APPLICATION NO:
F/2001/4688

LOCATION:
3 Stockbury Close, Earley Reading.

APPLICANT:
Mr & Mrs Putney C/O John R Hall

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

EARLIEST DATE FOR DECISION: **28/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/10/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

No OBS 18.10.01

1278

D1

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Putney
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
Berks RG7 1AX

Application Number: F/2001/4688

Parish: **EARLEY**

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

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1/2 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

Anna Cronin
Head of Planning & Transportation
Date: 08/10/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/4688

Applicant : Mr & Mrs Putney C/O John R Hall.

Location : 3, Stockbury Close, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/9/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/9/01

Date Registered : 14/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 09/10/2001. 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 :

Neighbours: No comment received

Earley TC: No objection

Planning Issues : (undefined settlement)

1) neighbour

2) street.

Application Number: F/2001/4688
Appraisal :

The proposal is for a single storey rear extension to form a conservatory, to a 2 storey detached house.

The proposed conservatory will be 4 metres wide and will project 3.5 metres from the rear elevation of the house via the existing living room area. The eaves height of the hipped pitch roof will be 2.3 metres with a ridge height of 3.1 metres.

The rear garden is bounded with a 1.8 metre high fencing.

1) Impact on neighbouring properties

It is considered that due to the orientation, distance away and the adjoining boundary treatments, the neighbouring properties to the rear of the property will not be affected by the proposals.

2) Impact on street scene 'visual impact.

The proposal is in keeping with the existing house in terms of design and materials therefore no adverse impact on street scene/visual amenity of the area -considered acceptable.

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

9/10/01

expires 9/10/01

Application Number F/2001/4688
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 to Match

RECORD OF SITE VISIT

SITE ADDRESS: 3 Stockbury Close
Earley Reading.

APPLICATION NUMBER: F/2001/4688

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? 2 Yes on front garage

2. DESCRIPTION OF SURROUNDINGS

'Residential' open plan front gardens

3. DESCRIPTION OF SITE/BUILDING

2 storey previously extended detached house with integral garage. Enclosed rear garden. Grey/brown brick, brown clay tile roof, brown stained windows + doors, fascia boards + black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 1, 2 storey detached house, detached double garage adj with shed, to proposal + nearest to, no windows on flank elev

No 5, 2 storey detached house set in line with No 3. main windows face rear garden, no windows on flank elev.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing ok front garage + driveway

LEVELS — No 84. Beechlawn 0.5m higher
— No 1. slightly higher No 3. 450mm higher
— No 5. Slightly lower than No 3.

BOUNDARY TREATMENT — No 1. 1.85m fence + Shrubs

OTHERS — No 84 Beechlawn to rear 1.8m fence
— No 5. 1.8m fence + trellis on top

No No impact on No 1 will not be visible, no overlooking.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4688
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6441

Date: **29 August 2001**

My ref: F/2001/4688

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/2001/4688
3, Stockbury Close, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4688**
3, Stockbury Close, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6441

Date: **29 August 2001**

My ref: F/2001/4688

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
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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 6441

Date: **29 August 2001**

My ref: F/2001/4688

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
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3, Stockbury Close, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

Received by Wokingham District Council

Application No: F/2001/4688

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

LOCATION:
3, Stockbury 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/2001/4688 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/09/2001. 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

29 August 2001

FRI - A.M.

F/2001/4688

Andrew,

Lady nesct door NO. 1. very concerned about windows on the conservatory will be overlooking her property/privacy. She is old and not in good health. I have told her to write in.

Thanks Lynn.

daughter will either write to or

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 _____

FROM: Andrew Thorley

DELEGATED

DATE: 29 August 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4688

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

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

Applicant: Mr & Mrs Putney C/O John R Hall.

Your observations are required in respect of this application **by 28/09/2001** .

NO OBJECTION

SIGNED: _____ DATE: 20 SEP 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 AUG 2001	Map No. 58. Site .....
Officer: AT | Application No. F/2001/4688	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

14.AUG.2001* 4688

Description:

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

Location: 3 STOCKBURY CLOSE

Parish: EARLEY **Ward:** Redhatch

28/8/01 T.W

Applicant: MR/MRS PUTNEY

PD rights removed.

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 : 28/8/01. 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

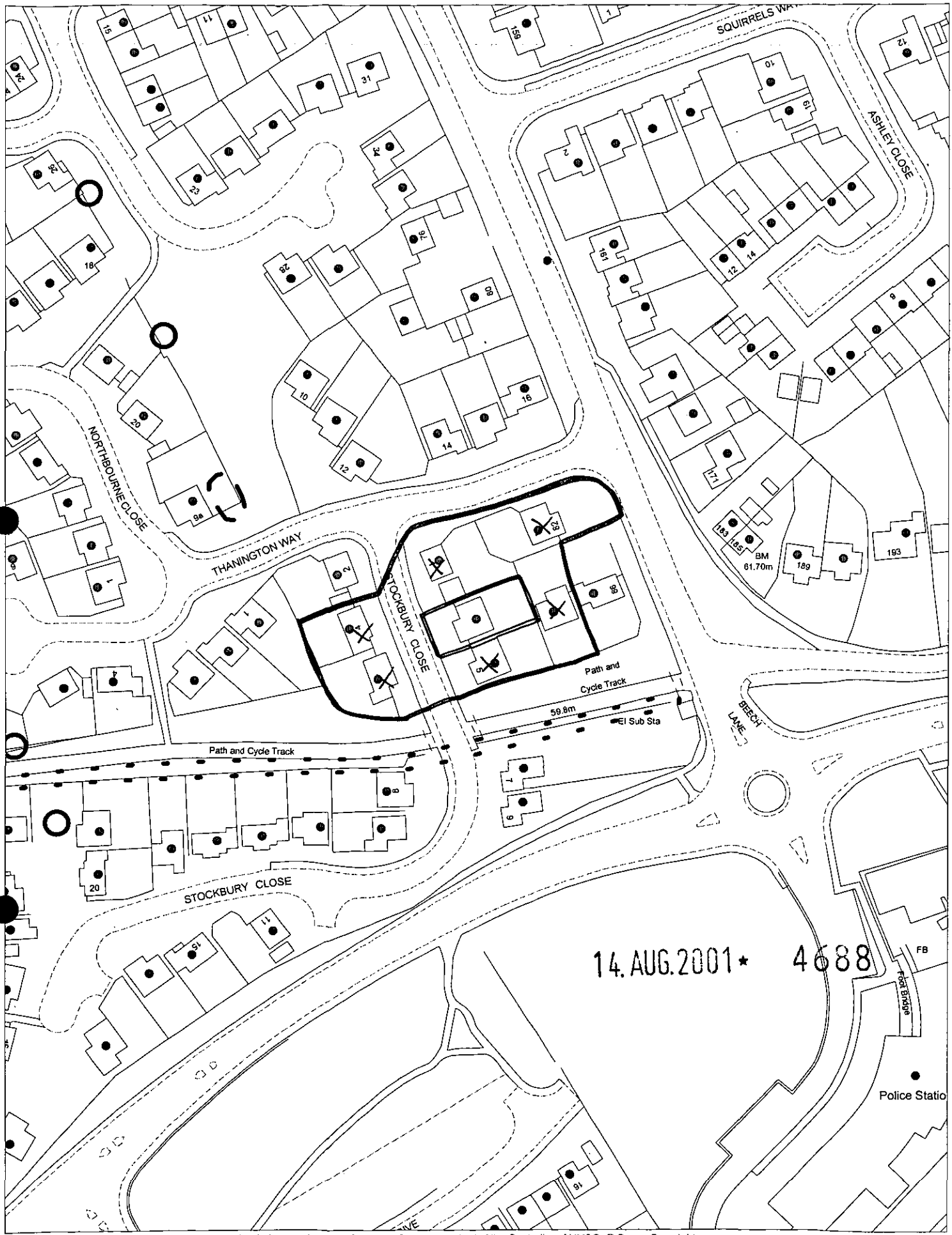
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....No. pre apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map.....



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Development Control Section, Environmental Services, Wokingham District Council.

15 August 2001

Scale: 1 : 1250

N
W E
S

MASTER CARD FOR

ADDRESS STOCKBURY CLOSE PARISH EARLEY

PLOT No. AREA U LOWER EARLEY ORD. SHEET No. SU 7470 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
433/56	Mr. Bunce	O/L Res. Dev.	23.7.56	N/A Re
01945	Pye + Others	Lower Earley Plan	App. According to minut	
04530	Gough Cooper	O/L Res. Dev.	10.6.75	N/A Re
07235.95	Boris	Bt. K.L.T.Y Distr. Roads	24.11.77 LT. 12.77	N/A Cl
09936	Gough Cooper	O/L Res. Dev.	15.3.79	N/A Cl
12343	"	Res. Dev.	17.1.80	N/A Cl
BR13180	"	"	3.9.80	App N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 74R/95 ADS No. 22

DRAINAGE

091074

14.AUG.2001* 4688

ADDRESS 3 STOCKBURY CLOSE PARISH EARLEY

PLOT No. 5 Area U Lower Earley ORD. SHEET No. SU 7470 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15839	J. Miller + partners	Det. house + garage	25.6.81	N/A o/
BR14365	"	"	1.9.82	App N
38702			7.1.92	C
BRA11088	MR. R. PUTNAM	Ext. Det.	3.12.91	APP
TP96/5276	"	"	31.5.96	APP

DATE OF COMPLETION

MINISTRY DECISION PD Ext. - Conservatory - Mrs Putney 15/06/01 (Y)

SPECIAL ORDERS PD Ext. - S/St. Ltr. - 10.4.96

DRAINAGE

091074

6

Environmental Services

For office use only.
Application number 14. AUG. 2001 * 4688

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 Address and postcode Phone number	MR & MRS. R. PUTNAM 3 STOCKBURY CLOSE LOWER EARLEY READING RG6 2YL.
2	Agent's Name Address and postcode Phone number	JOHN R HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
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 STOCKBURY CLOSE LOWER EARLEY READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY REAR CONSERVATORY EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING
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:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	NORMALLY INITIAL PERMITTED DEVELOPMENT. APPLICATION REQUIRED AS EXPRESS CONDITION.		
	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 R. Putney.

Date 9/8/01

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