APPLICATION NO:
F/2000/1653

LOCATION:
34 Milton Road, Earley Reading.

APPLICANT:
G B Jeffrey Esq C/O John Woods

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

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

G B Jeffrey Esq
C/O John Woods
Heath Copse
Wolverton Road
Baughurst Tadley
Hants
RG26 5JH

Application Number: F/2000/1653

Parish: **EARLEY**

Location: **34, Milton Road, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form replacement 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised plans/drawing number 5/00/4808 A submitted to the Local Planning Authority on 11/07/00 showing the position of replacement conservatory to rear of house.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 26/07/2000

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 to late! Approved 26/07/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
Andrew Thorley	24 AUG 2000
COPIES TO:	ACK:
	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1653 PLANNING OFFICER:

PARISH: EARLEY

PROPOSAL: New plans showing replacement conservatory at rear of house

ADDRESS: 34 Milton Road

APPLICANT: Mr. Jeffrey

No Objection

SIGNED: _____ DATE: 24 AUG 2000

CLERK ~~TO~~ EARLEY TOWN COUNCIL

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1653

Applicant : G B Jeffrey Esq C/O John Woods.

Location : 34, Milton Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form replacement conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27/6/2000

Date Registered : 02/06/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application will have expired on: 28/07/2000. 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 :

Neighbours: No comments received

Earley Town Council: No Objection

Planning Issues : (identified settlement)

1) Impact on neighbours

2) Impact on street scene / visual amenity

24/07/2000
24/07/2000

Application Number: F/2000/1653

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory. It will replace an existing single storey garden room measuring approximately 3.8 m wide by 2.9 m deep.

The proposed conservatory will be 3.8 m wide, and protrude from the rear elevation via the dining room by 4.5 m. It will have a lean to pitched roof with an eaves height of 2.4 m and a ridge height of 2.8 m. To be constructed with brick to below window level. The glazing on the north elevation of the proposed conservatory will be obscured in order to prevent overlooking of the immediate neighbour at No. 32.

No.32, to the north, 2 storey, semi-detached neighbour, extended to the rear with a single storey conservatory measuring 3.6 m wide by 4 m deep, and positioned on the boundary adjacent to the proposed conservatory. As the glazing on the north elevation of the proposal will be obscured the occupants of this property will not be overlooked or overshadowed.

No.36, to the south, 2 storey, semi-detached house, footprint set further back, the view of the proposal will be blocked by the existing garage wall of No.36 therefore due to the orientation and distance away the occupants of this property will not be affected.

No.17 Blackthorn Close, to the west, 2 storey house at the rear, due to the distance away the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the position of the houses built so close together. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/1653
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.	SC04	SR04	This permission relates to the application as amended by and shall be carried out in accordance with revised plans/drawing number 5/00/4808 A. submitted to the Local Authority on 11/07/2000 showing the position of replacement conservatory to rear of house.

John Mitchell
26/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 34 Milton Road Earley Reading.

APPLICATION NUMBER: F/2000/1653

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS 1930's ish dev.

Residential, semi detached houses, along ~~the~~ fairly quick road. Enclosed gardens @ front + rear. detached garages at side.

3. DESCRIPTION OF SITE/BUILDING Extended to rear with single storey extension, semi detached 2 storey house, detached garage at side. Pebble dash + brickwork (orange brick) New upvc windows at front, metal windows at rear, clay tiled roof (red)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, no pedestrian access at side.

LEVELS — No change

BOUNDARY TREATMENT — No 32 extended to rear with a single storey conservatory 4m projection, 3.6m wide + 1m high fence along existing boundary.

OTHERS

— No. 36 There is no boundary fence immediately to the side — further along 1m high not affected wire fence.

No 7, Blackhorn ~~Close boundary~~ — ~~[illegible]~~

Nb Revised plans to be submitted.

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

Tel: 0118 974 6441

Date: **12 June 2000**

My ref: F/2000/1653

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/1653
34, Milton Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form replacement 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1653**
34, Milton Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **12 June 2000**

My ref: F/2000/1653

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2000/1653
34, Milton Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory.

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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.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1653**
34, Milton Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 JUN 2000	Map No. 41.. Site ..0:06..
Officer: AFJ | Application No. F/2000/1653	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM REPLACEMENT CONSERVATORY

Location: 34 MILTON ROAD

Parish: EARLEY Ward: Whitegates 12.6.

Applicant: MR JEFFREY

Fee Received 95-00 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	POSSIBLE ENCROACHMENT	✓	21/6/00 See letter
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

Encroachment. ✓

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:

S/N + 21, 32 + 36 Milton Road ✓
2 Byron Road
17 Blackthorn Close.

Date: 14 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1653

Location: 34, Milton Road, Earley, Reading.

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

Applicant: G B Jeffrey Esq C/O John Woods.

Case Officer: Andrew Thorley

The new plans show the following: Replacement conservatory to rear of house. Drawing no 5/00/4808 Rev A.

Comments are required by 24/07/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No: W00/1653 (Planaps) / (Ludhouse) Date Rec. 11/07/2000

Location: 24, Milton Road,

Parish Earley

Applicant: G.B. Jeffrey

Description of attached plans Replacement Conservatory to rear of house

Drawing No's: S/00/4808 Rev. A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	☐
2.	NK (Env. Design)	☐
3.	XA (Highways)	☐
4.	NF (Building Control)	☐
5.	BC/DC Liaison	☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 14.07.B

Yellow - Part One Copy
Green - Officer's Copy

PLAN	31632
POL	
DC	AT
APP	
CS	
11 JUL 2000	
COPIES TO:	ACK:
	FILE

John Woods A.M.I.B.C.O.
Associate of the Chartered Institute of Building

Building Consultant for Plan Drawing, Bill of Quantities, Estimating, Improvement Grants, Surveys, etc., Building Supervision

Heath Copse
Wolverton Road
Baughurst
Basingstoke
Hants RG26 5JH
Telephone: ~~0734 812706~~ 01189812766

Wokingham D.C.
Planning Services
F.A.O. Andrew Thorley

7/7/00.

REVISED PLAN
1653

34 Milton Road, Earley

Following our recent telephone conversation I enclose six copies of Drg No 5/00/4808/A for your attention. The application is Ref F/2000/1653.

JW.

FROM: Andrew Thorley

DATE: 12 June 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1653

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

Site Address: 34, Milton Road, Earley, Reading.

Applicant: G B Jeffrey Esq C/O John Woods.

Your observations are required in respect of this application **by 07/07/2000** .

NO OBJECTION

PLA
FOL
CS
27 JUN
COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Yours ref.
Andrew Thorley - F/2000/1653

34 Milton Road,
Earley,
Reading,
Berkshire. RG6 1EN
Tel. 0118 9264832

19th June 2000

Development Control Manager.
Wokingham District Council.
Environmental Services Department.
Planning Services.
P.O. Box 157.
Shute End
Wokingham. RG40 1WR.

PLANNING SERVICES | APT
POL AT | LS
DC | ENF
APP
CS | 30823
21 JUN 2000
COPIES TO: | ACK:

Dear Sir.

Application No. F/2000/1653 - 34 Milton Road. Earley.
Proposed single storey rear extension to dwelling
to form replacement conservatory.

Thank you for your letter dated 15th June 2000 and I am pleased to confirm that no part of the development encroaches onto, over or under neighbouring property.

Please find enclosed Section 66 Certificate duly completed

Yours faithfully

G.B. JEFFERY.

G.B. JEFFERY.

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

~~On behalf~~ of . . . . . .

Date . . . . . 19th June 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 34 MILTON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
ARA 2643	Mrs Mrs G. Lefferey	S/St. Rt.	10.6.87	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

02. JUN. 2000 6653

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	G. B. Jessrey Esq
	ADDRESS	34 Milton Road, Edrley Reading
	POST CODE	RG6 1EN Tel. No. 9264832
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	John Woods
	ADDRESS	Heath Copse, Wolverton Road, Baughurst Tadley
	POST CODE	RG26 5JH Tel. No. 01189812766
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	As 1
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Replacement 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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — Bricks to match Polycarbonate

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED J Woods. ON BEHALF OF G.B. Jessery

DATE 26/5/00.