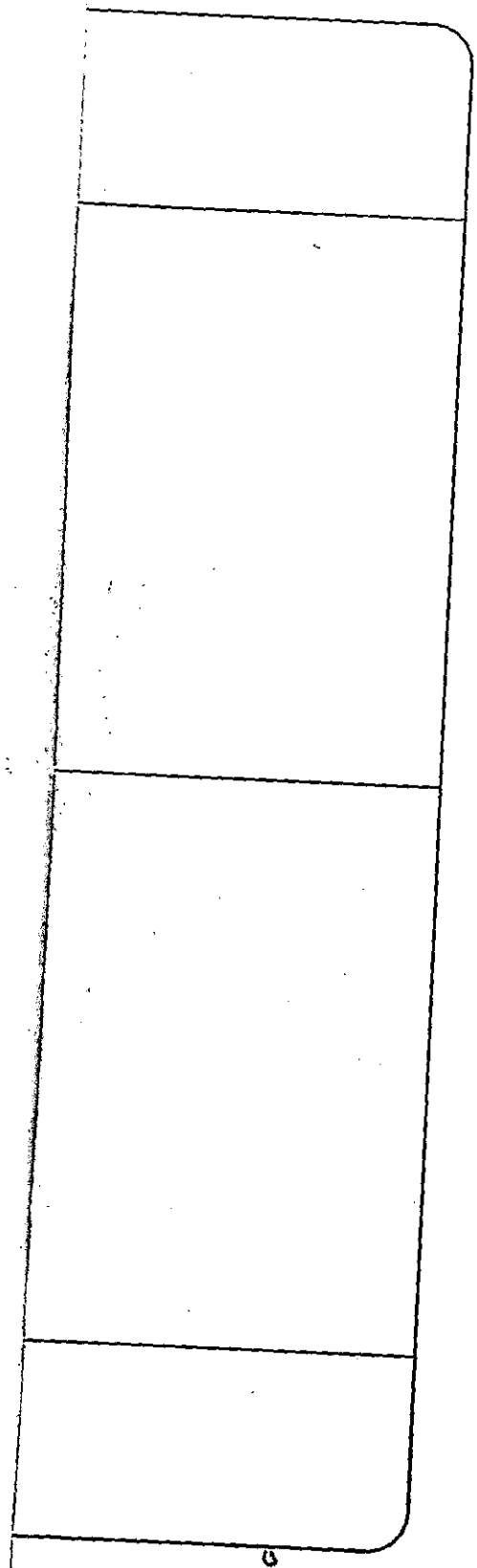

APPLICATION NO:
F/2001/4567

LOCATION:
30 Pimento Drive, Earley Reading.

APPLICANT:
Mr & Mrs Laycock C/O R H D Designs (Richard Harrison)

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

EARLIEST DATE FOR DECISION: **02/09/2001**

APPLICATION WILL HAVE EXPIRED ON: 25/09/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D1 1000

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Laycock
C/O R H D Designs (Richard Harrison)
39
Albany Road
Fleet
Hants
GU13 9PU

Application Number: F/2001/4567

Parish: **EARLEY**

Location: **30, Pimento 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. Except where stated otherwise on the approved drawings, 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.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies wos3, AND wbe1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 24/09/2001

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 : Helen Pollock

Application Number : F/2001/4567

Applicant : Mr & Mrs Laycock C/O R H D Designs (Richard Harrison).

Location : 30, Pimento Drive, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	16/08.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/07/2001

Earliest Date for Decision : 02/09/2001

Latest Consultation Date/Site Notice Expiry Date : 02/09/2001

This application <u>will have expired on</u>: <u>25/09/2001.</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 :

Earley T.C: No objection

Planning Issues :

1) Impact upon street scene
2) Impact upon neighbouring properties

Application Number: F/2001/4567

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 4.5m wide, 3.75m deep and would have a pitched roof, 2.3m to the eves and 3m to the ridge.

The property is detached, with a 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would not be visible from Pimento Drive. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4567
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C000	R000	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 30 Pimento Drive Earley Reading.

APPLICATION NUMBER: F/2001/4567

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/08

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Residential - modern detached hses.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING garage + Driveway.

LEVELS N/A.

BOUNDARY TREATMENT 1.8m fence to nº 28 - front of hse.

OTHERS + 1.8 to all other aspects.

garage of 28 abuts boundary from = 2m away from hse ∴ no impact.

Mature vegetation along rear boundary - no view.



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Development Control Section, Environmental Services, Wokingham District Council.
1 August 2001

Scale: 1 : 1250

N
W E
S

FROM: Helen Pollock

DATE: 09 August 2001

DELEGATED

PLANNING RESPONSES	HPT
COL	TLS
DK	EMC
23 AUG 2001	
COPIES TO:	ACK
	FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4567

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

Site Address: 30, Pimento Drive, Earley, Reading.

Applicant: Mr & Mrs Laycock C/O R H D Designs (Richard Harrison).

Your observations are required in respect of this application **by 02/09/2001** .

NO OBJECTION

SIGNED: _____ DATE: 23 AUG 2001

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/4567

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

LOCATION:
30, Pimento 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 take this letter with you or quote application number F/2001/4567 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/09/2001. 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

09 August 2001

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

Tel: 0118 974 6480

Date: **09 August 2001**

My ref: F/2001/4567

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/2001/4567
30, Pimento Drive, 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4567**
30, Pimento 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6480

Date: **09 August 2001**

My ref: F/2001/4567

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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Development Control Officer

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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 6480

Date: **09 August 2001**

My ref: F/2001/4567

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,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4567**
30, Pimento 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JUL 2001	
Officer: HP	Application No. F/2001/4567

Map No. 57 Site 0.03
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: 30 PIMENTO DRIVE

Parish: EARLEY Ward: Redhatch 9.8.01 JB

Applicant: MR/MRS LAYCOCK

Fee Received 95-00 (S) 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	C/S - Trees NAME OF APPLICANT ON SIGNATURE		
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 : 9.8.01.

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 (INTERNAL) .....
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:

Not Pre Apps

.....

.....

NEIGHBOURS:

Site notice & see maps for neighbour notices.

.....

.....

.....

.....

.....

.....

.....

.....

MASTER CARD FOR

ADDRESS PIMENTO DRIVE PARISH EARLEY

PLOT No. AREA HH LOWER EARLEY ORD. SHEET No. SU. 7370 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIV. OF READING	EXPANSION OF UNIV.	16.9.64	N/A C/A
949/73	"	O/L. RES. DEV.	22.11.73	N/A R
01945	PIE & OTHERS	LOWER EARLEY PLAN	APP. ACCORDING	TO MINUTES
07235, 95	BOVIS	B.F.K.L.T.Y. DISTR. ROADS	24.11.77, 15.12.77	N/A C/A
19953	MILLER (EVEN NO'S).	128 HOUSES, GARAGES ETC.	25.8.83	N/A C/A
20386	MILLER "	SITE COMPOUND	17.11.83	N/A C/A
21454	PLOTS ONLY "	SALES/DEMONSTRATION PLOTS 118, 119	31.5.84	N/A 31.5
21628	"	DISPLAY BOARD "	26.7.84	N/A C/A
22853	NEW IDEAL HOMES LTD	SITE COMPOUND	30.1.85	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

ADDRESS 30 PIMENTO DRIVE PARISH EARLEY

PLOT No. 60 AREA HH ORD. SHEET No. SU. 7370 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 21567	MILLER	DET HOUSE & GARAGE	13.1.84	APP N/A
22830	"	"	8.1.85	N/A C/A
BR 24164	"	"	26.2.85	APP N/A
F/1999/0203	Mr & Mrs Laycock	S/str ext + 1st floor s/extn	23.03.00	C/A
FP/2000/0517	"	S/St/R+F/FL/S	18.4.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 31.JUL.2001* 4567

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	MR & MRS LAYCOCK
	Address and postcode	30 PIMENTO DRIVE, EARLY READING, BERKS RG6 5GZ
	Phone number	
2	Agent's Name	RHD DESIGNS (Richard Harrison)
	Address and postcode	39 ALBANY ROAD, ~~FLEET, HAMPSHIRE GU13 9PU~~
	Phone number	01252 622897
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	30 PIMENTO DRIVE, EARLY, ~~READING, BERKS RG5 4LF~~ ~~Herewith~~
4	Give brief details of the proposal for example, two storey side extension About the application	~~Conservatory at 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. 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 Clear polycarbonate roof Bricks to match existing
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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 Applicant

Date 30-7-01

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