APPLICATION NO:
F/2001/4659

LOCATION:
3 Mint Close, Earley Reading.

APPLICANT:
Mr & Mrs S Lyons C/O C A Associates

PROPOSAL:
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).

EARLIEST DATE FOR DECISION: **24/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/10/2001

CASE OFFICER: **George Allpress**

D2

RAILEX
Marbleboard

EASIFILE EP7

1249

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Lyons
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Application Number: F/2001/4659

Parish: **EARLEY**

Location: **3, Mint Close, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).**

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 elevations of the extensions hereby approved 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.

Condition
6. Prior to first occupation of the development hereby approved, the extended driveway shall be constructed and completed of a bonded material over a minimum width of 4.8 metres and thereafter so maintained.

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.

Reason
6. In the interests of highway safety and to ensure compliance with Local Plan Policies.

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.

Anna Cronin
Head of Planning & Transportation
Date: 05/10/2001

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.

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

Tel: 0118 974 6442

Date: **23 August 2001**

My ref: F/2001/4659

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/2001/4659
3, Mint Close, Earley, Reading.
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).

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,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4659**
3, Mint Close, Earley, Reading.
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6442

Date: **23 August 2001**

My ref: F/2001/4659

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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George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4659**
3, Mint Close, Earley, Reading.
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).
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: **23 August 2001**

My ref: F/2001/4659

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

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Application Number: F/2001/4659
3, Mint Close, Earley, Reading.
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).

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Yours faithfully,

George Allpress

Development Control Officer

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/4659**
3, Mint Close, Earley, Reading.
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Received by Wokingham District Council

Application No: F/2001/4659

PROPOSAL:
Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).

LOCATION:
3, Mint Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM *between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.*
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4659 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/09/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

23 August 2001

WORK SHEET FOR : George Allpress

Application Number : F/2001/4659

Applicant : Mr & Mrs S Lyons C/O C A Associates.

Location : 3, Mint Close, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 4/9/01

Date Registered : 13/08/2001

Earliest Date for Decision : 24/09/2001

Latest Consultation Date/Site Notice Expiry Date : 24/09/2001
21/09/01

This application will have expired on: 08/10/2001. 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 :

Planning Issues :

WORK SHEET FOR: George Allpress

Application Number: F/2000/4659

Applicant: Mr & Mrs Lyons C/O A Associates.

Location: 3 Mint Close, Earley, Reading.
Proposal: Proposed first floor side extension to dwelling (amendment to consent F/2000/3045).

Site Notice Displayed? :	YES	NO	DATE
	✓yes		25/08/01

Date of Neighbour Notifications : 23/08/01

Date of Site Visit : 04/09/01

Date Registered : 13/08/2001

Earliest Date for Decision : 24/09/2001

Latest Consultation Date/Site Notice Expiry Date : 24/09/2001
21/09/01 (GA)

This application will have expired on: 08/10/2001. 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 :

Earley Town Council - no objection.

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 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/4659

Appraisal :

The application property is a modern detached house with garage linking this to the neighbour to the west no.2 Mint Close. To the west is open space consisting of a recreation ground.

The application proposes an amendment to a two storey side extension which received planning permission on the 6th February of this year.

The amendment consists of an additional 0.3 metre in the width of the first floor extensions. The application is the same in all other respects.

Neighbour amenity is not considered at issue, as the proposed extension would be on the unattached side of the dwelling facing the adjacent amenity ground. the nearest neighbouring house is no.15 to the south east, or 19/24 Parsley Close to the south west, (15 and 25 metres distant respectively).

Similarly, the extension is considered acceptable in terms of street scene.

Highways raised no traffic objections to the original submission and the current amendment raising no additional parking demand.

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

Application Number: F/2000/4659
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6			Non Standard Condition:
			Prior to first occupation of the development hereby approved, the extended driveway shall be constructed and completed of a bonded material over a minimum width of 4.8 metres and thereafter so maintained.
			Reason:
			In the interests of highway safety and to ensure compliance with Local Plan Policies.
			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.

5.10.01

RECORD OF SITE VISIT

SITE ADDRESS: 3 Mint Close, Earley, Reading.

APPLICATION NUMBER: F/2000/4659

OFFICER: George Allpress

DATE OF SITE VISIT: 04/09/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement comprising modern residential estate.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES No.15 to the south east- no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Private drive, single garage with parking for two cars.
LEVELS	Gradual fall to south west.
BOUNDARY TREATMENT	Open plan to front, mixed hedge and timber fencing
OTHERS	None

FROM: George Allpress

DATE: 23 August 2001

28 AUG 2001
Earley Town Council

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4659

Proposal: Proposed first floor side extension to dwelling (amendment to consent F/2000/3045)..

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

Applicant: Mr & Mrs S Lyons C/O C A Associates.

Your observations are required in respect of this application **by 24/09/2001** .

NO OBJECTION

CHECKED

SIGNED: _____ DATE: 20 SEP 2001

Clerk To Earley Parish/Town Council.

GA

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4659 relates.

Address of site 3 Munt Close

Earley Reading RG6 5G4

Signed _____

Date 25.8.01

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

1

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 AUG 2001	Map No. 57 Site .....
Officer: GA | Application No. F 2001/4659	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

13.AUG.2001* 4659

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/3045)

Location: 3 MINT CLOSE

Parish: EARLEY Ward: Redhatch

T.W 23/8/01

Applicant: MR/MRS S LYONS

resubmission amendment to 2000/3045

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			
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 : 23/8/01 T.W.

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 and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

Recd AM 13.8.01

Environmental Services

For office use only.
Application number: 13.AUG.2001* 4659

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 S LYONS.
	Address and postcode	3 MINT CLOSE, EARLEY. READING.
	Phone number	
	Agent's Name	C.A. ASSOCIATES
	Address and postcode	18 CINNAMON CLOSE EARLEY. READING. RG6 5GP
	Phone number	0118 9869330
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.	3 MINT CLOSE EARLEY.
4	Give brief details of the proposal for example, two storey side extension About the application	FIRST FLOOR SIDE EXTENSION OF 305mm.
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.	ALL TO MATCH 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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.		
	RESUBMISSION		
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 MR & MRS S LYONS.

Date 09.08.01.

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

MASTER CARD FOR

ADDRESS MINT CLOSE PARISH EARLEY

PLOT No. AREA HH LOWER EARLEY ORD. SHEET No. SU 7870 5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIV. OF READING	EXPANSION OF UNIV.	16.9.64	CL
949/73	"	O/L. RES. DEV.	22.11.73	R
01945	DYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235/95	ROVIS	B.F.K.L.F.Y. - DISTR. ROADS	24.11.77 15.12.77	CL
22853	NEW IDEAL HOMES LTD.	SITE COMPOUND	30.1.85	CL
		13.AUG.2001 *	4659	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 189

DRAINAGE

091074

ADDRESS 3 MINT CLOSE PARISH EARLEY

PLOT No. 10 AREA HH ORD. SHEET No. SU 7870 5-7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21663	NEW IDEAL HOMES	DET. HOUSE & GARAGE	25.6.84	CL
BR23353	"	"	25.6.84	APP
F/2000/3045	Mr. & Mrs. Lyons	2 SHS & S/SHS	6.2.01	AP

DATE OF COMPLETION

MINISTRY DECISION

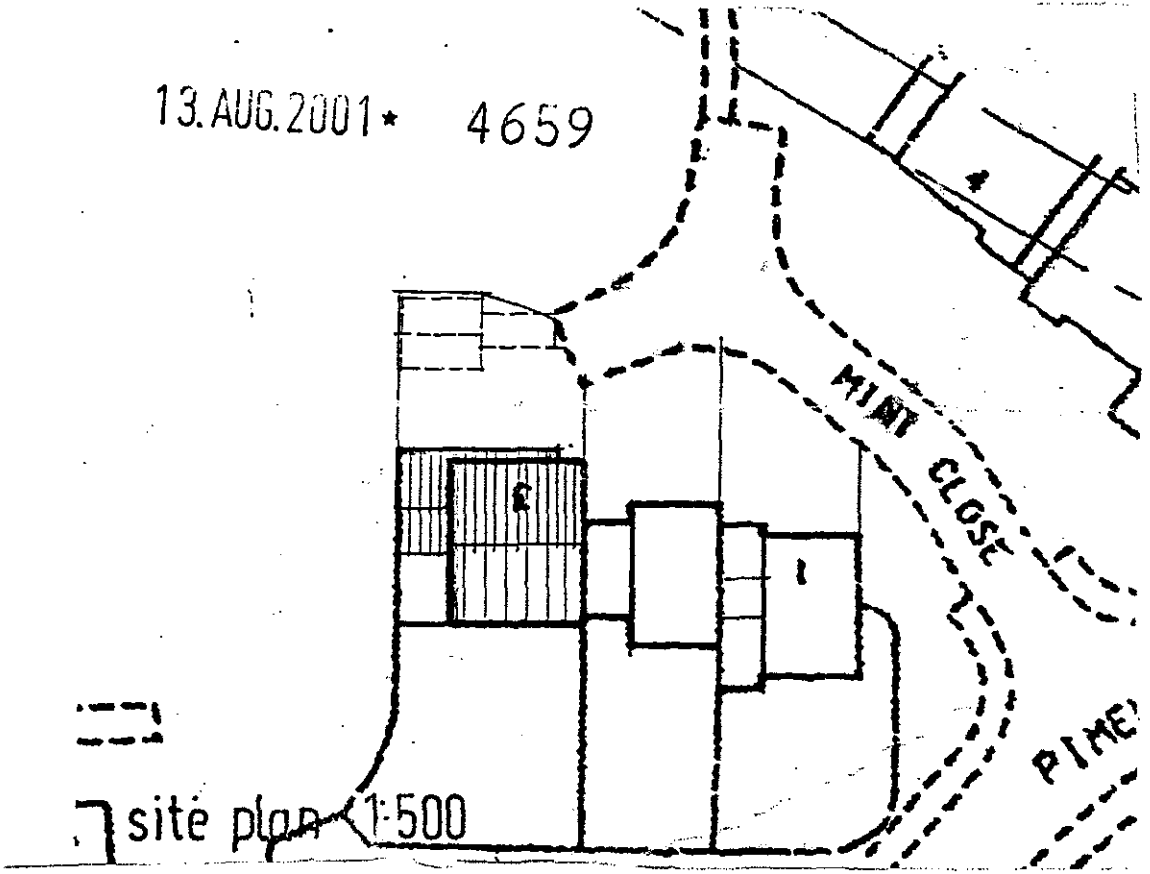
SPECIAL ORDERS

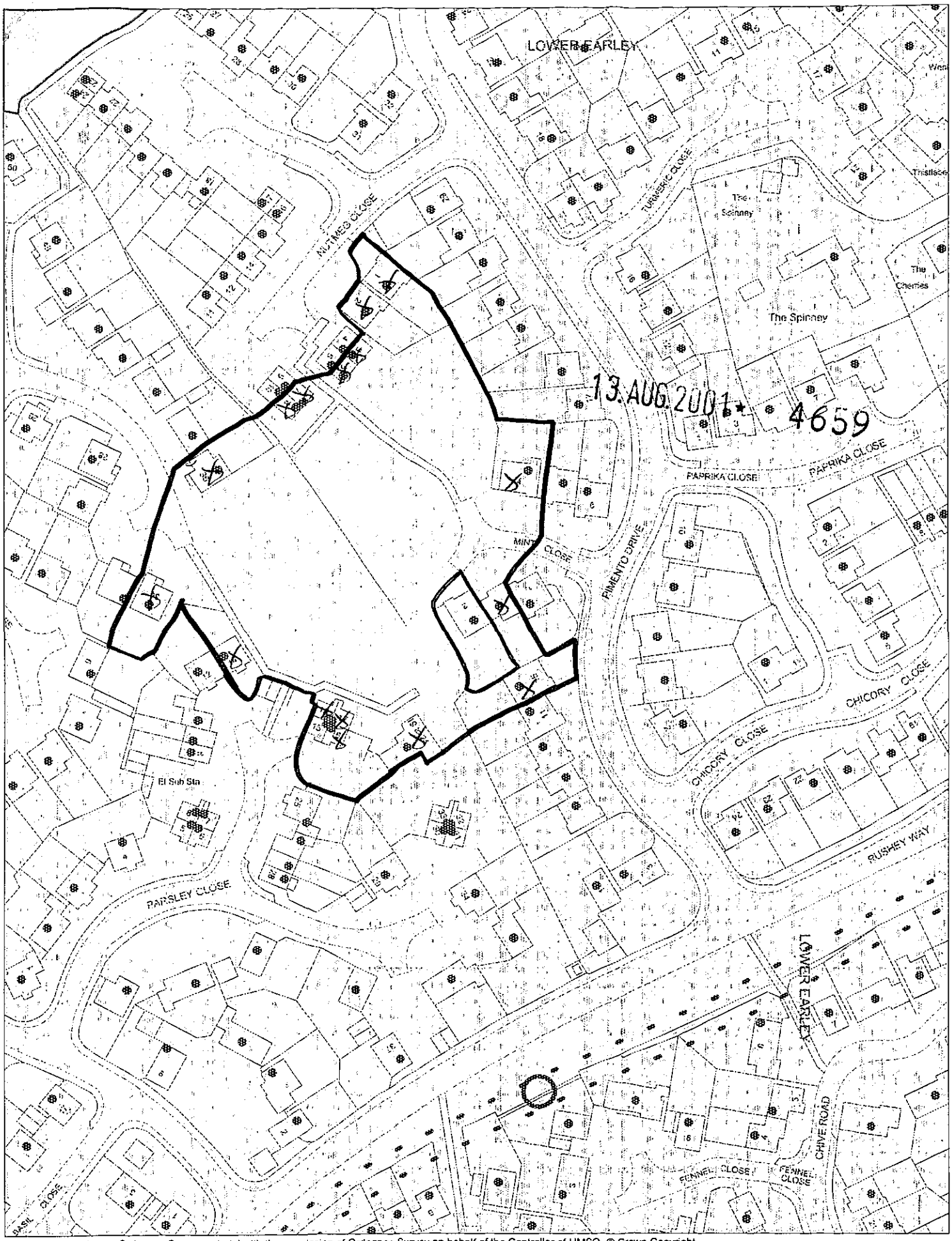
DRAINAGE

091074

13.AUG.2001 * 4659

13. AUG. 2001 * 4659





13 AUG 2001 * 4659

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Development Control Section, Environmental Services, Wokingham District Council.
14 August 2001 Scale: 1 : 1250

N W E S