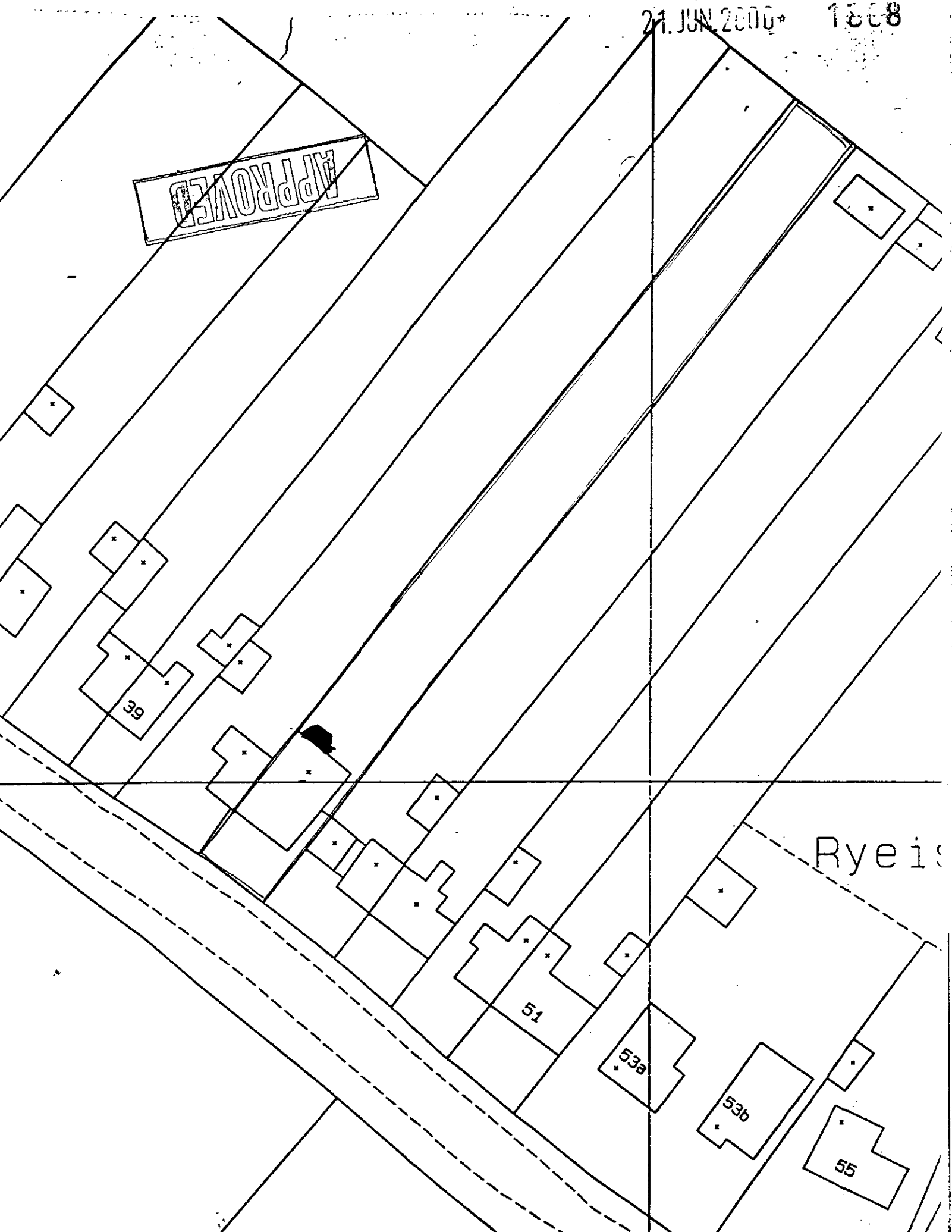
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR+MRS WALLACE

DATE 16/6/2000.

21 JUN 2010* 1668



Ordnance Survey®

Superplan

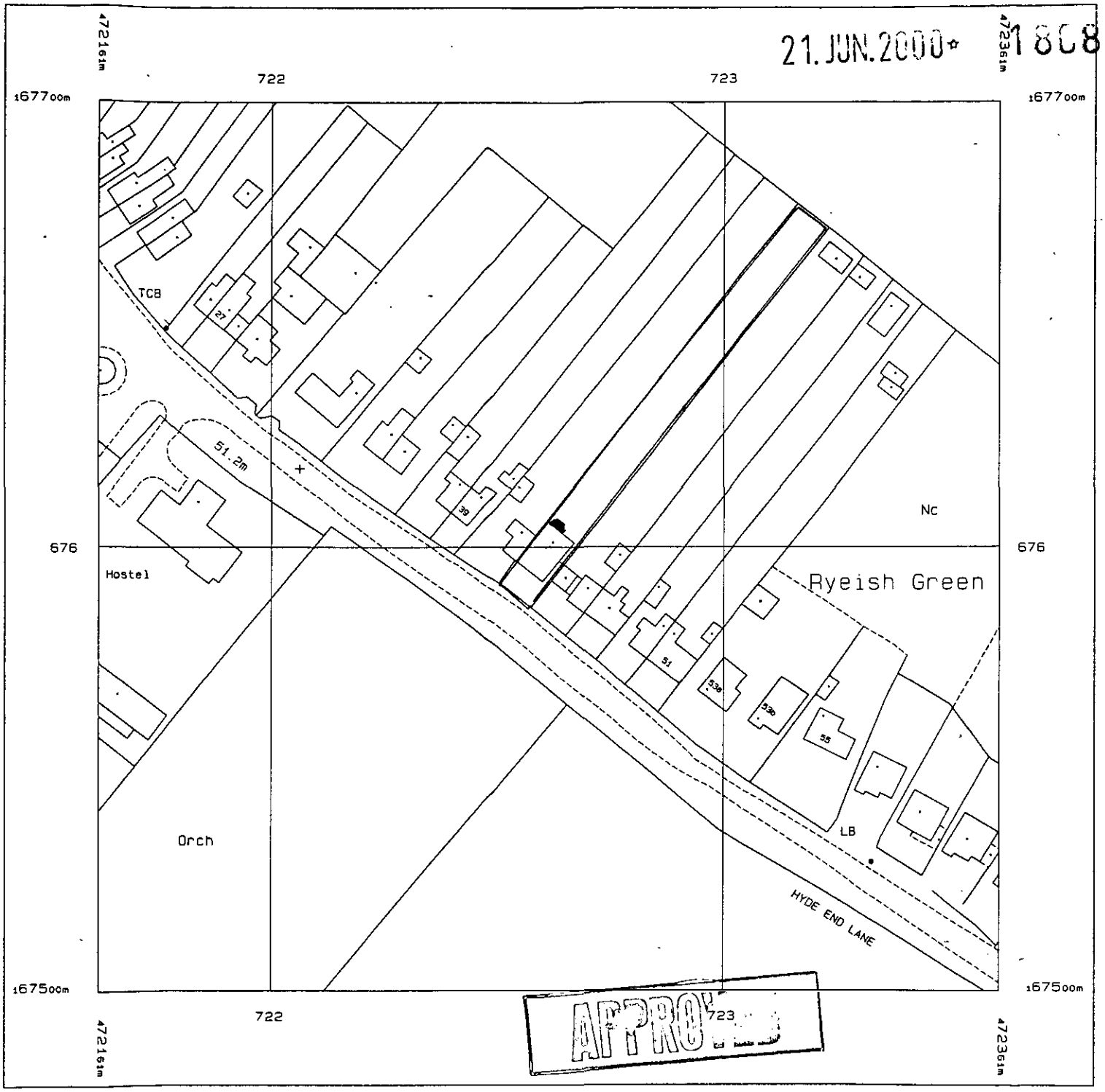
WALLACE

Planning Extract - 1

Site-centred

RECEIVED 09 JUN 2000

21.JUN.2000* 1868



APPROVED

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7267

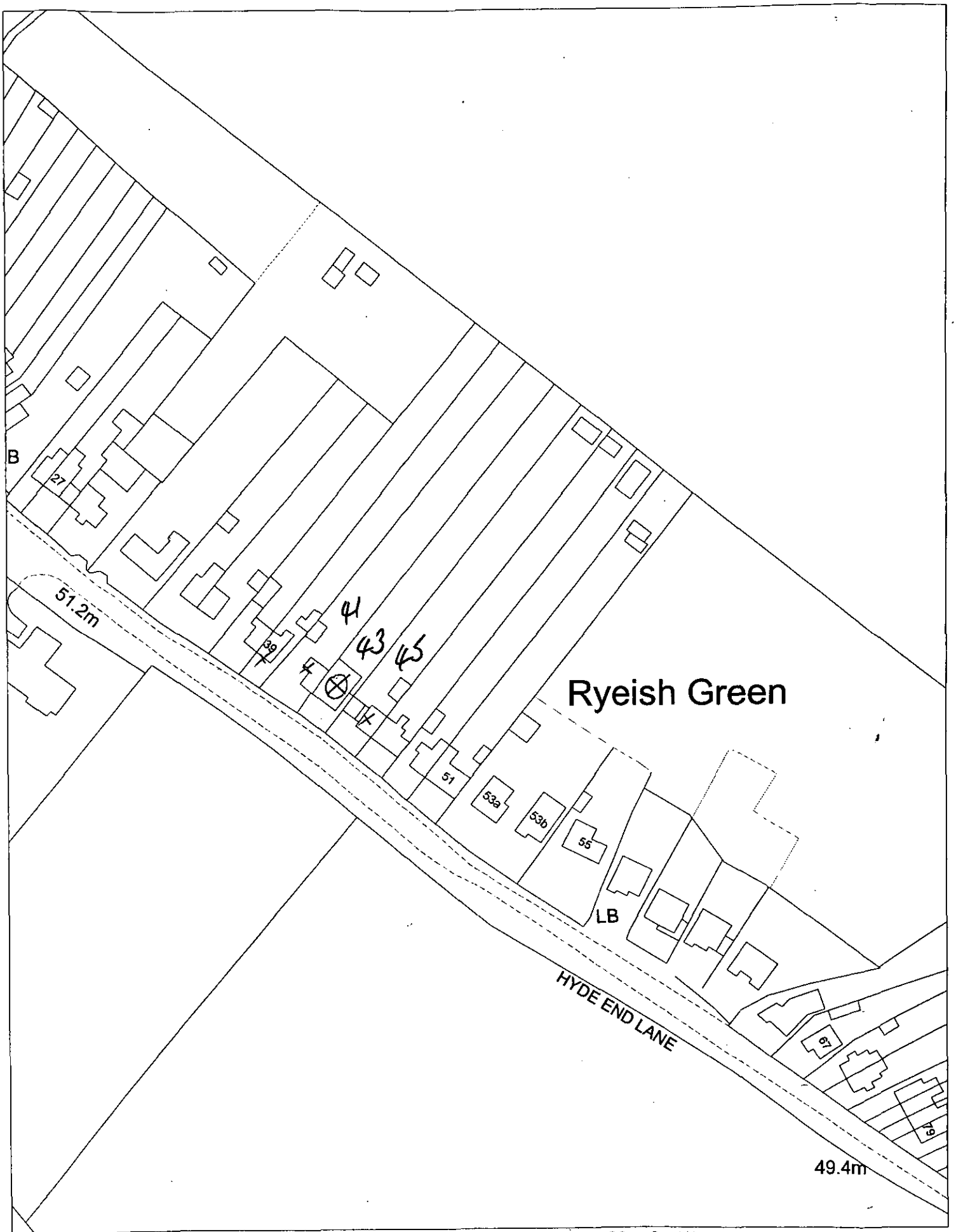
The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 472261 167600

Supplied by: National Map Centre

Serial Number: 35125



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Central Support Section, Environmental Services, Wokingham District Council.

30 June 2000

Scale: 1 : 1250

N W E S