APPLICATION NO:
F/2002/5936

LOCATION:
23 Plumtrees, Earley Reading.

APPLICANT:
Mrs Salts C/O Gary Stone

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

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1053

DAILEY

Application No: F/2002/5936 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Salts
C/O Gary Stone
Rockshaw Lodge
Warwick Wold Road
Merstham
RH1 3DG

Application Number: F/2002/5936

Parish: **EARLEY**

Location: **23, Plumtrees, 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: 12/04/2002

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.*

Applicationo	Name & Address
F/2002/5936	T J Holmes 22 Plumtrees EARLEY Berkshire RG6 5QQ
Application Approved	Letters sent 17.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5936

Applicant : Mrs Salts C/O Gary Stone.

Location : 23, Plumtrees, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

not received as yet

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 18/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 15/04/2002. 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 :

Adjoining owner comment } no objection to development but concerned about shared water downpipe.

Earley Town Council } expressing same comment as above.

Planning Issues : I'd sett

HBE1 HBE2
WOS3, WBE1
ENI.

Application Number: F/2002/5936 **Officer : Francis Leo**
23 Plumtrees, Earley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. It measures 3.0m in depth x 3.6m in width and a height of 2.7m to the highest part of the lean-to roof.

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

Impact upon neighbouring properties
The conservatory would be set-in 100mm from the timber boundary fence which is 1.8m in height. The eastern wall, 2.1m in height, would be of brickwork. The remaining two walls would be dwarf walls also in brickwork. Because of the height of the boundary fence 1.8m between application site and adjoining property no 22 and the proposal is a single storey development it is felt there would be no adverse impact upon the neighbouring property.

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

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5936

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/5936
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	G014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 23 Plumtrees Earley Reading.

APPLICATION NUMBER: F/2002/5936

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~no~~ NOT removed as yet

2. DESCRIPTION OF SURROUNDINGS

2 storey terraced and link properties : open front

3. DESCRIPTION OF SITE/BUILDING

2 storey semi-detached dwelling, garage to the side .. part side extension Rear porch open sides

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 22 would be affected by boundary

5. SITE CONSTRAINTS

TREES 3m Conifer about 4m away from boundary.

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence.

OTHERS

Received by Wokingham District Council

Application No: F/2002/5936

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

LOCATION:
23, Plumtrees, 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/2002/5936 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 24/03/2002. 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

28 February 2002

FROM: Francis Leo

DATE: 28 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5936

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

Site Address: 23, Plumtrees, Earley, Reading.

Applicant: Mrs Salts C/O Gary Stone.

Your observations are required in respect of this application **by 24/03/2002**.

PLANNING SERVICES	HPT
FOL	TEL
DC	ENF
APP	
CS	
18 MAR 2002	
	ACK:
	FILE:

Whilst Councillors had no objection to this proposal, concern has been expressed by a neighbour about the treatment of the water downpipe which serves both properties, but is located on the back wall of No. 23 and, in its current position, will run through the proposed conservatory. The location of the downpipe does not appear to have been shown on the plans accompanying the application, and the Planning Officer is therefore requested to ensure adequate provision will be made to handle the rainwater from the roofs of both properties.

SIGNED: _____ DATE: 1 MAR 2002

Clerk To Earley Parish/Town Council.

PLANNING SERVICES | HPT 54336
POL | TLS
DC FL | LPT
APP
CS
18 MAR 2002
COPIES TO | ACK
FILE:

TEL: 01737 644 951
FAX: 01737 644 951
MOB: 07974 253 148

Rockshaw Lodge
Warwick Wold Road
Merstham
Surrey
RH1 3DG

13/3/02

Your Ref:- F/2002/5936

Re: 23 plum trees, Earley, Reading

Dear Mr Leo,

Please find enclosed 6 copies of our plan number F/247/02 showing the windows, denoted by 'w' to the ground floor.

Yours Sincerely
Gary Stone
Agent for Mrs Salts.

Note
Please be aware of new address of agent.
Many Thanks.

22 PLUMTREES,
EARLEY,
READING
RG6 5QQ.
12/MARCH '02
0118-9861850.

FOR CONSIDERATION BY OBS
PLANNING OFFICER - FRANCIS LEO

DC FL	ENF
APP	
CS	

14 MAR 2002

Dear Sir,

APPL REF. F/2002/5936 — MRO SALTS.

PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY AT NO 23 PLUMTREES.

— HAVING VIEWED THE ABOVE PROPOSITION PLAN AT EARLEY TOWN COUNCIL AND TALKED TO MADDY BRISTOW ABOUT JUST A SLIGHT PROBLEM MAYBE:— WILL THERE BE SUFFICIENT CLEARANCE TO ALLOW ACCESS BY NO. 23 FOR TOP GUTTER CLEARANCE/& DOWNPIPE MAINTENANCE BY NO. 23 — AS THIS IS THE ONLY DOWNPIPE ETC FOR NO'S 22 & 23 (BUT IS ON NO. 23 PLOT).

— THIS OVERFLOWS OFTEN BECAUSE OF LEAVES & DEBRIS ETC. CAUSING SOAKING OF ADJACENT FENCE BELONGING TO NO. 23 — THIS MOISTURE CAN REACH HOUSE WALLS EVENTUALLY. — WE

PTO. →

UNDERSTAND THAT THE WALL NEXT TO US ON PROPOSED EXTENSION WILL BE BRICK ENTIRELY — WE HAVE NO PROBLEM WITH THAT.
— THE EFFECT ON THE LIGHT COMING FROM THE WEST TO OUR KITCHEN WINDOW AND PATIO — WOULD NOT BE A LOT LESS THAN AT PRESENT WE BELIEVE.

— AWAIT YOUR CONSIDERATIONS

Thankyou
Yours Faithfully
T.J. Holmes

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5936

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5936
23, Plumtrees, 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/2002/5936**
23, Plumtrees, 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 6502

Date: **28 February 2002**

My ref: F/2002/5936

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5936**
23, Plumtrees, 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 6502

Date: **28 February 2002**

My ref: F/2002/5936

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

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Application Number: F/2002/5936
23, Plumtrees, Earley, Reading.
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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5936**
23, Plumtrees, 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**********

Application Number : F/2002/5936	**Map No :** 58
Case Officer : FL	**Site Area :** 0 04
Valid Date : 18 FEB 2002	**Received Date: 18/02/2002**

Level : Delegated Application

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

Location : 23, Plumtrees, Earley, Reading.

Parish : EA **Ward : RED** 28/2/02 JB.

Applicant : Mrs Salts C/O Gary Stone.

Fee Required: £95 **Fee Received: £95** (4)

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	SHOW LOCATION OF WINDOWS ON FLOOR PLAN	28/2.	
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 28/2/02 - B.

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-app

NEIGHBOURS

S/N + see map

.....

.....

18.FEB.2002* 5936 5936

TEL: 01372 740001
FAX: 01372 740001
MOB: 07974 253148

40 Oakhill
Woodcote
Epsom
Surrey
KT18 7BT

15 January 2002

Re :- 23 plumtrees, Reading

Dear Sir, Please find enclosed our application for Town planning consent at the above, together with a cheque for £95 being the fee for the same.

Yours Sincerely
Gary Stone
Agent for Mrs Salt

Environmental Services

For office use only.
Application number: 18.FEB.2002* 5936

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	MRS SALTS 23 PLUMTREES READING BERKS. RG6 5QQ 01189 861007
	Agent's Name Address and postcode Phone number	GARY STONE ROCKSHAW LODGE WARWICK WOLD ROAD MERSTHAM RH1 3DG 07974 253148
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.	23 PLUMTREES READING RG6 5QQ.
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	ROOF :- BRONZE POLYCARBONATE SHEET FRAMES :- WHITE UPVC BRICKS TO MATCH EXISTING HOUSE
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: [signature]

on behalf of MRS SALTS

Date 15/1/02

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

ADDRESS 23 PLUMTREES PARISH EARLEY

PLOT No. 22 (phase 2) ORD. SHEET No. SU 7470 (5

BUILDER Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/68/68	Cooper Estates Ltd.	Outline	9.5.68	N/A Refus
83/69	"	Semi/Det. House	24.11.69	App C/A
433/56	Mr. C. Bunce	Outline Residential Development	23.7.56	N/A Refn
66/65	Cooper Estates Ltd	Layout	4.4.65	App. Refn
361/71	Mr A.R Ott	Garage & Shed	15.4.71	App C/A
(PP/158/73	MR. J. HARRIS	KITCHEN ETC & WC.	5.3.73	Ref
F/2002/5936	Mrs. Salts	S/St/R - Conserv.		

DATE OF COMPLETION April 1970

MINISTRY DECISION Appeal Allowed 30.5.69 (0/68/68) C/A / Appeal dismissed 66

SPECIAL ORDERS Pd enq - conservatory - Ms Salts · 18.1.02 · ppreq.

DRAINAGE

File 5936

PLANNING SERVICES	HPT SS 344
POL	TLS
DC	ENF
APP	
CS	
16 APR 2002	
COPIES TO	ACK:
	FILE:

23 Plumtrees
Earley
READING
RG6 5QQ

Mr Francis Leo
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WJ

April 11th 2002

Dear Mr Leo

Application for Planning Consent for Conservatory,
23 Plumtrees, Earley

Following our recent telephone conversation, I am writing to confirm that, in accordance with the contract provided by our builders, adequate provision will be made to handle the rainwater from the roofs of both our property and our neighbours' at number 22 Plumtrees.

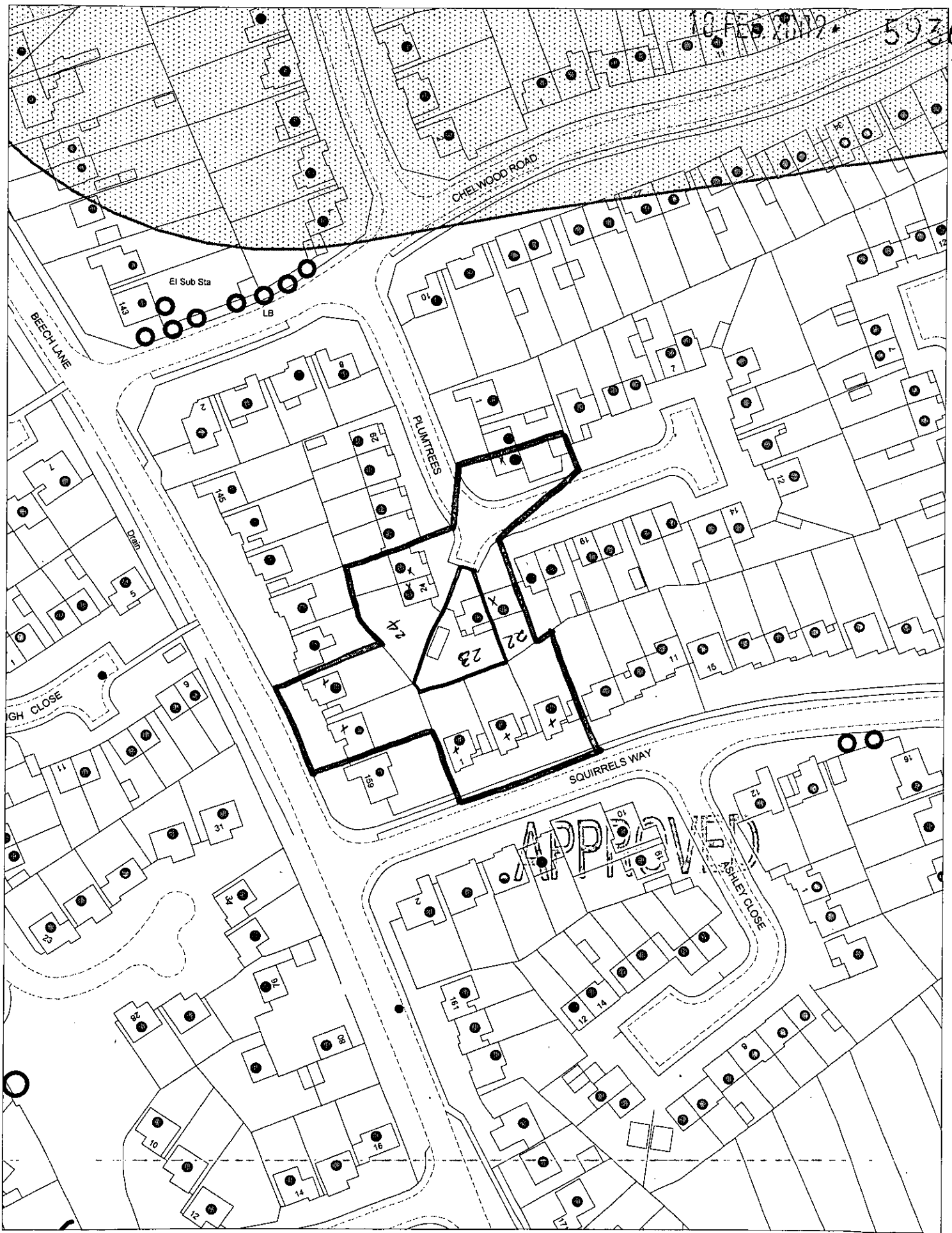
However, this is a Building Regulation matter, not Planning, and we will discuss it with Building Regulation when we come to implement the proposal.

Yours sincerely

S Salts

Susan Salts

18 FEB 2002



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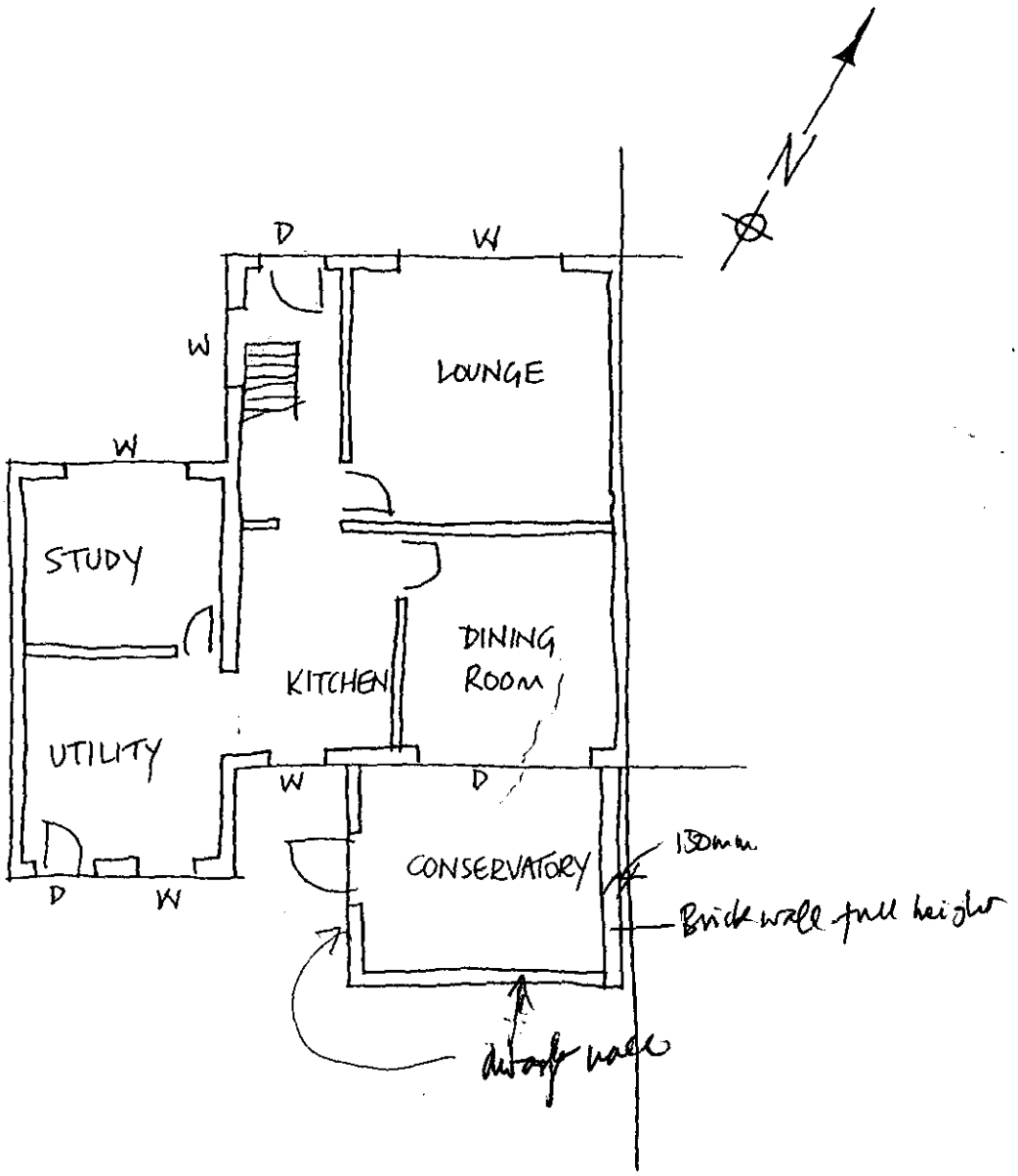
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

21 February 2002 Scale: 1 : 1250

N W E S



Ground Floor Plan 1:100

APPROVED

23 plumtrees
Earley
Reading
RG6 5QQ

Dwg No F-247-02

PLANNING SERVICES	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

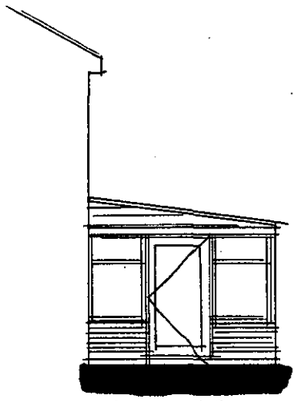
18.FEB.2002 5936



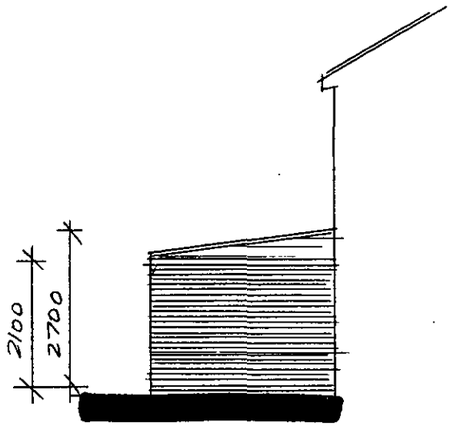
Existing Rear Elevation



Proposed Rear Elevation



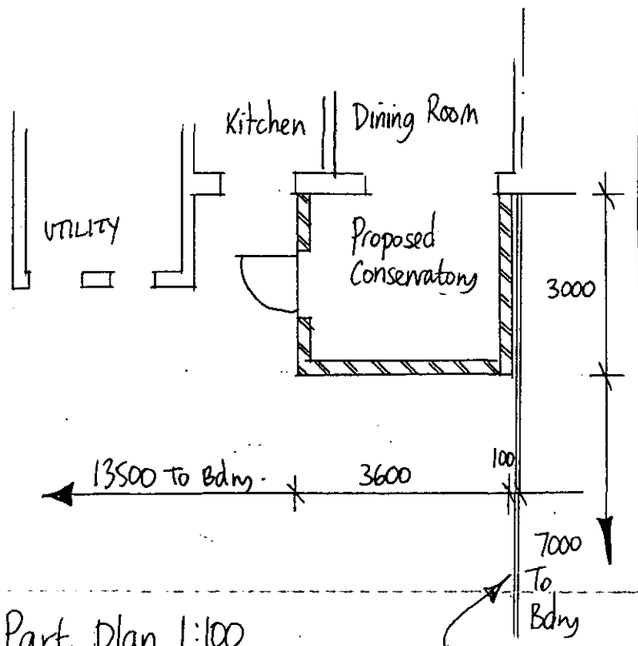
LEFT ELEVATION



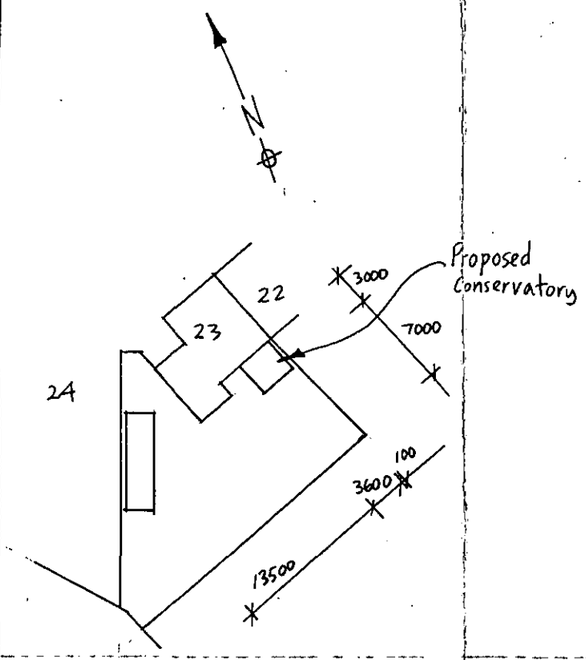
RIGHT ELEVATION

ELEVATIONS 1:100

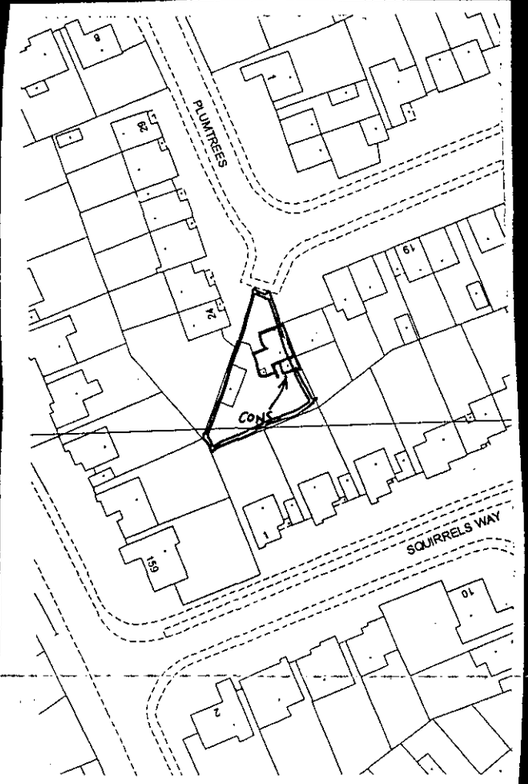
APPROVED



Part plan 1:100



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

Proposed Materials

Roof :- Bronze polycarbon sheet

Frames :- White UPVC

Bricks to match extg house

Proposed Rear Conservatory @

23 Plumtrees

Earley

Reading

RG6 5QQ

For MRS SAUS

Dwg Nº F-247-01