31/7

APPLICATION NO:
F/2002/6918

LOCATION:
1 Elm Lane, Lower Earley Reading.

APPLICANT:
Mr O C Smith

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

EARLIEST DATE FOR DECISION: **27/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

D1

854

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr O C Smith
1 Elm Lane
Earley
Reading
Berks
RG6 5UE

Application Number: F/2002/6918

Parish: **EARLEY**

Location: **1, Elm Lane, Lower 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 Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

T. G Watson.

Trevor Watson
Development Control Manager
Date: 05/08/2002

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.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/6918

Applicant : Mr O C Smith .

Location : 1, Elm Lane, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/7/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/7/02

Date Registered : 21/06/2002

Earliest Date for Decision : 27/07/2002

Latest Consultation Date/Site Notice Expiry Date : 27/07/2002

This application will have expired on: 16/08/2002. 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 :

Trees - unable to comment

Early Town Council - no objection

1 Neighbour - no objection

Planning Issues :

Identified settlement

Impact upon neighbouring properties

Impact upon the streetscene

Application Number: F/2002/6918

Appraisal:

Development

For a single storey rear extension to form a conservatory. The site is a detached dwelling located within the identified settlement of Earley. The dwelling is set away from the boundary with No. 98 with a 1.4m close boarded fence and No. 3 with a 1.8m close boarded fence and varying height vegetation. Hedge and trees form the rear boundary. It will not be the full width of the dwelling and extend 4.3m from the rear. The volume of the conservatory and previous extensions would exceed $70m^3$.

1) Impact upon neighbouring properties

The proposed development would be single storey with a hipped roof, the highest point being 3.5m above ground level where the raised patio joins the garden. It would be well set back from all boundaries, being 5.5m from the boundary with No.98. It is therefore considered that there will be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the streetscene

No part of the conservatory would be visible from the front of the house and it is therefore considered that this would have no adverse impact upon the character of the streetscene.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/6918
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	

existing tree has permission from 9 years ago to be removed.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Elm Lane Lower Earley Reading.

APPLICATION NUMBER: F/2002/6918

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 12/7/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes.

2. DESCRIPTION OF SURROUNDINGS

Detached dwellings

3. DESCRIPTION OF SITE/BUILDING

~~Type~~ detached dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES

close boarded fence to sides + hedges

hedges to rear No 98 single st r ext windows behind fence

no windows overlooking, houses set back.

5. SITE CONSTRAINTS

TREES - one Cypress tree, has permission to remove

ACCESS/PARKING - not affected

LEVELS - flat, patio built up

BOUNDARY TREATMENT - close boarded fence ~ 1.4m ~~1.8m~~ high

OTHERS Hedge + trees to rear

FROM: Dawn Hancocks

DATE: 03 July 2002

DELEGATED

PLANNING SERVICES | HPT

23 JUL 2002

COPIES TO | ACK: | FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6918

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

Site Address: 1, Elm Lane, Lower Earley, Reading.

Applicant: Mr O C Smith .

Your observations are required in respect of this application **by 27/07/2002** .

No Objection

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 19 JUL 2002

To: Dawn Hancocks

Date: 9 July 2002

Application number: F/2002/6918

Site address: 1 Elm Lane, Lower Earley

Both Catherine Brimble and I we are heavily committed on other work for the foreseeable future.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6918. (Case Officer:Dawn Hancocks)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

08 JUL 2002	
COPIES TO	ACK: ✓ 8/7
	FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6918

YOUR NAME: K-E. NELSON

YOUR ADDRESS: (if these details are incorrect please amend)
96 ELM ROAD
EARLEY
READING
RG6 5TR

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/6918	Map No : 57
Case Officer : DH	Site Area : 0.12
Valid Date : 21/6/02	Received Date: 21/06/2002

Level : Delegated Application

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

Location : 1, Elm Lane, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr O C Smith .

Fee Required: £110 Fee Received: £110 (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			
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

NEIGHBOURS

ISN't see map.

OTHERS

No pre apps.

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

Tel: (0118) 974 6446

Date: 03 July 2002

My ref: F/2002/6918

WOKINGHAM UNITARY
Aiming for Excellence

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 D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6918
1, Elm Lane, Lower 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 **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/6918**
1, Elm Lane, Lower 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 6446

Date: 03 July 2002

My ref: F/2002/6918

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Dawn Hancocks** Application Number: **F/2002/6918**
1, Elm Lane, Lower 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 F Rolls

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

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

Tel: (0118) 974 6446

Date: 03 July 2002

My ref: F/2002/6918

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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/2002/6918
1, Elm Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/6918**
1, Elm Lane, Lower 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/2002/6918

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

LOCATION:
1, Elm Lane, Lower 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/2002/6918 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/07/2002. 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
03 July 2002

Organisation_Name	Building_Name	address1	Postcode
		1REDHATCH DRIVEREADING	RG6 5QS
		3REDHATCH DRIVEREADING	RG6 5QS
		98ELM ROADREADING	RG6 5TD
		2ROWLAND WAYREADING	RG6 5TE
		67ELM ROADREADING	RG6 5TR
		96ELM ROADREADING	RG6 5TR
		1ELM LANEREADING	RG6 5UE
		3ELM LANEREADING	RG6 5UE

Neighbour consultation list F/2002/6918

21.JUN.2002 6918

Planning Services
Environmental Services Dept.
Wokingham district Council
Shute End
Wokingham
RG40 1WR

O C Smith
Rustlings
1 Elm Lane
Earley
Reading
BERKS RG6 5UE

21st June 2002

Ref:-OCS1

Dear Sirs

Ref:- Application for Planning Permission

Attached are the requisite forms, plans and payment in support of my application for planning permission to construct a conservatory at the rear of 1 Elm lane, Earley.

Should you require any further information please contact me on:-

Telephone 0118 9873413
Email mail@ocsmith.fsnet.co.uk

Or at the above address

Yours sincerely



O. C. Smith

Environmental Services

For office use only
Application number 21. JUN. 2002 6918

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	O.C. SMITH
	Address and postcode	RUSTLINGS 1 ELM LANE EARLEY READING RG6 5QE
	Phone number	0118 9873413
	Agent's Name	
	Address and postcode	
	Phone number	
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.	1 ELM LANE EARLEY,
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO BE ADDED 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.	BRICK (TO MATCH EXISTING BRICKWORK) WHITE PVCu FRAME + GLASS
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: 6	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

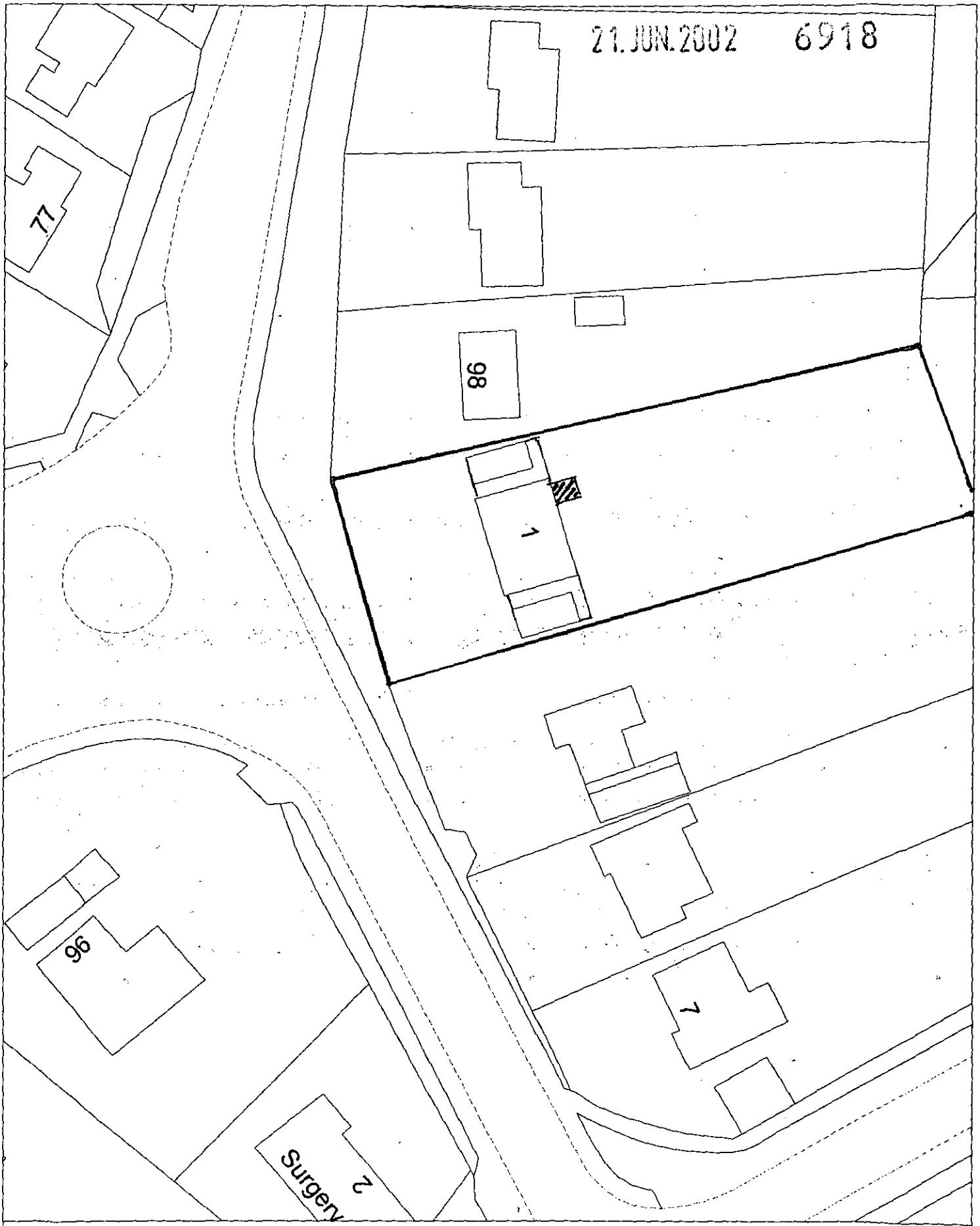
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 20/6/02

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



Site Plan, Scale: 1 to 500

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Date: 12 June 2002

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 12 June 2002

N
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21. JUN. 2002 6918



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Development Control Section, Environmental Services, Wokingham District Council.

1 July 2002 Scale: 1 : 1250

N W E S

RUSTLINGS.

ADDRESS 1 ELM LANE PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7370(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1007/54	Mr. C. J. Randall	Detached House	11.1.55	App. Ap
174/59	Mr. S. H. Harper	completion of partly erected Detached House	10.11.59	App. Cl
R/82/68	Mr. G. Day	Additions	4.3.68	App. Ap
PD/291/71	"	Conv. Roof Space	17.6.71	App N/A
PD/408/71	"	Relaxation of Regulations E5 & E 12.2 for Loft conv	5.8.71	App - N/
FP93/1824	MR. & MRS D. SMITH	S/SE 415	1.9.93	App
4/719	"	"	25.10.93	Cl
F/2002/6918	"	S/SH/R - Conserv.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE