APPLICATION NO:
F/2001/3344

LOCATION:
51 Jay Close, Lower Earley Reading.

APPLICANT:
Mrs Farrant C/O L A Fuller

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

EARLIEST DATE FOR DECISION: **12/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
06/04/2001

CASE OFFICER: **Patrick Haran**

RAILEX
Manchboard

EASIFILE EP7

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Farrant
C/O L A Fuller
14 Blenheim Drive
Witney
Oxon
OX28 5LH

Application Number: F/2001/3344

Parish: **EARLEY**

Location: **51, Jay Close, Lower Earley, Reading.**

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

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

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

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

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 LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

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 : Patrick Haran

Application Number : F/2001/3344

Applicant : Mrs Farrant C/O L A Fuller.

Location : 51, Jay Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/4/01

Date Registered : 09/02/2001

Earliest Date for Decision : 12/03/2001

Latest Consultation Date/Site Notice Expiry Date : 12/03/2001

This application will have expired on: 06/04/2001. 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 :

Barley Town Council — No objection
Neighbour responses - none

APR 01

Planning Issues :

1/ Impact on neighbouring properties
2/ Impact on streetscene
3/ Development plan context
4/ Highways

Application Number: F/2001/3344

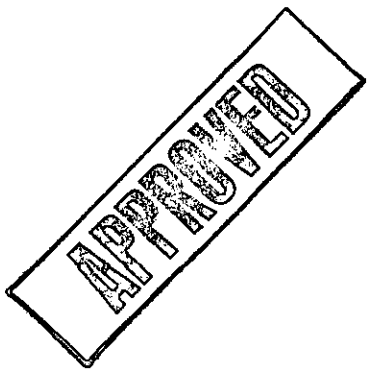
Appraisal:
The proposal under consideration is for a single storey extension to the rear of a 2 storey detached property to form a conservatory.
The proposal would project approx. 3.7 metres from the rear building line of the existing dwelling and would be approx. 5m wide.
The proposal would incorporate a ridged roof design, standing at approx. 3.5metres to the ridge and falling to approx. 2.3metres at the eves.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The application site is bounded by a 1.8m Close Board fence, with a line of semi mature trees to the rear fence line. There are two similar developments either side of the proposal site and further similar developments in neighbouring gardens.
Being single storey with a clear glazed roof, it is not considered that the proposed development would have a significant impact on light to adjoining properties.
There are no windows in the side elevations of either adjoining properties, in this respect it is not considered that overlooking would be an issue.
The proposal would be sited approx. 4.5m from the boundary with No.49 and approx. 3m from No.62. This is not considered to be significantly overbearing and, on balance, the impact of the proposal on the amenity of neighbouring properties is not considered to be significant.

2/ IMPACT ON STREET SCENE
Proposal would not be visible from Jay Close, there would be no impact on the streetscene.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.



Recommendation: Approval: ✓ **Refusal:**

Application Number F/2001/3344
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	RD01	SYV to be developed

RECORD OF SITE VISIT

SITE ADDRESS: 51 Jay Close Lower Earley Reading.

APPLICATION NUMBER: F/2001/3344

OFFICER: Patrick Haran

DATE OF SITE VISIT: 6/4/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS 2 storey detached dwellings similar developments either side & surrounding

3. DESCRIPTION OF SITE/BUILDING
New build 2st detached - to rear of.
Semi mature trees to rear fenceline

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - 1.8m c/B fencing

5. SITE CONSTRAINTS

TREES Semi mature to rear fence.

ACCESS/PARKING —

LEVELS Level.

BOUNDARY TREATMENT 1.8 C/B

OTHERS

APPROVED

FROM: Patrick Haran

DATE: 16 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3344

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

Site Address: 51, Jay Close, Lower Earley, Reading.

Applicant: Mrs Farrant C/O L A Fuller.

Your observations are required in respect of this application **by 12/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3344
CASE OFFICER: Patrick Haran

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

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

Tel: 0118 974 6482

Date: **16 February 2001**

My ref: F/2001/3344

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/2001/3344
51, Jay Close, Lower 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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3344**
51, Jay Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6482

Date: **16 February 2001**

My ref: F/2001/3344

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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John Mitchell
Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory.
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6482

Date: **16 February 2001**

My ref: F/2001/3344

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Patrick Haran** Application Number: **F/2001/3344**
51, Jay Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2001/3344

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

LOCATION:
51, Jay Close, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2001. 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

16 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 FEB 2001	Map No. 58 Site .003.....
Officer: PH | Application No. F/2001/3344	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 CONSERVATORY

Location: 51 JAY CLOSE

Parish: EARLEY Ward: Redhatch. 16.2.01 J.

Applicant: MRS FARRANT

Fee Received 95-00 (2) 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	Scale ? 1:2500		
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 : 16.2.01 D. 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:

SLN + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

1933

MASTER CARD FOR

ADDRESS JAY CLOSE PARISH LOWER EARLEY

PLOT No. PART AREA 12 ORD. SHEET No. SU. 7470 S2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
01945	LOWER EARLEY	PLAN		C
34718/9		O/L.		R
37147	ROOKER ESTATES	O/L.	18.1.94	C/G
42786	BRYANT	RM. 162 DWELLINGS	6.7.94	Re
42935	"	ACCESS ROAD	19.9.94	C
43887	"	RM. LANDSCAPING	1.5.95	C
94/0084/RM				

MINISTRY DECISION 42786 - APPEAL DISMISSED - 2.12.94

SPECIAL ORDERS

1933

ADDRESS 51 JAY CLOSE PARISH LOWER EARLEY

PLOT No. 29 PART AREA 12 ORD. SHEET No. SU. 7470 S8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
43145	BRYANT	ALT. HOUSE & GARAGE		D.K
FP94/3190	"	"	10.1.95	C/APP

MINISTRY DECISION 43145 - APPEAL ALLOWED - 2.12.94

SPECIAL ORDERS

1959/a

09.FEB.2001 * 3344

HOUSEHOLDER PLANNING APPLICATION

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	Mrs. S.C. Farrant
	ADDRESS	51 Jay Close,
		Lower Early, Berks.
	POST CODE	RG6 4HE Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	L. A. Fuller
	ADDRESS	14 Blenheim Drive,
		Witney, Oxon.
		01993 772936
	POST CODE	OX28 5LH Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	51 Jay Close,
		Lower Early, Berks.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Proposed 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
Polycarbonate roof sheeting
White UPVC frame units
Facing brickwork to match extg.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / ~~NO~~
Existing

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) £95-00
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.

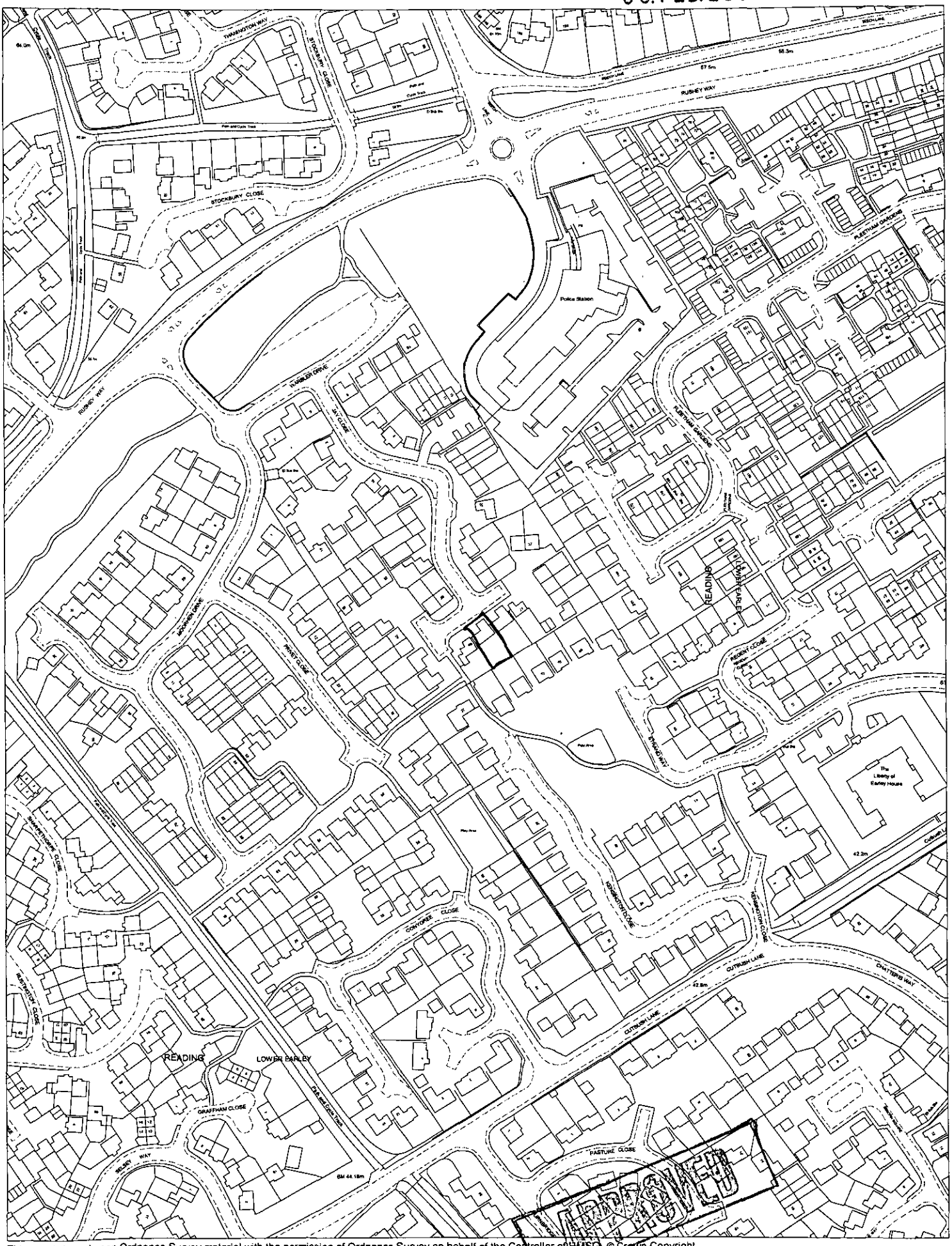
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MRS. S.C. FARRANT

DATE 6TH FEB. 2001.

09.FEB.2001* 3344



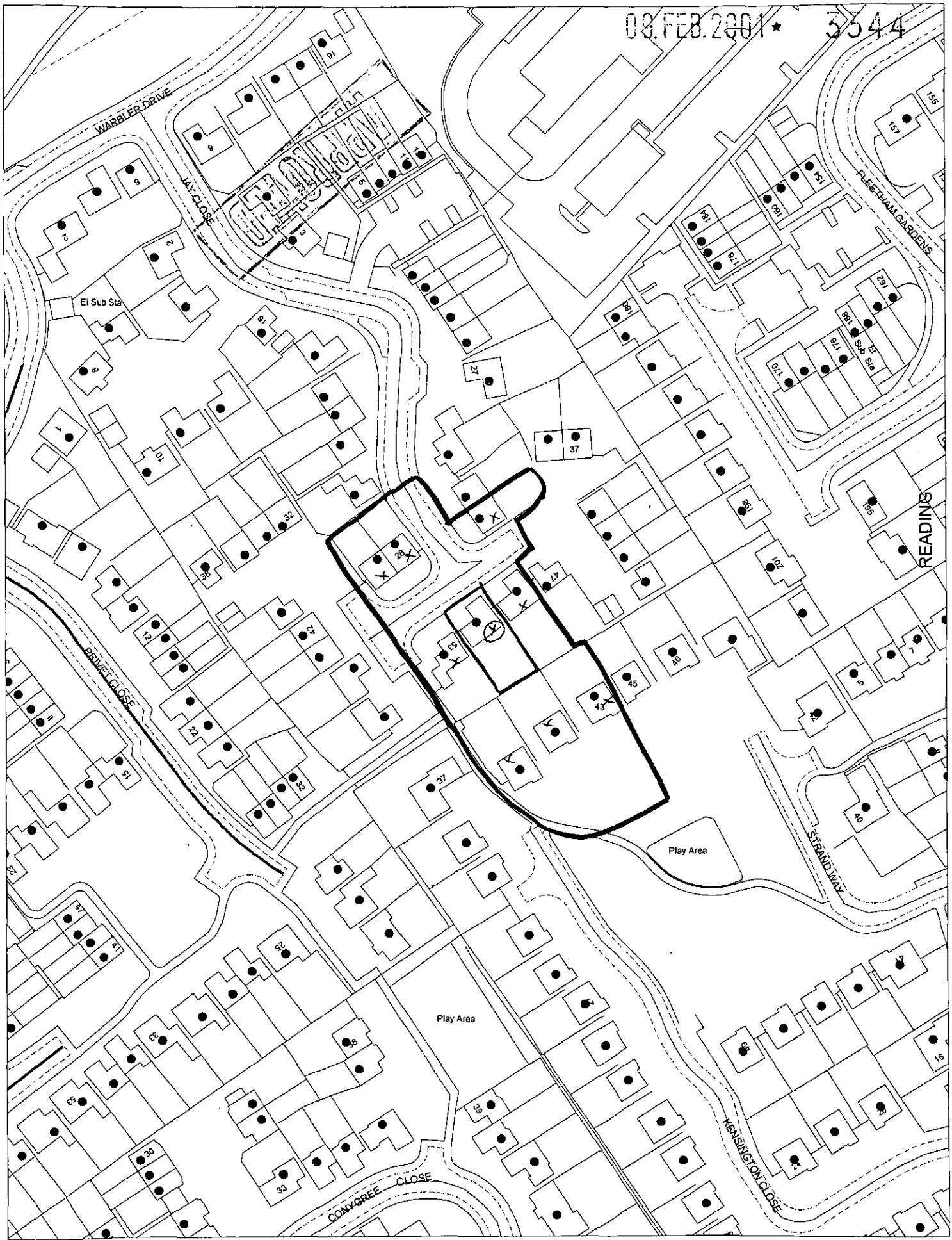
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Central Support Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 2500

N
W E
S



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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.
15 February 2001

Scale: 1 : 1250

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