APPLICATION NO:
F/2001/3830

LOCATION:
5 Porchfield Close, Earley Reading.

APPLICANT:
Mr & Mrs M Ashley C/O Roger Pring & Sons

PROPOSAL:
Proposed first floor side extension to dwellin plus re-roofing front of garage and porch.

EARLIEST DATE FOR DECISION: **26/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/06/2001

CASE OFFICER: **George Allpress**

APPROVED

DO 242

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Ashley
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Berkshire
RG40 3NT

Application Number: F/2001/3830

Parish: **EARLEY**

Location: **5, Porchfield Close, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell
Development Control Manager
Date: 01/06/2001

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.

Received by Wokingham District Council

Application No: F/2001/3830

PROPOSAL:
Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.

LOCATION:
5, Porchfield 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2001. 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 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 of Planning and Transportation

02 May 2001

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

Tel: 0118 974 6442

Date: **02 May 2001**

My ref: F/2001/3830

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/2001/3830
5, Porchfield Close, Earley, Reading.
Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3830**
5, Porchfield Close, Earley, Reading.
Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.
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 6442

Date: **02 May 2001**

My ref: F/2001/3830

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3830**
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Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.
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 6442

Date: **02 May 2001**

My ref: F/2001/3830

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

Dear Councillor

Application Number: F/2001/3830
5, Porchfield Close, Earley, Reading.
Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3830**
5, Porchfield Close, Earley, Reading.
Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

part of 3830.

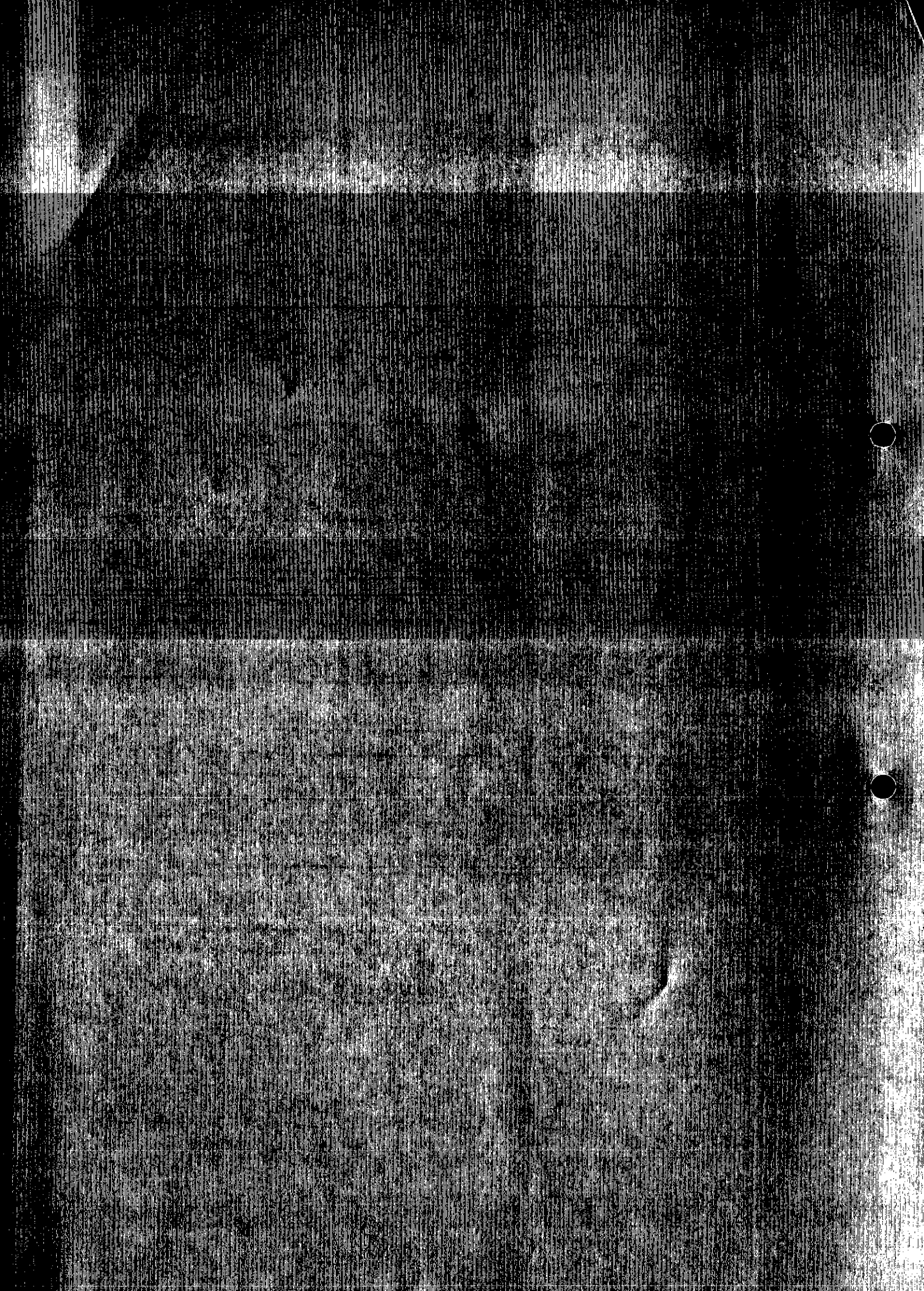
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3830	GA
BUILDING CONTROL NUMBER	BN 2002/1330 Central	
APPLICANT/~~AGENT~~	W. & K. Starley.	
ADDRESS OF SITE	5 Porchfield Close EARLEY	
DESCRIPTION OF PROPOSED WORK	flat roof to pitched on front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	9/5/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



F/2001/3830

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 23rd January 2002
My ref: DH/MLT/EARLEY

Mrs J.A. Starley
5 Porchfield Close
Earley
Reading
Berkshire
RG6 5YZ

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 Mrs Starley,

RE: PROPOSED ERECTION OF FRONT PORCH AT 5 PORCHFIELD CLOSE, EARLEY.

I refer to your letter received on the 20th November 2001 with reference to the above and would like to take this opportunity to apologise for the delay in replying.

I can confirm that the provision of three parking spaces measuring 2.4m by 4.8m and the garage accommodation would satisfy Condition 5 of application F/2001/3830 for the construction of the approved porch without seeking further planning permission.

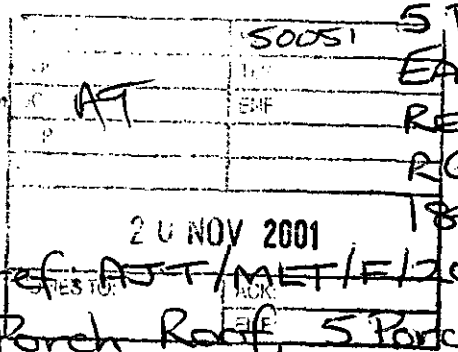
If this would not the case please contact me again and I will review the situation

I would also advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

M L THORP
Principal Development Control Officer



5 PORCHFIELD CLOSE,
EARLEY,
READING
RG6 5YZ
18th November 2001

Your ref: ~~AT/MET/F/2001/3830~~
Re: ~~Porch Roof, 5 Porchfield Close~~

Dear Mr. Thorley,

thank-you for your letter dated 5th November. As we discussed on the telephone, prior to receipt of your letter, this house already has 3 parking spaces at the front in addition to the garage accomodation. Please could you confirm in writing that this satisfies condition 5 of the approval for planning application F/2001/3830 and hence permits us to proceed with the porch

roof conversion.

I should be grateful if you could process this query quickly as the current flat roof is in need of repair.

Yours faithfully,

J A Starley

(MRS. J. A. STARLEY)

Condition 5 (F/2001/3830) → 3 external spaces + garage.

- porch ground area measures 5·4m x 1·3m = 7·02m²
- height of roof is approx 3·5m

New owners since approval of F/2001/3830 – only want to do porch as approved and not the rest of the application.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel. 0118 974 (Direct Line)

E-mail:

Date. 5 November, 2001

My ref. AJT/MLT/F/2001/3830

Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs K Starley
5 Porchfield Close
Earley
Reading
RG6 5YZ

Dear Mr & Mrs K Starley,

RE: PROPOSED PORCH ROOF – 5, PORCHFIELD CLOSE, EARLEY.

I refer to your letter and plan dated 9th October 2001 concerning the above. I apologise for the delay in replying.

Due to a condition requiring provision of parking (including the garage), the proposed porch would require planning permission.

Should you wish to discuss any matter further please do not hesitate to contact Mr.Thorley on (0118) 974 6441.

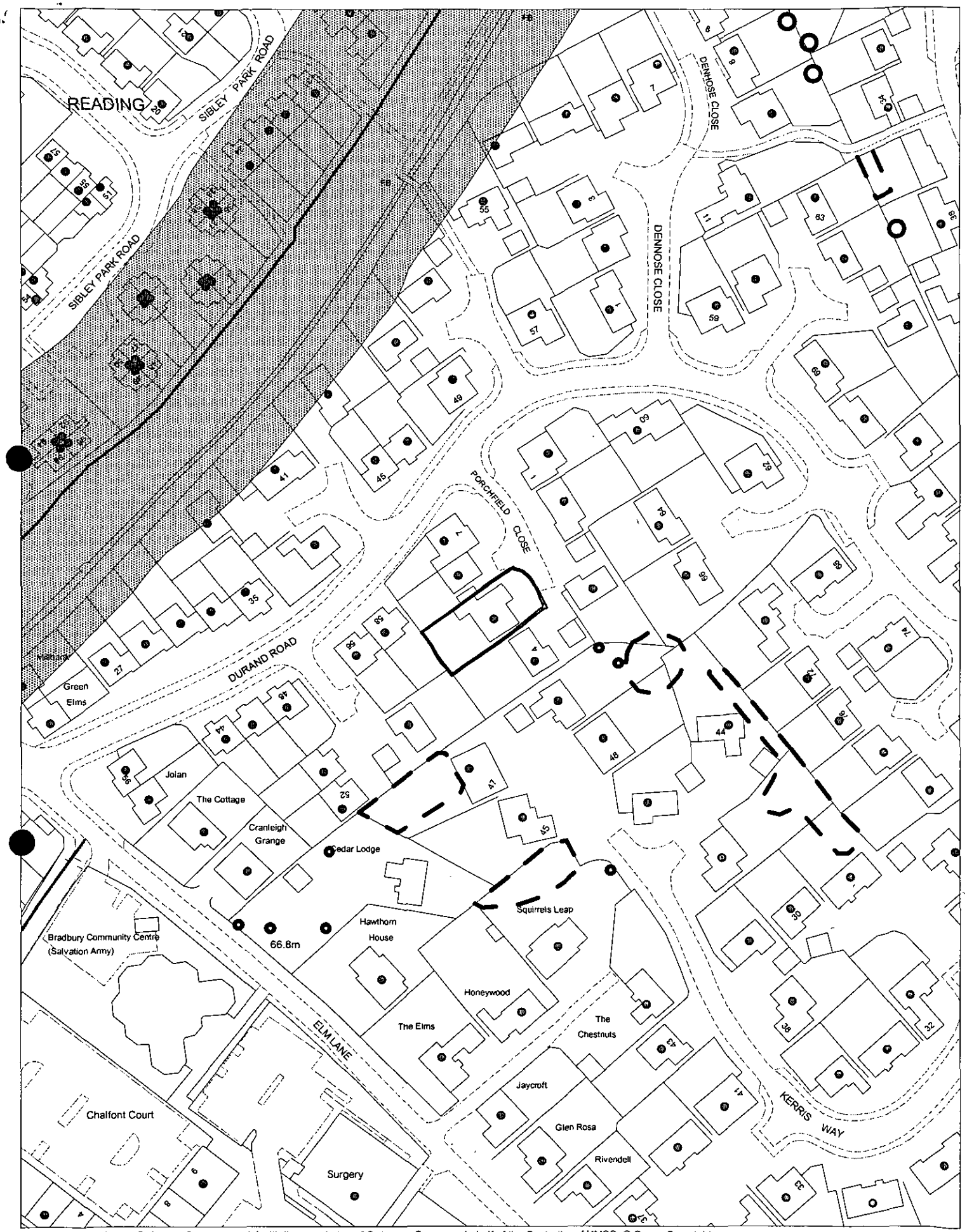
Yours sincerely,

MLTHORP
Principal Development Control Officer

n Number: F/2001/3830



5 PORCHFIELD CLOSE, EARLEY, RG6 5YZ



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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.

22 January 2002 Scale: 1 : 1250

N
W E
S

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Ashley
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Berkshire
RG40 3NT

Application Number: F/2001/3830

Parish: **EARLEY**

Location: **5, Porchfield Close, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.**

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Reason
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Reason
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John Mitchell

John Mitchell
Development Control Manager
Date: 01/06/2001

Notice checked by: _____

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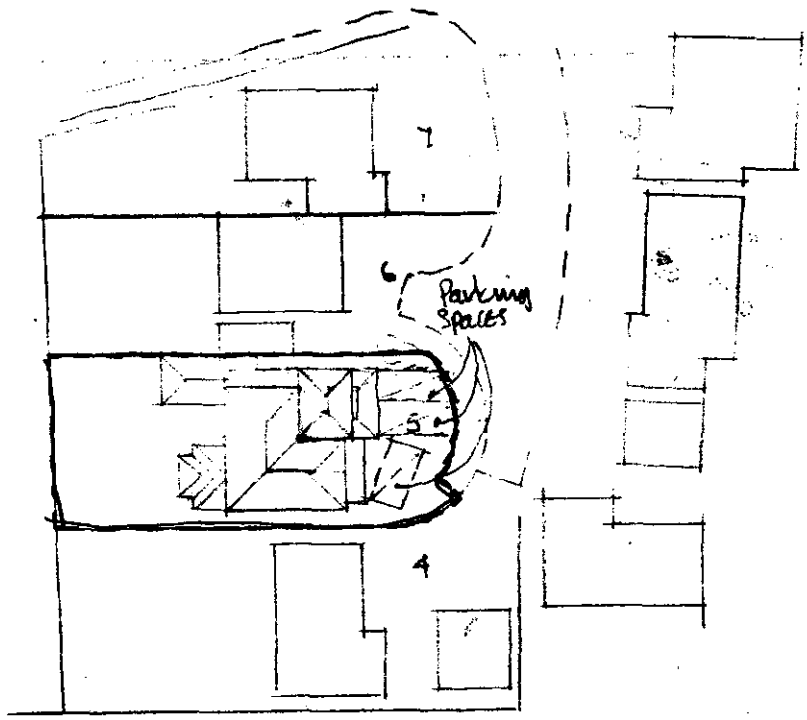
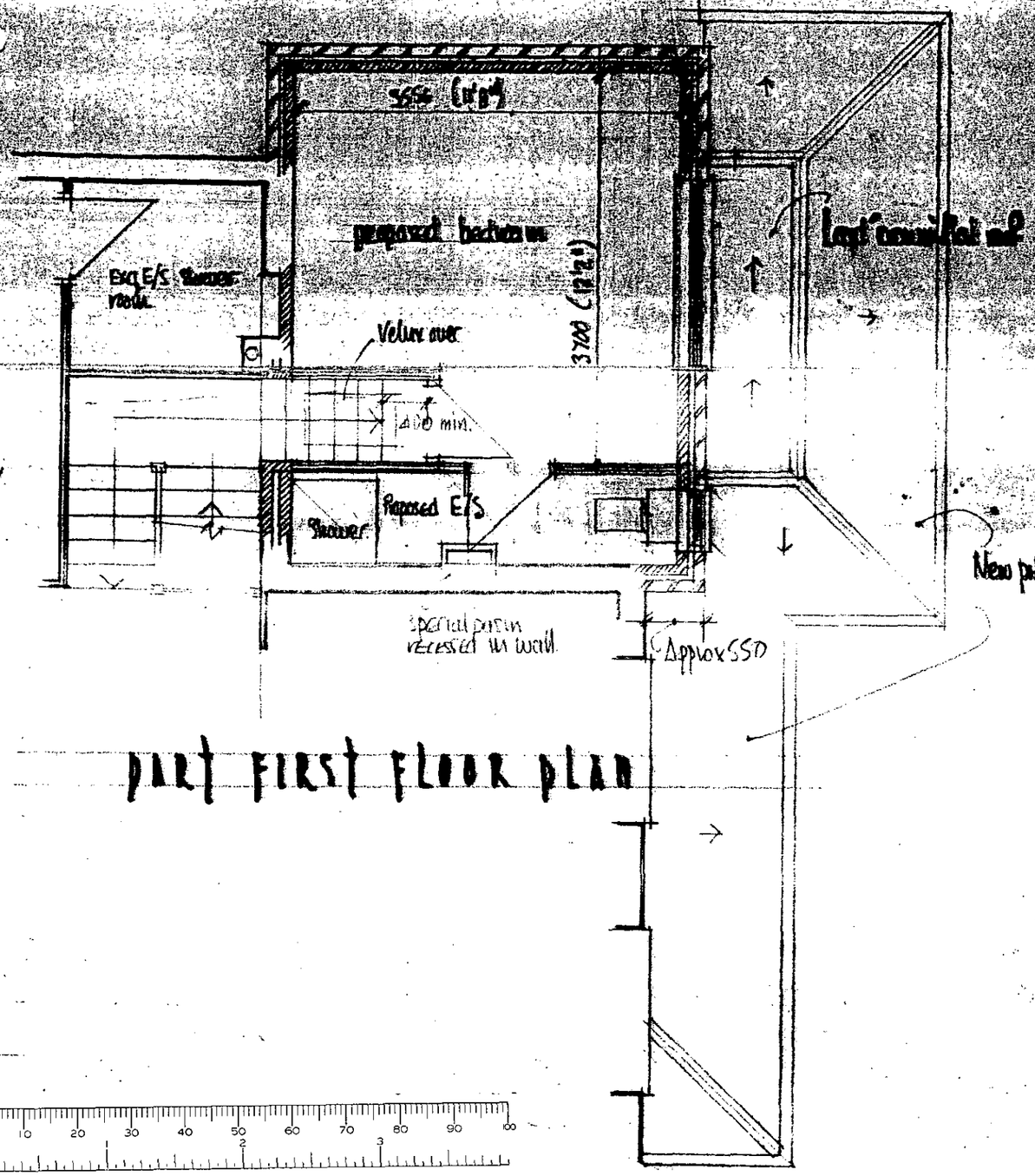


SITE PLAN 1:500

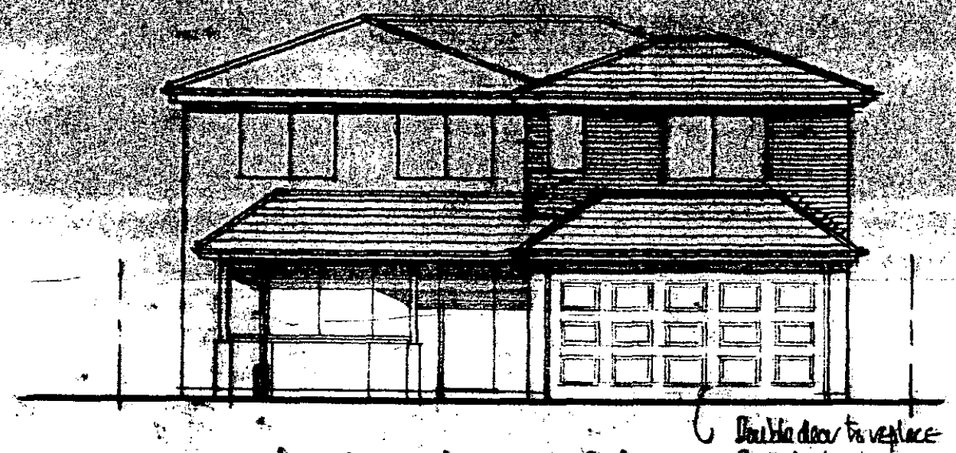
3 No existing external parking spaces are shown above. A further space within the existing garage making a total of 4.

5, PORCHFIELD CLOSED, EARLEY, READ

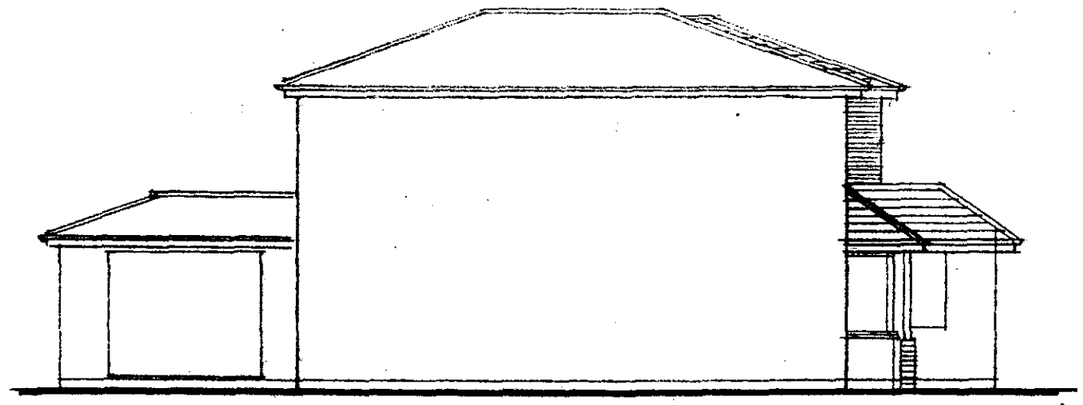
5 PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ



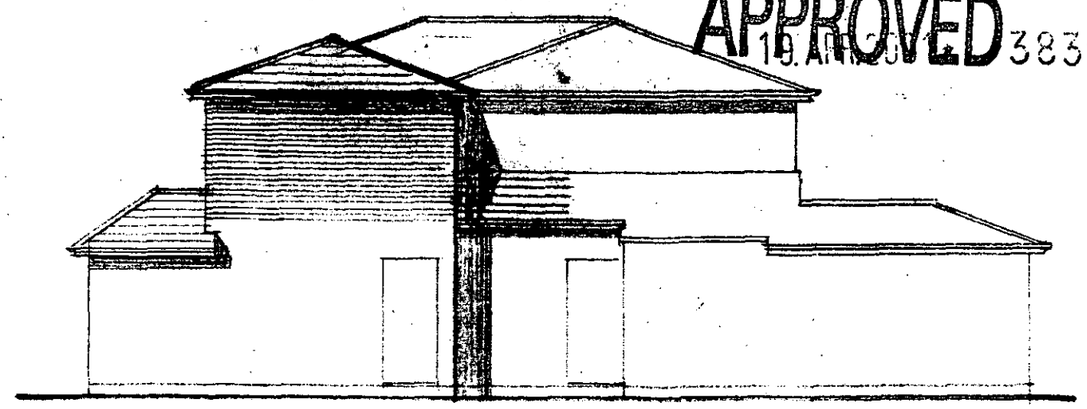
PART FIRST FLOOR PLAN



FRONT ELEVATION (E)



SIDE ELEVATION (SOUTH)

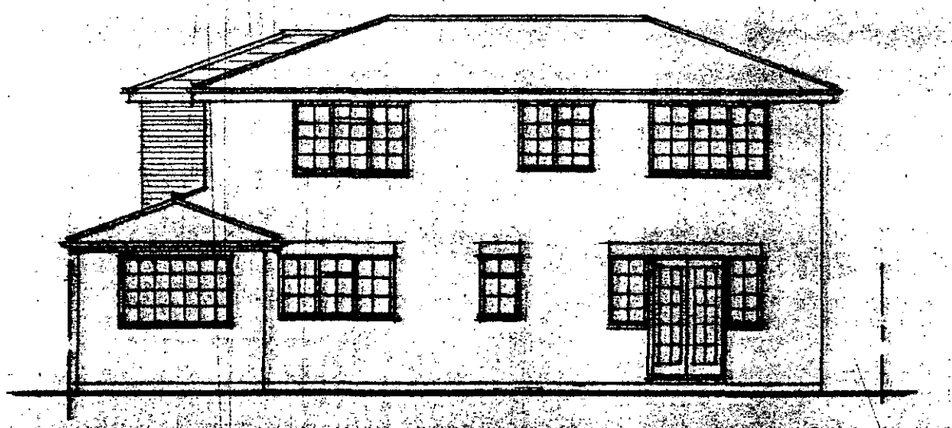


SIDE ELEVATION (N)

APPROVED 3830

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 00/320/10. SCALE.: 1:50 & 1:100 DATE: 17/04/01
Revisions:



WEST ELEVATION (REAR) AS PROPOSED

APPROVED

5, PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ

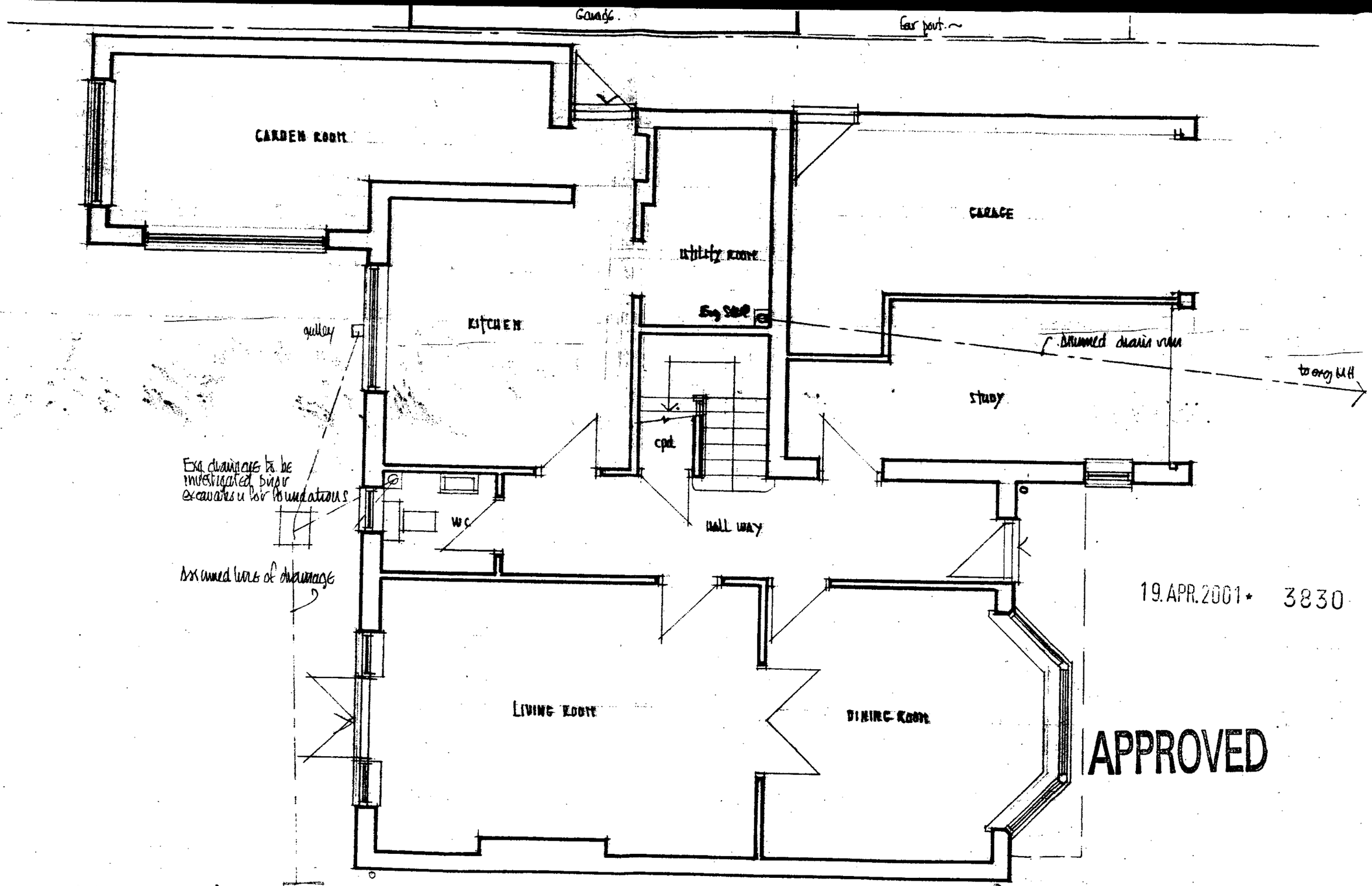
ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 00/520/11 .SCALE.: 1:100 . DATE: 8/05/01

Revisions;.....



19. APR. 2001 * 3830

APPROVED

GROUND FLOOR PLAN : AS EXISTING

5, DORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ

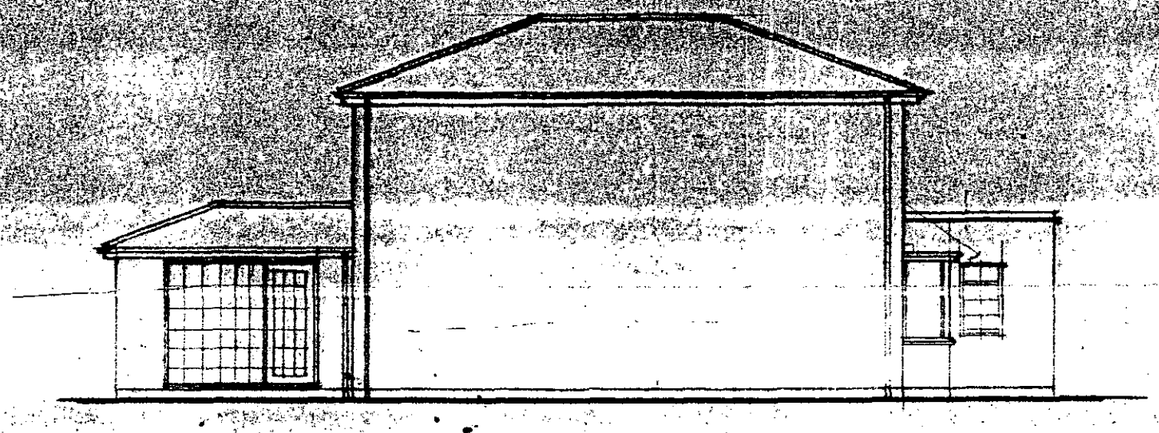
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 00/320/2A SCALE: 1:50 . DATE: NOV. '00.

Revisions; A. Drainage added. 26/02/01



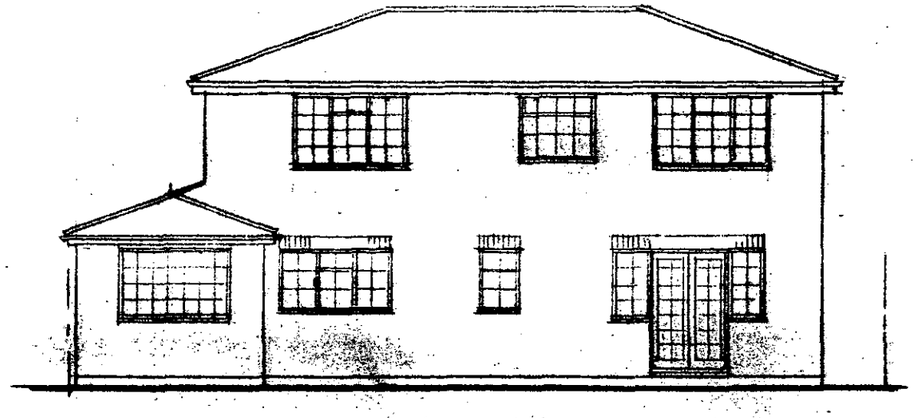
EAST ELEVATION



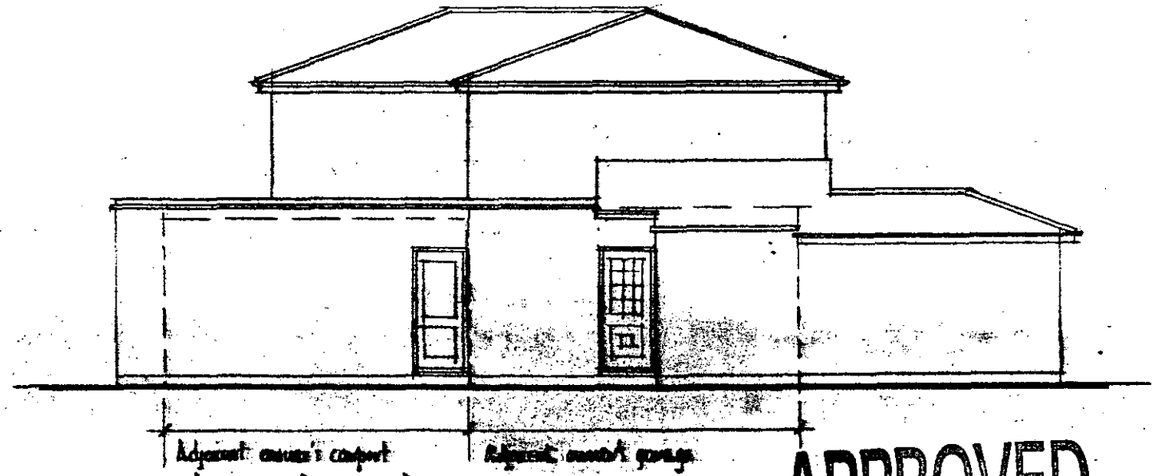
SOUTH ELEVATION

Red brickwork
Grey Stonewold tiles.

19.APR.2001* 3830



WEST ELEVATION



NORTH ELEVATION

APPROVED

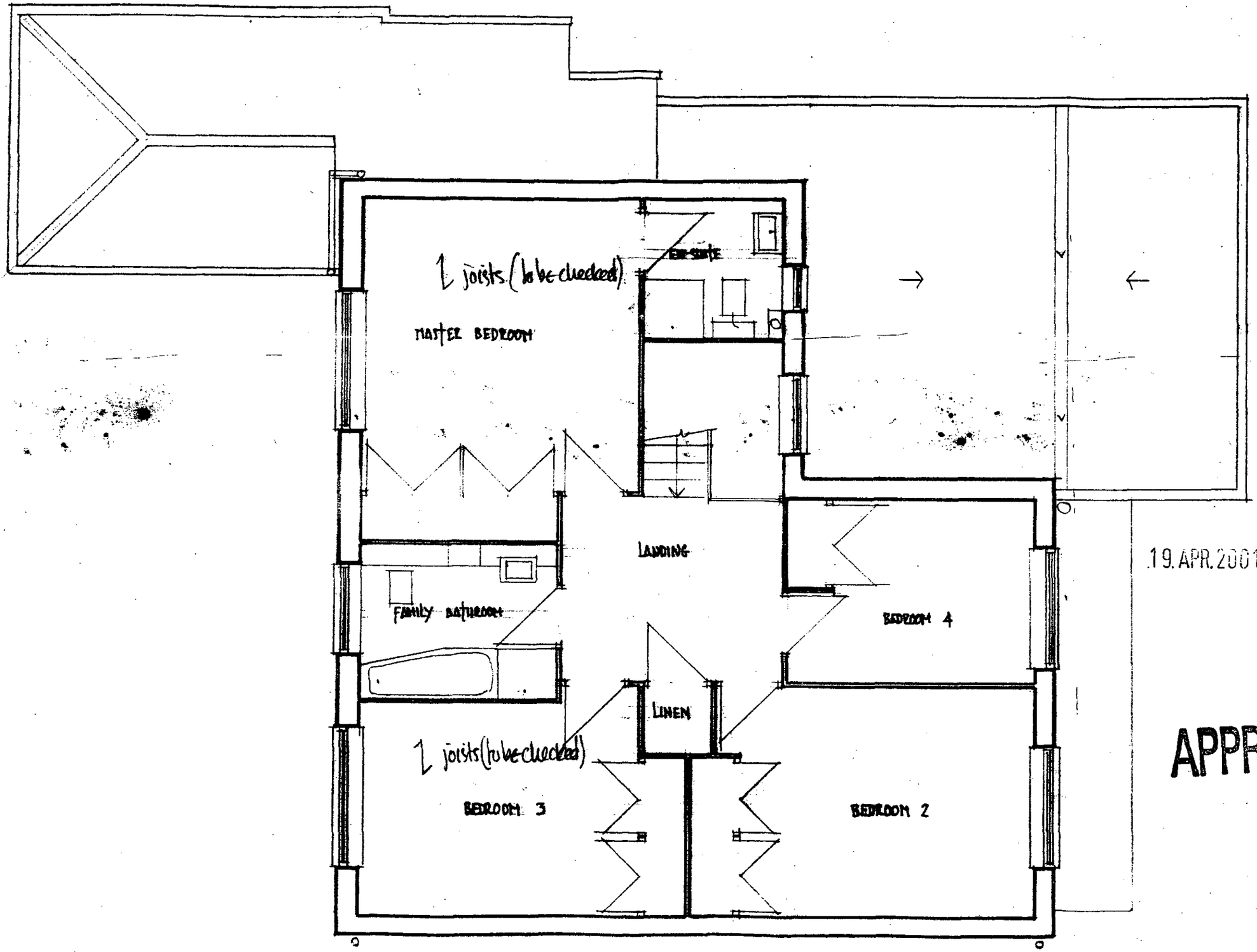
ELEVATIONS : AS EXISTING.

5, PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.; 00/320/4 .SCALE.; 1:100 . DATE; NOV.'00.

Revisions;.....



19. APR. 2001 * 3830

APPROVED

FIRST FLOOR PLAN : AS EXISTING.

5. DORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.; 00/320/3. SCALE.; 1:50 . DATE; NOV. 00.

Revisions;

ADDRESS 5 PORCHFIELD CLOSE PARISH EARLEY

PLOT No. 45 - AREA Y - LOWER EARLEY ORD. SHEET No. SU.7470 58

BUILDER

	Plan No.	Applicant	Description of Development	Date of Decision	Decision
	1764/73	WEST NEW HOMES PROJECT	O/APP. RES. DEV.	13.6.74	N/A REF.
	01945	PYE	LOWER EARLEY DEV.	APP ACC. TO MINUTES	
	04557	BOVIS	O/APP. RES. & COMM. DEV.	10.6.76	N/A REF.
	07235	"	B.F.K.L.T.Y. - DISTR. ROADS	24.11.77	N/A C/A
	07295	"	TO ALL PHASES	15.12.77	N/A C/A
no conditions –	11301	"	DETACHED HOUSE & GARAGE	30.8.79	N/A C/A
x	BR12536	"	"	22.1.80	APP N/A
x	BRA5579	W. KIRKPATRICK	GR-FLOOR EXT.	19.8.88	APP
x	F/2000/3007	Mr. & Mrs. Ashley	F/Fl/F Ext.	29.1.01	REF
no conditions	F/2000/3016	"	S/St/R Ext.	23.01.01	APP
✓	F/2001/3830	"	1st/Fl/S + re-roofing f of garage & porch	1.6.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Erect. gardenroom. R. Pring 26.03.01 (Y)

DRAINAGE

091074

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

CRW/FW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Bovis Homes South East Ltd.,
c/o Barton Willmore & Partners,
308-314 Kings Road,
READING
Berks.

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS

Application No. 11301

Proposal Erection of 57 residential units with roads, paths and garages (Approval of reserved matters Consent 01945 dated 4.7.77) Area Y, Lower Earley, Earley. Berks.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 30th day of August 19 79 ,subject to compliance with the conditions specified horsunder:—

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed on Outline Consent No. 01945 dated 8th July, 1977 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

2. This permission is in respect of the application as amended by drawing No. 286 1A

3. A detailed schedule and also samples of the materials to be used in the elevations of the proposed development together with details of the colour of the mortar to be used in the brickwork, shall be submitted to and approved by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

Contd./

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. The conditions of the outline consent are still applicable.

2. For the sake of clarity and to ensure a more satisfactory development of the site.

3. To ensure the use of appropriate materials and the submission of adequate details in this respect.

Contd./

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 10 OCT 1979

District Secretary

Contd: APPN. No. 11301

4. The garages hereby permitted shall all be built concurrently with the respective dwellings on the site. The garages shall all be used as domestic garages only and shall not be used for business purposes. Furthermore, no garage shall be converted into living accommodation without the prior written permission of the District Planning Authority.

5. Before the foundations of any of the proposed buildings are laid, the roads shown on the submitted plan shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/ footways shown on the submitted plan including the culverted crossing of the ditch to the north of the play space shall be satisfactorily completed before any dwelling is occupied.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, no additional windows or other openings shall be constructed at first floor level or above in the elevations of the development hereby approved without the prior written permission of the District Planning Authority.

7. Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved by the District Planning Authority prior to the erection or planting thereof.

8. The open space and play space shown on the submitted layout, shall be laid out, landscaped and planted concurrently with the landscaping of the whole site to the satisfaction of the District Planning Authority. Detailed proposals for the area shall be submitted to and approved by the District Planning Authority prior to the commencement of building operations.

9. The vehicular access serving plots 36 - 39 should be constructed as an accessway with 4.8m carriageway and service strips.

10. Car parking spaces serving plots 13, 14, 41 and 42 are substandard and should be increased to suitable standard to be agreed by the County Surveyor.

11. Amended drawings to comply with conditions No. 9 and 10 above shall be submitted to and approved by the District Planning Authority before the development hereby permitted commences.

REASONS

4. In the interests of amenity and to ensure that the garages are retained in accordance with the District Planning Authority's parking standards. To avoid also the subsequent erection of garages of different designs and materials which would be likely to detract from the appearance of the development.

Contd/

Tel. 0118 974 (Direct Line)
E-mail:
Date. 5 November, 2001
My ref. AJT/MLT/F/2001/3830
Your ref.

Mr & Mrs K Starley
5 Porchfield Close
Earley
Reading
RG6 5YZ

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) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs K Starley,

RE: PROPOSED PORCH ROOF – 5, PORCHFIELD CLOSE, EARLEY.

I refer to your letter and plan dated 9th October 2001 concerning the above. I apologise for the delay in replying.

Due to a condition requiring provision of parking (including the garage), the proposed porch would require planning permission.

Should you wish to discuss any matter further please do not hesitate to contact Mr.Thorley on (0118) 974 6441.

Yours sincerely,

MLTHORP
Principal Development Control Officer

Kelly Reg

C AT

APP 48620

CS

MR & MRS K STARLEY
5 PORCHFIELD CLOSE
EARLEY
READING
RG6 5YZ
0118 9861141

9th October 2001

Re: Application F/2001/3830

11 OCT 2001

COPIES TO:

ACK:

FILE:

Dear sir/madam,

my husband and I recently moved to the above address and we wish to change the porch roof from flat to sloping. The previous owners of our property had applied for planning permission to build a first-floor extension and re-roof both garage and porch. We wish to change the porch roof as in their application, without doing the other building work.

Last week, I discussed this matter with the duty planning officer and she intimated that this should

be possible under the existing planning approval but requested a sketch of the intended changes for the file. I hereby enclose a diagram of the house as it would look with a sloping porch roof and look forward to receiving confirmation that we may proceed.

Yours faithfully,

J.A. Starley

(MRS. J.A. STARLEY)

Application Number: F/2001/3830



5 PORCHFIELD CLOSE, EARLEY, RG6 5YZ

WORK SHEET FOR: George Allpress

Application Number: F/2000/3830

Applicant: Mr & Mrs M Ashley C/O Roger Pring & Sons.

Location: 5 Porchfield Close, Earley, Reading.

Proposal: Proposed first floor front extension to dwelling plus re-roofing front of garage and porch.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		08/05/01

Date of Neighbour Notifications: 02/05/01

Date of Site Visit : 24/05/01

Date Registered : 19/04/2001

Earliest Date for Decision : 26/05/2001

Latest Consultation Date/Site Notice Expiry Date : 26/05/2001
30/05/01 (GA)

This application will have expired on: 14/06/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

Earley Town Council - no objection.

Councillor Rolls - requests to be contacted should the officers recommendation be refusal.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3830

Appraisal :

The current planning application follows a refusal of permission on the 29th January for an application which sought permission to extend the property in a similar way. That proposal would have had a far greater presence on the street frontage and an overbearing impact to the detriment of the amenity of the neighbouring dwelling.

The current proposal has reduced the depth of the first floor extension and with its hipped roof would reduce both massing to the street scene and the neighbouring dwelling.

The current application is therefore considered acceptable.

Highways consider the parking standards can be met.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2001/3830

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevation of the extension....
4	C049	R049	GARAGE (S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

1/6/07

RECORD OF SITE VISIT

SITE ADDRESS: 5 Porchfield Close, Earley, Reading.

APPLICATION NUMBER: F/2001/3830

OFFICER: George Allpress

DATE OF SITE VISIT: 24/05/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.6 to the north, no.4 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Double garage with front parking for two.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing to rear
OTHERS	None

FROM: George Allpress

DATE: 02 May 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3830

Proposal: Proposed first floor side extension to dwelling plus re-roofing front of garage and porch..

Site Address: 5, Porchfield Close, Earley, Reading.

Applicant: Mr & Mrs M Ashley C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 26/05/2001** .

NO OBJECTION

PLANNING SERVICES	JPT
POL	TLS
DC	ENF
APP	
CS	
21 MAY 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 17 MAY 2001

Clerk To Earley Parish/Town Council.

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

George Allpress.

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

PLANNING SERVICES	HPT 43037
DL	TLS
DC GA	SNF
APP	
CS	
09 MAY 2001	
COPIES TO:	ACK:
	FILE:

Your Ref. GA-F/2001/3830.
My Ref. RP/320

8 May 2001

Dear Mr. Allpress,

Re. Planning application No. F/2001/3830.
First floor extension above rear portion of garage, replacement of remaining flat roof to garage and porch with pitched and omission of central pier to garage.
5, Porchfield Close. Earley, Reading. Berkshire, RG6 5YZ.

Enclosed as requested are 6 copies of the Rear Elevation 'as proposed' for appendage to the above application.

If there are any aspects of this application you would like to discuss with me prior to making your recommendation please give me a call.

Your faithfully,

Roger Pring

REGISTERED NO. 2284491

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 02 May 2001

Application Number: F/2001/3830

Proposal: Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.

Parish: EARLEY TOWN

Site Address:
5, Porchfield Close, Earley, Reading.

Applicant:
Mr & Mrs M Ashley C/O Roger Pring & Sons.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C04, R04.
C22, R22.

Signed: _____ **Print name:** Adam Coggins 8/4/01

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3830**

5, Porchfield Close, Earley, Reading.

Proposed first floor side extension to dwelling plus re-roofing front of garage and porch.

~~I wish this application to be listed~~ should the officers recommendation be for refusal and ~~my reason(s) are~~ please contact me

Signed: D Rolls

Councillor Rolls

Date: 14/5/01

Rec'd 14-05-01 1.30pm

G.A.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3830 relates.

Address of site 5 PORCHFIELD CLOSE

EARLEY, READING, BERKS RG6 5YZ

Signed Jacqueline Ashley

Date 08-05-01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 APR 2001

Officer: GA | Application No. F/2001/3830

Map No. 58 Site 0.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED FIRST FLOOR SIDE ~~REAR~~ EXTENSION TO DWELLING PLUS RE-ROOFING FRONT OF GARAGE & PORCH

Location: 5 PORCH FIELD CLOSE

Parish: EARLEY Ward: REDHATCH

02.05.01

Applicant: MR | MRS ASHLEY

2000/3007 - refused.

Fee Received 00-00 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			
4	Correct S 66 certificate			
5	Elevation plans	Rear Elevation	02.05.01	
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 : 02.05.01. 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:

.....no pre-apps.....
.....
.....

NEIGHBOURS:

.....Site notice & see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 19.APR.2001* 3830

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. M ASHLEY
	Address and postcode	5 PORCHFIELD CLOSE, EARLEY, READING, BERKSHIRE RG6 5YZ
	Phone number	0118 975 2309
2	Agent's Name	ROGER PRING & SONS
	Address and postcode	278 NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM BERKSHIRE, RG 40 3NT
	Phone number	0118 973 3502
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.	5 PORCHFIELD CLOSE, EARLEY READING BERKSHIRE RG6 5YZ
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION ABOVE REAR PART OF EXISTING GARAGE & RE-ROOFING OF FRONT OF GARAGE. & PORCH CANOPY
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.	BRICKS & TILES TO BE OF SIMILAR COLOUR & TEXTURE TO THE 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 1
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.		
	APPLICATION NO. F/2000/3007 refused 29/01/01. THIS IS AN APPLICATION FOR REDUCED SCHEME.		
	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 fu
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 MR & MRS. M. ASHLEY

Date 18/04/01

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

ADDRESS 5 PORCHFIELD CLOSE PARISH EARLEY

PLOT No. 45 - AREA Y - LOWER EARLEY ORD. SHEET No. SU.7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1764/73	WEST NEW HOMES PROJECT	O/APP. RES. DEV.	13.6.74	N/A REF.
01945	PYE	LOWER EARLEY DEV.	APP. ALL TO MINUTES	
04557	BOVIS	O/APP. RES. & COMM. DEV.	10.6.76	N/A REF
07235	"	B.E.K.L.T.Y. - DISTR. ROADS	24.11.77	N/A C/A
07295	"	TO ALL PHASES	15.12.77	N/A C/A
11301	"	DETACHED HOUSE & GARAGE	30.8.79	N/A C/A
BR12536	"	"	22.1.80	APP N/A
BRA5579	W. KIRKPATRICK	GA-FLOOR ETC.	19.8.88	APP
F/2000/3007	Mr. & Mrs. Ashley	F/A/F Ext.	29.1.01	REF
F/2000/3016	"	S/SC/R Ext.	23.01.01	APP

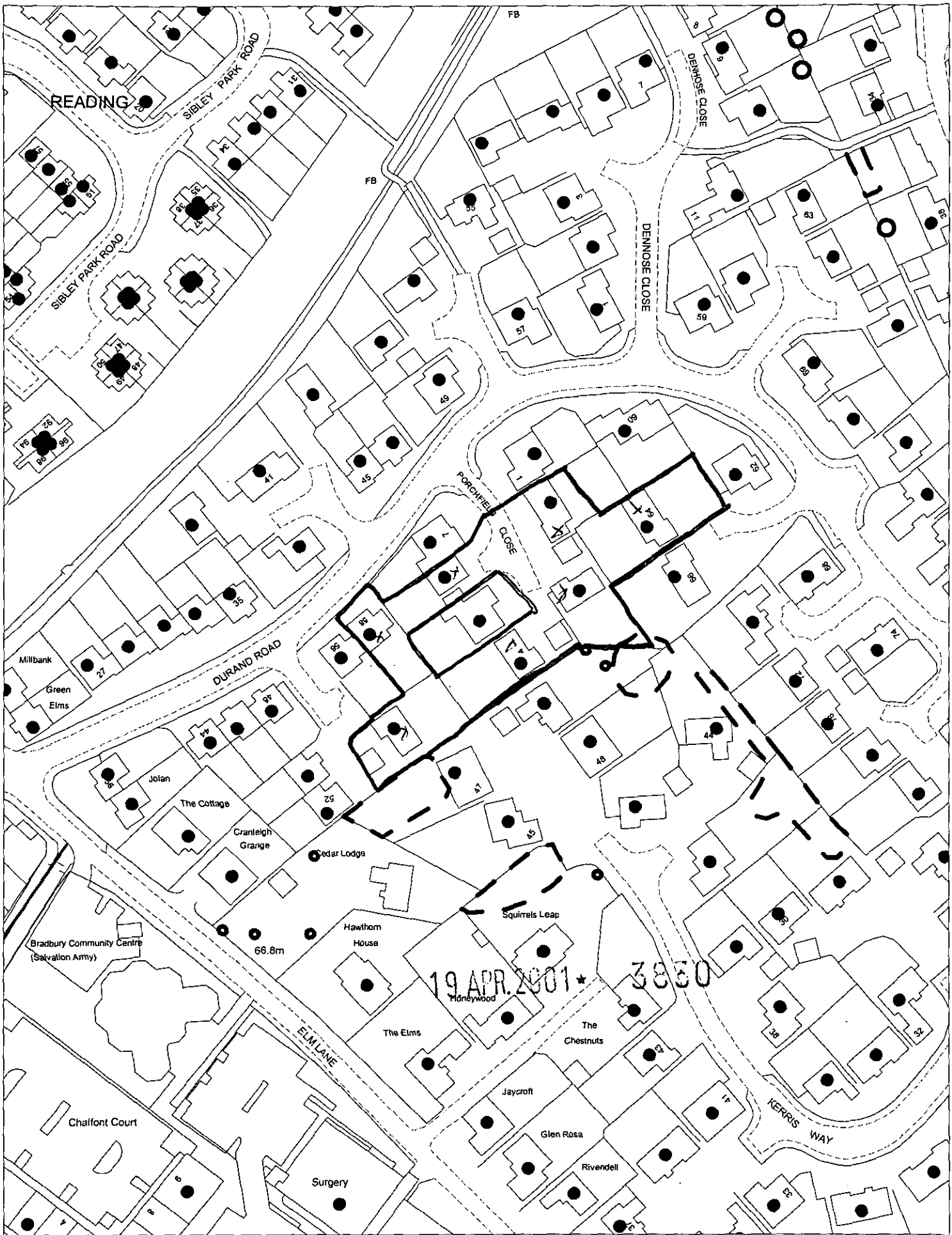
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Erect. garden room. R. Pring 26.03.01 (Y)

DRAINAGE

091074



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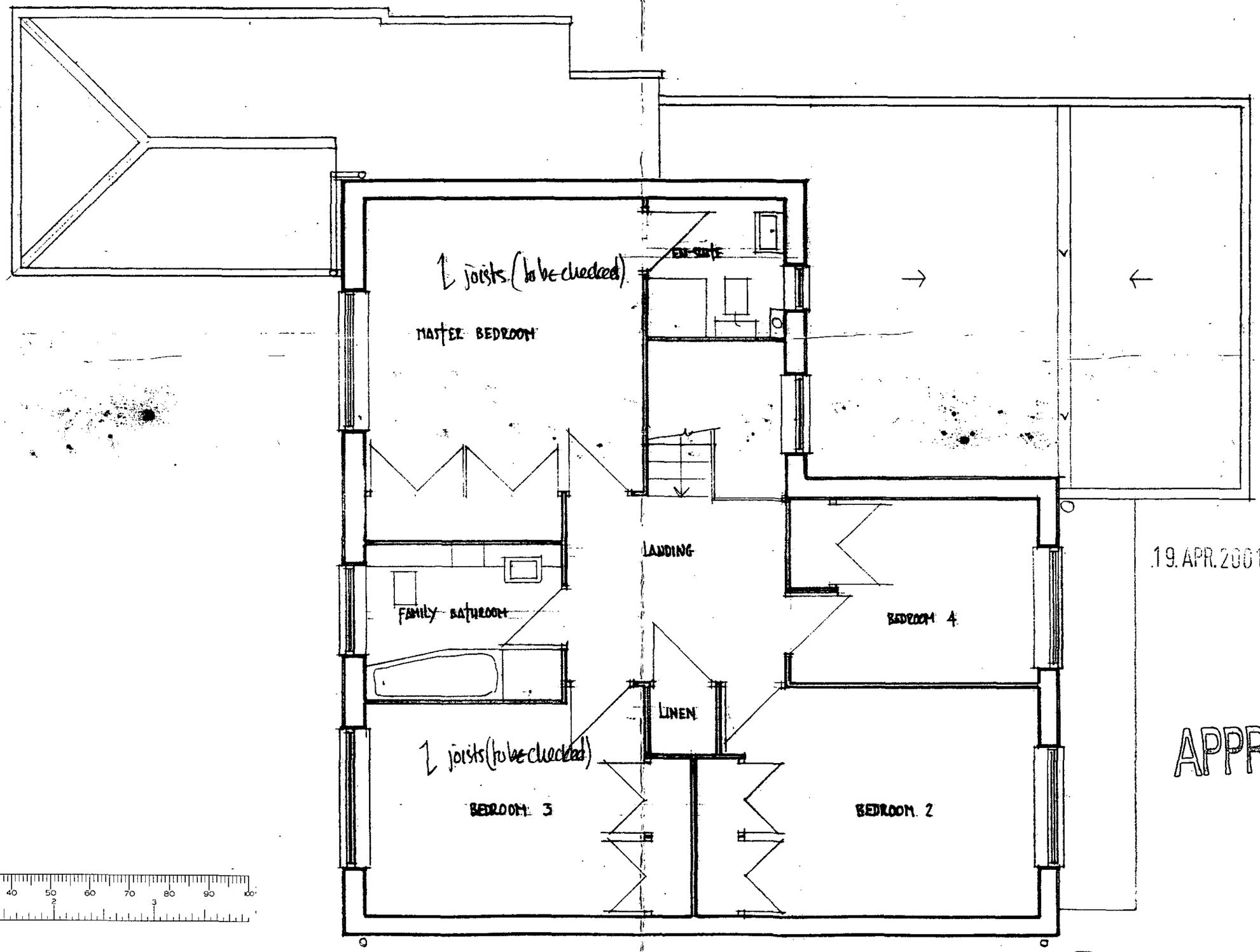
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

24 April 2001 Scale: 1 : 1250

N
W E
S



19.APR.2001* 3830

APPROVED

0 10 20 30 40 50 60 70 80 90 100

FIRST FLOOR PLAN : AS EXISTING.

5. PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ.

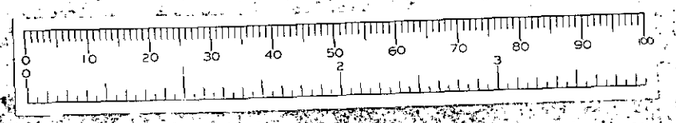
ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

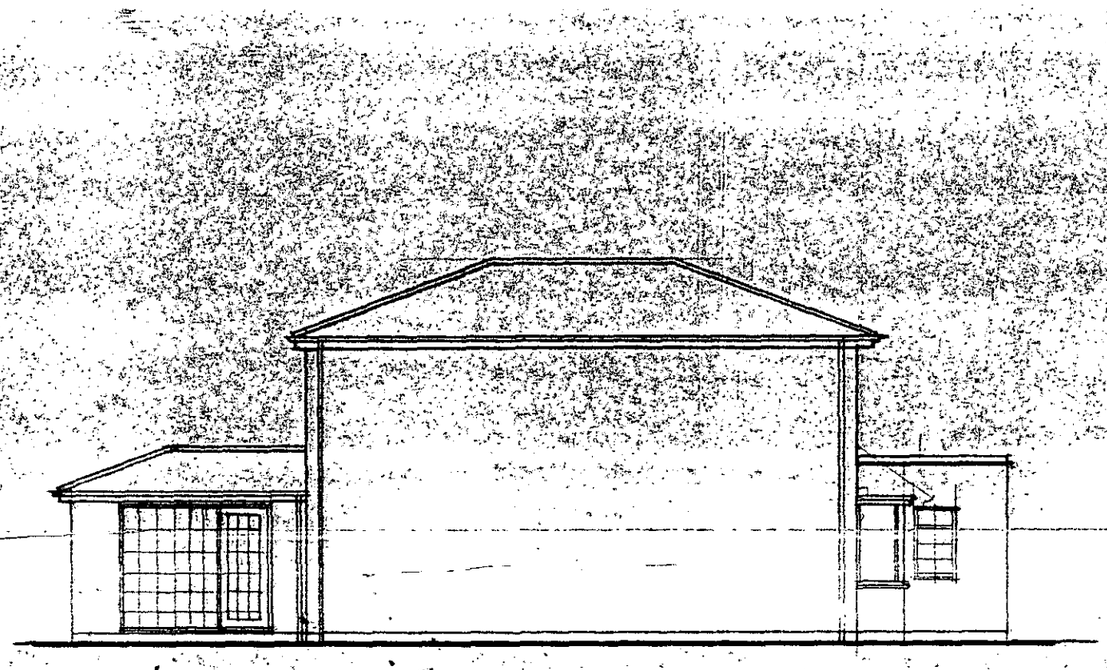
DRG. NO.: 00/320/3 .SCALE.: 1:50 . DATE: NOV.'00.

Revisions:.....





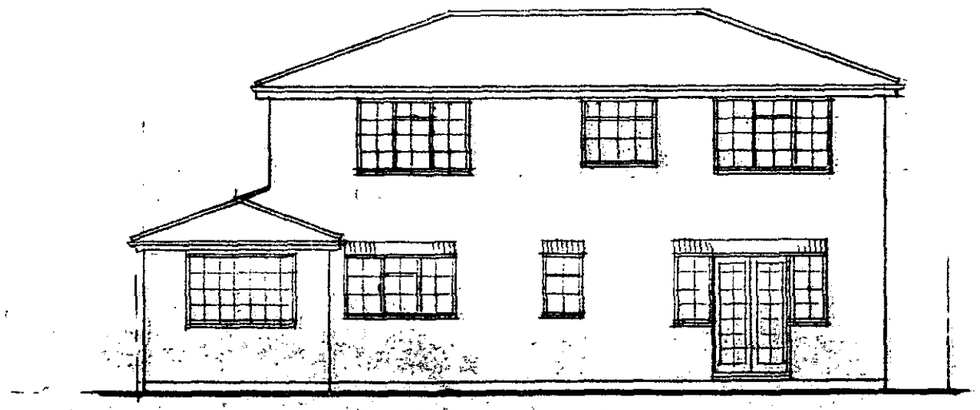
EAST ELEVATION



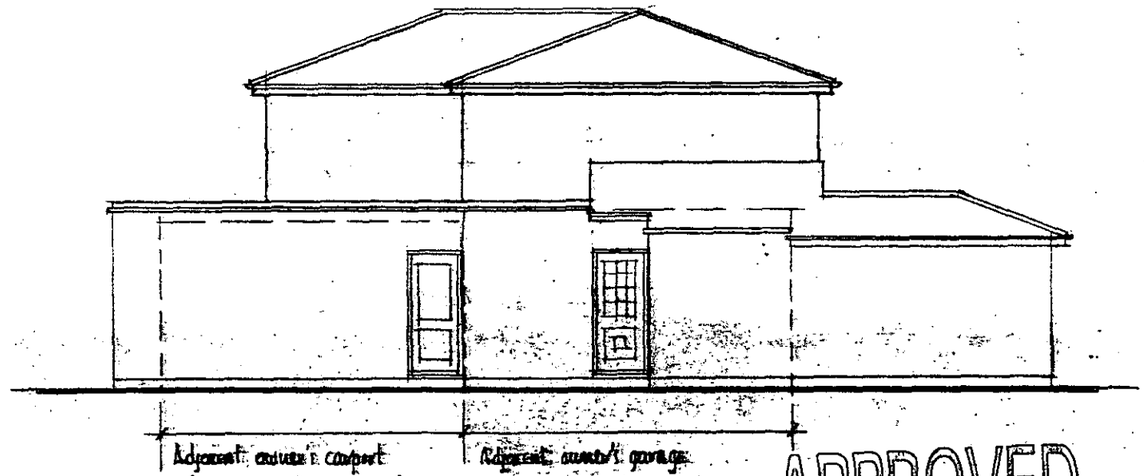
SOUTH ELEVATION

Red brickwork
Grey Stonewold tiles.

19.APR.2001* 3830



WEST ELEVATION



NORTH ELEVATION

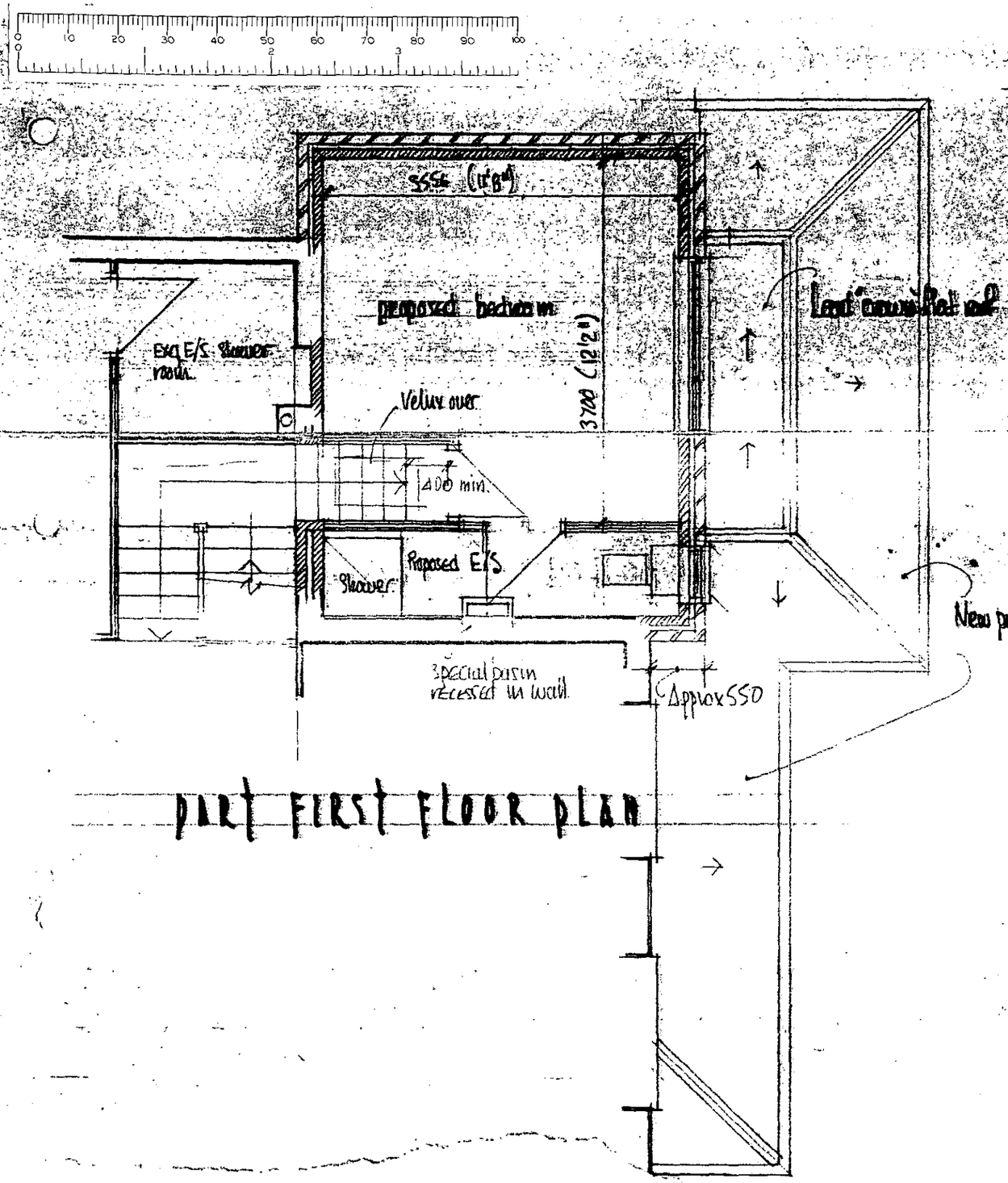
APPROVED

ELEVATIONS : AS EXISTING.

5, PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.: 00/320/4 .SCALE.: 1:100 . DATE: NOV.'00.
Revisions;

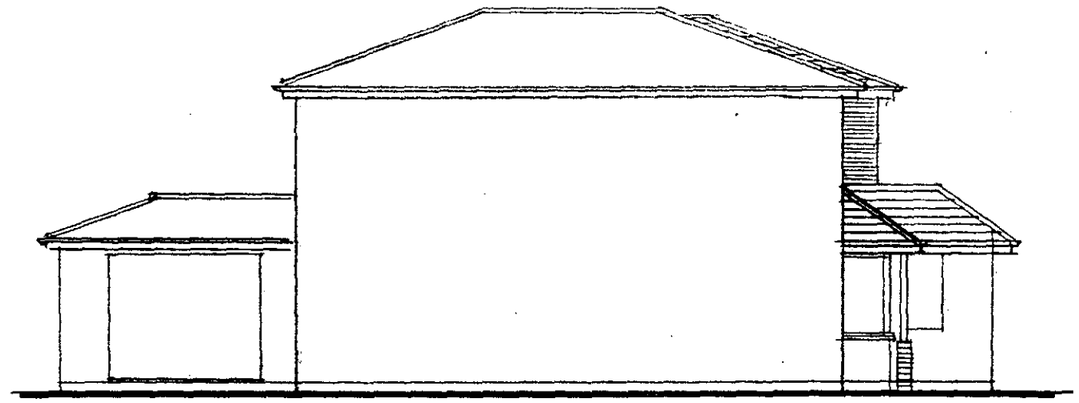
5. PULCHFIELD CLOSE, EARLEY. READING. RG6 5YZ



PART FIRST FLOOR PLAN

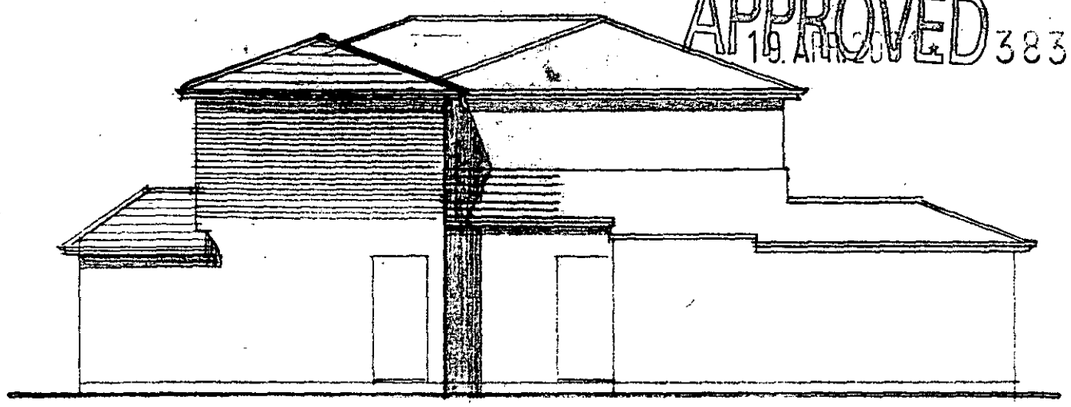


FRONT ELEVATION (E)



SIDE ELEVATION (SOUTH)

APPROVED 15 APR 2001 3830

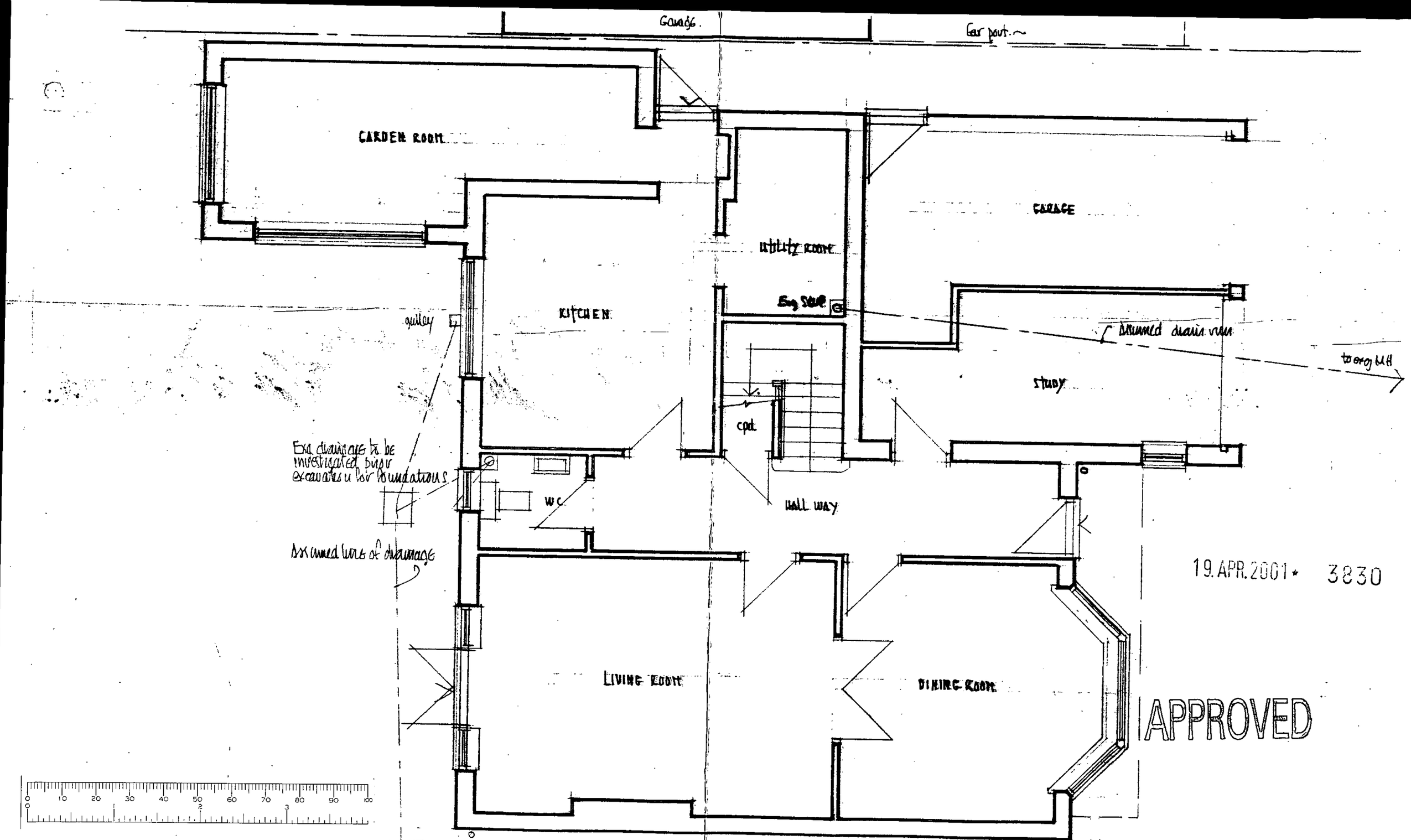


SIDE ELEVATION (N)

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.; 00/320/10 SCALE.; 1:50 & 1:100 DATE; 17/04/01

Revisions;



19.APR.2001 * 3830

APPROVED

GROUND FLOOR PLAN: AS EXISTING

5, PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.; 00/320/2A. SCALE.; 1:50 . DATE; NOV. '00.
Revisions; A. Drainage added. 28/02/01.



WEST ELEVATION (REAR) AS PROPOSED

APPROVED

5, PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ

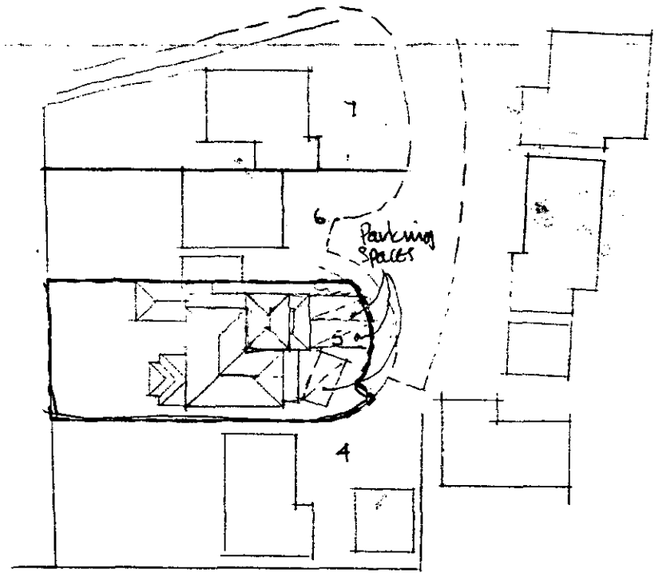
ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

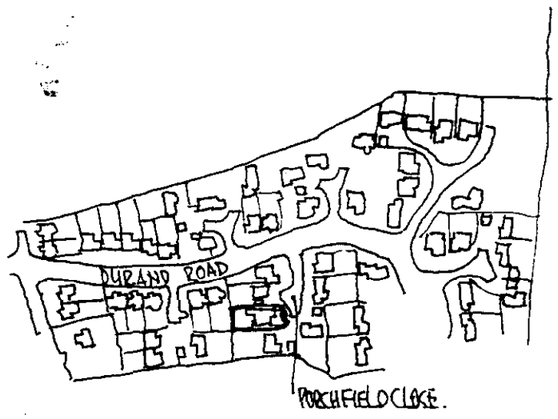
DRG. NO.: 00/520/11 .SCALE.: 1:100 . DATE: 8/05/01

Revisions;.....



SITE PLAN 1:500

3 No existing external parking spaces are shown above. A further space within the existing garage making a total of 4.



LOCATION PLAN 1:2500

19.APR.2001* 3830

APPROVED

0 10 20 30 40 50 60 70 80 90 100

5, PORCHFIELD CLOSED, EARLEY, READING, RG6 5YZ

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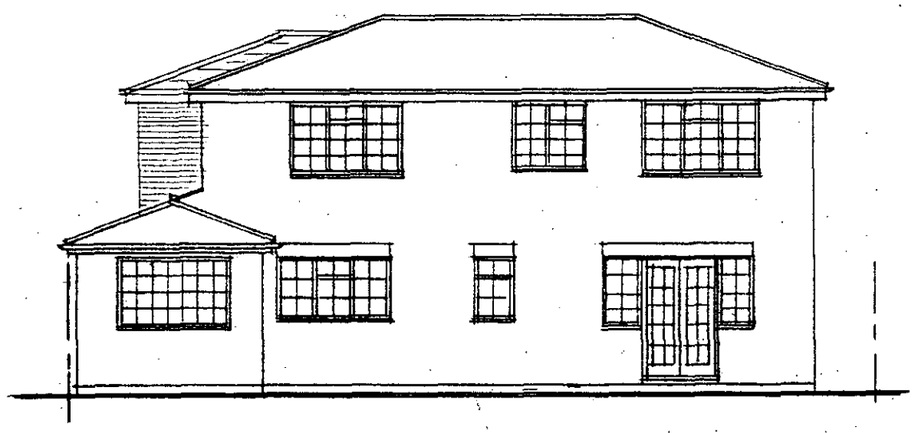
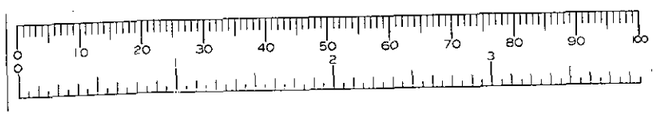
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.: 00/320/1 .SCALE.: As shown. DATE: NOV 00.
Revisions;.....



WEST ELEVATION (REAR) AS PROPOSED

5, PORCHFIELD CLOSE, EARLEY, READING, RG6 5YZ



ROGER PRING & SONS.

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278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.; 00/520/11 .SCALE.; 1:100 . DATE; 8/05/01

Revisions;.....