Application No: F/2002/6259 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Maplethorpe
3 Turmeric Close
Earley
READING
Berkshire
RG6 5GU

Application Number: F/2002/6259

Parish: **EARLEY**

Location: **3 Turmeric Close, 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, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

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.

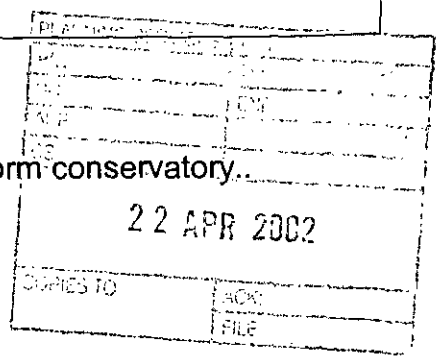
6259

FROM: Francis Leo

DATE: 10 April 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET



Application Number: F/2002/6259

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

Site Address: 3, Turmeric Close, Earley, Reading.

Applicant: Mr N Maplethorpe .

Your observations are required in respect of this application **by 04/05/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6259

Applicant : Mr N Maplethorpe .

Location : 3, Turmeric Close, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/5/02

Date Registered : 28/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application will have expired on: 23/05/2002. 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 :

Planning Issues : I'd sell.

LBE1, LBE2
WOS3, WBE1
EN1.

Application Number: F/2002/6259 **Officer : Francis Leo**
3 Tumeric Close, Earley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory.

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

Impact upon neighbouring properties
There would be no adverse impact upon neighbouring properties because the flank wall of the conservatory would face the flank wall of the garage at no 5 adjoining property to the east; to the west the garage extends to the rear of the property, similar to the extension at no 1, hence the conservatory would not be visible from the adjoining property.

Impact upon the character of the area
The proposal is at the rear, it is a glass structure and would not be seen from the front hence there would be no adverse impact upon the character of the area.

Parking: The proposed development would not give rise to parking implication.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6259
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C024	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 3 Turmeric Close Earley Reading. APPLICATION NUMBER: F/2002/6259	OFFICER: Francis Leo DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS 2 Storey detached/semi-detached dwellings open plan. ~~[illegible]~~ located in a staggered layout.

3. DESCRIPTION OF SITE/BUILDING 2 storey garage to side which extends to the rear. open plan.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 5 has a single storey side ext. Flank wall, facing proposed with a sloping roof. No effect.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS

BOUNDARY TREATMENT 2m high Timber fence

OTHERS

Application Number : F/2002/6259	Map No : 57
Case Officer : FL	Site Area : 0.02
Valid Date : 28/03/02	Received Date: 28/03/2002

Level : Delegated Application

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

Location : 3, Turmeric Close, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr N Maplethorpe .

Fee Required: £0 Fee Received: £0 PD rights removed

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

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

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

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/N + see map.....

.....

.....

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6259

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/6259
3, Turmeric Close, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6259**
3, Turmeric Close, 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: GRANT/REFUSAL
and my reasons are:

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Hare

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

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6259

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F 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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_____

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Councillor F Rolls

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Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6259

WOKINGHAM UNITARY
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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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6259
3, Turmeric Close, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6259**
3, Turmeric Close, 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Spratling

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

Received by Wokingham District Council

Application No: F/2002/6259

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

LOCATION:
3, Turmeric 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 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/2002/6259 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 04/05/2002. 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.

Trevor Watson
Development Control Manager
10 April 2002

Organisation_Name	Building_Name	address1	Postcode
		1TURMERIC CLOSEREADING	RG6 5GU
		3TURMERIC CLOSEREADING	RG6 5GU
		5TURMERIC CLOSEREADING	RG6 5GU
		16PIMENTO DRIVEREADING	RG6 5GZ
		18PIMENTO DRIVEREADING	RG6 5GZ

neighbour consultation list

P/2002/6259

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 13 March 2002
My ref: RK/MLT/Wokingham/PD

28 MAR 2002

WOKINGHAM DISTRICT COUNCIL

Mr N. Maplethorpe
3 Turmeric Close
Earley
READING
RG6 5GU

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Maplethorpe

RE: PROPOSED CONSERVATORY AT 3 TURMERIC CLOSE, EARLEY, READING

I refer to your letter of 28 February 2002 with reference to the above.

I can confirm that planning permission is required for the conservatory you have described owing to Condition No 6 on the original consent for your house revoking your permitted development rights (application 22830, determined 8 January 1985). I enclose a set of application forms for your assistance. I believe there may be scope for a conservatory of this type, provided it does not have an adverse impact on the neighbouring properties. Please note that there will be no fee due for such an application owing to your permitted development rights having been removed.

I trust this advice is of help to you. However, it is given without prejudice to the Council's determination of any application that may be submitted. At this stage plans have not been submitted to us for comment, and a site visit has not taken place, which may give rise to other issues. Should you wish to discuss any matter further please do not hesitate to contact Richard Kelly on the above direct line number.

Yours sincerely,

M L Thorp
Principal Development Control Officer

File: Turmeric Close
(3)
Page 1 of 1

Environmental Services

For office use only. Application number: 28.MAR2002* 6259

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	MR N MAPLETHORPE 3 TURMERIC CLOSE EARLEY READING RG6 5GJ. 0118 962 1335
2	Agent's Name Address and postcode Phone number	N/A
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 above
4	Give brief details of the proposal for example, two storey side extension.	About the application UPVC EDWARDIAN STYLE CONSERVATORY WITH LOW BRICK WALLING TO REAR OF HOUSE.
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.	RED BRICK AND MAHOGANY EFFECT UPVC
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 ☑

9544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: N/A-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. Removal of Development Rights		
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.

1/2002

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 26.3.02

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

ADDRESS 3 Turmeric Close PARISH Earley

PLOT No. 69 AREA HH ORD. SHEET No. CW. 78703

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 Cla
BR 24164	"	"	26.2.85	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pdevg conservatory - Mr Maplethorne - 13/3/02. PPreq

DRAINAGE

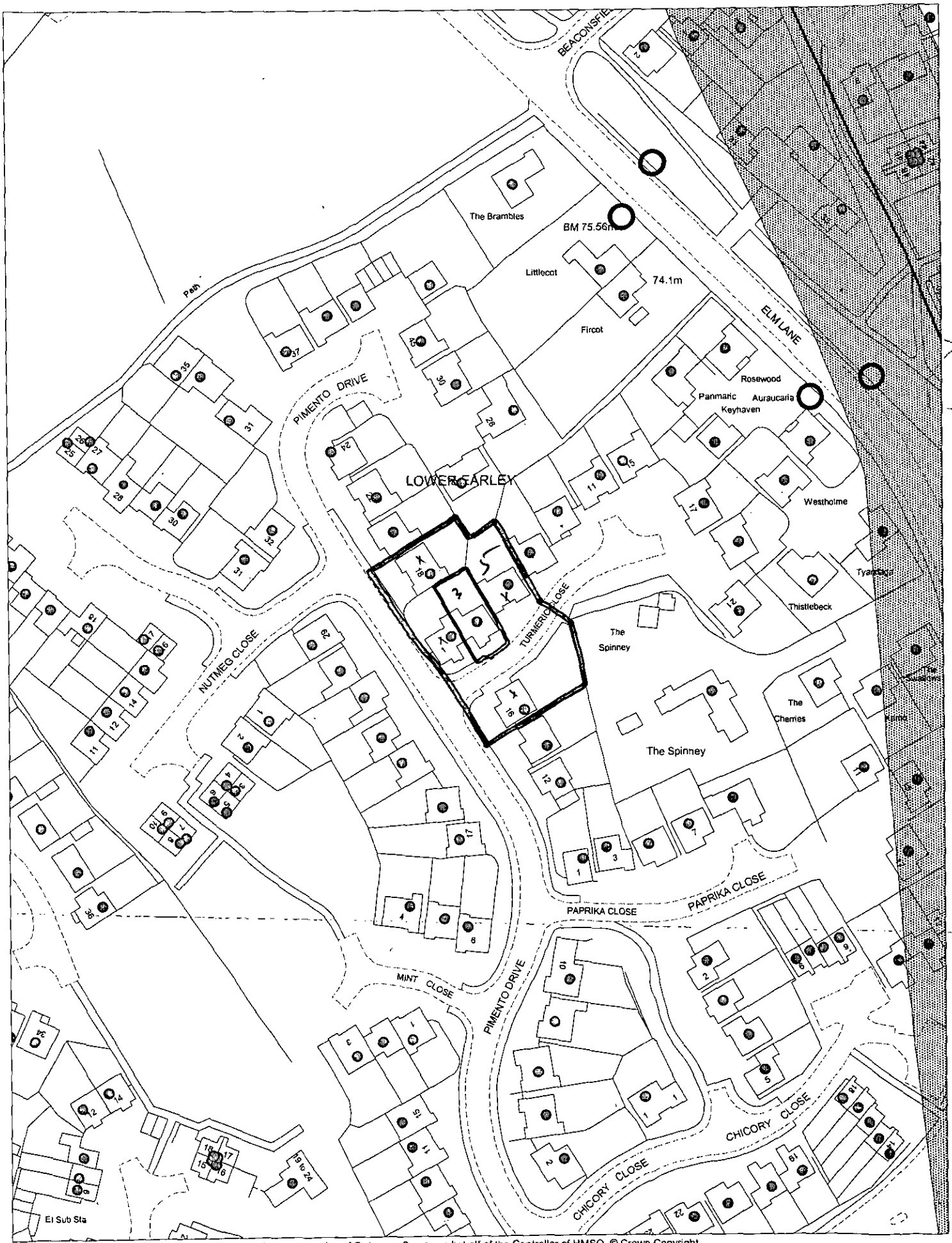
091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6259**
CASE OFFICER: **Francis Leo**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

28.MAR2002* 6259



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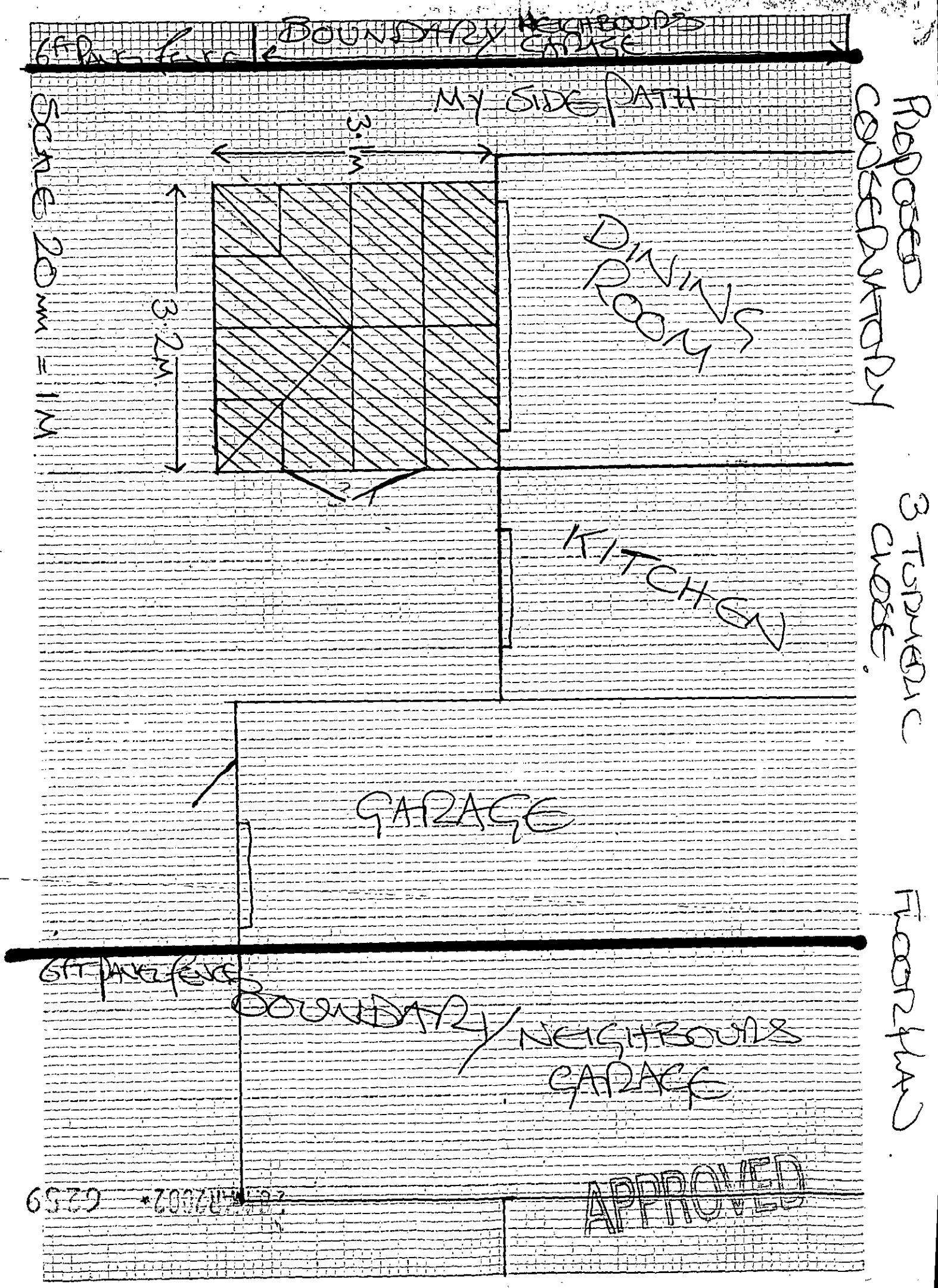
Development Control Section, Environmental Services, Wokingham District Council.

5 April 2002

Scale: 1 : 1250

N
W E
S


6FT PANEL FENCE
BOUNDARY
NEIGHBOURS GARAGE
MY SIDE PATH
3.1M
3.2M
SCALE 20mm = 1M
DINING ROOM
KITCHEN
GARAGE
6FT PANEL FENCE
BOUNDARY
NEIGHBOURS GARAGE
PROPOSED CONSERVATORY
3 TURMERIC CLOSE.
FLOOR PLAN
APPROVED

3 TURMERIC CHASE.

