front extn?

APPLICATION NO:
F/2000/0528

LOCATION:
21 Culver Lane, Earley Reading.

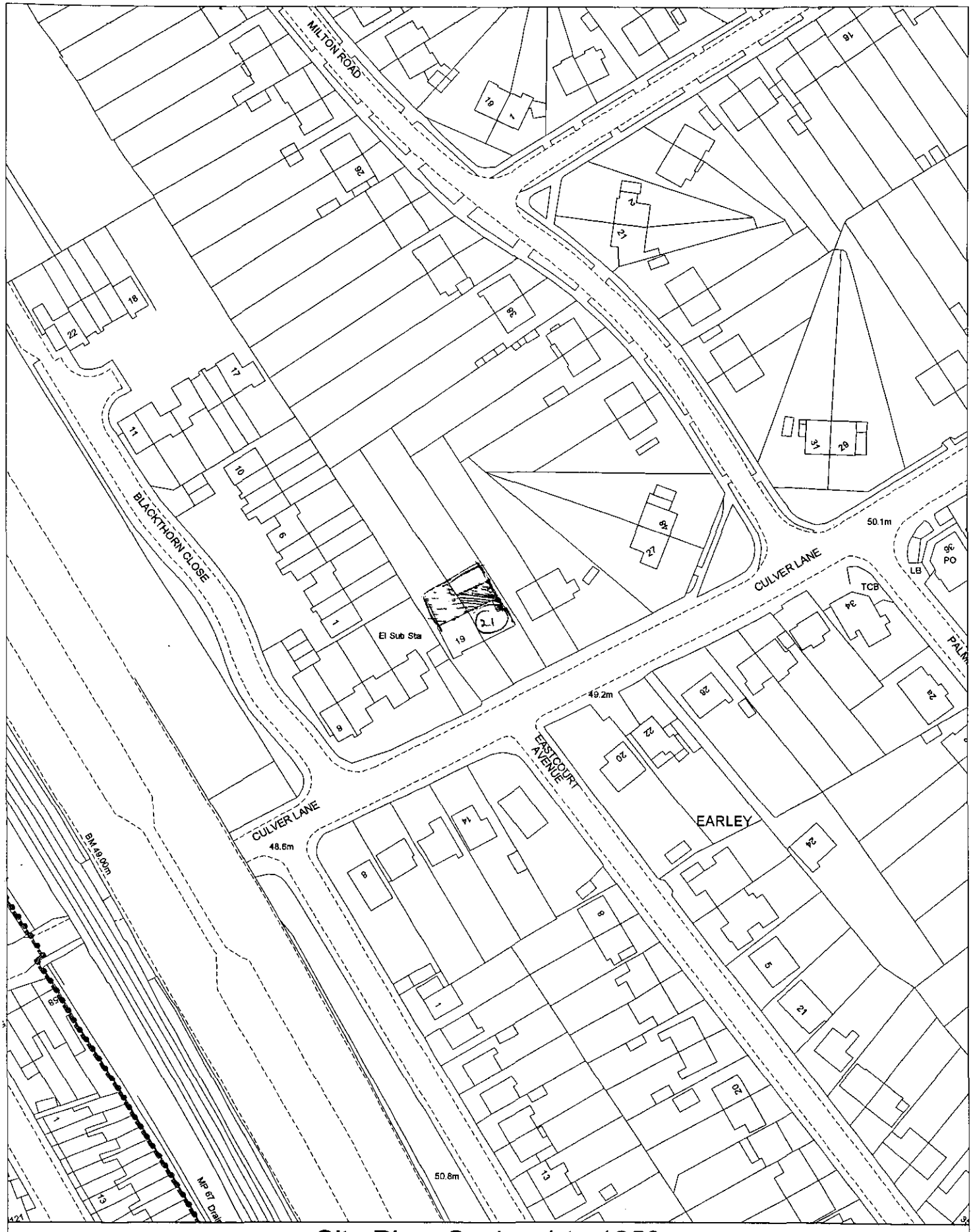
APPLICANT:
Mr Singh C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Joss Miller**



Site Plan, Scale: 1 to 1250

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Date: 9 February 2000

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Singh
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berks
RG30 6AL

Application Number: F/2000/0528

Parish: **EARLEY**

Location: **21, Culver Lane, Earley, Reading.**

Proposal: **Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)**

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 brickworks shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance

Head of Planning and Transportation
Date: 23 March 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.

FROM: Joss Miller

DATE: 18 February 2000

EARLEY CONSULTATION SHEET

Application Number: F/2000/0528

Proposal: Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F).

Site Address: 21 , Culver Lane, Earley, Reading.

Applicant: Mr Singh C/O Peter H Watkins.

Your observations are required in respect of this application **by 12/03/2000**.

27 MAR 2000

ACK:

FILE:

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0528

Applicant : Mr Singh C/O Peter H Watkins.

Location : 21, Culver Lane, Earley, Reading.
Proposal : Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 18/2/00

Date of Site Visit : 13/3/00

Date Registered : 03/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 30/03/2000

Consultation Responses :

Planning Issues :
Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/0528

Appraisal :

This application is for a single storey rear extension.

Neighbours
No 19 has a large 2 storey rear extension and so will not be adversely affected by this proposal. No 23 has a single storey side extension to the boundary of the property, then a 1.8m fence and after that a 2m hedge. The conservatory has a depth of 3.5m and a height of It is considered that the boundary treatment is such that any effect on the neighbour will be minimised.

Street scene.
The conservatory is to be constructed to the rear of the dwelling and so it will mainly be obscured from the street scene by the footprint of the house, any any impact will be minimised.

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

Application Number F/2000/0528
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork.

RECORD OF SITE VISIT

SITE ADDRESS: 21 Culver Lane Earley Reading.

APPLICATION NUMBER: F/2000/0528

OFFICER: Joss Miller

DATE OF SITE VISIT: 18/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Semi-d & detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
19. Has large 2/s rear extn.
23. Garage to side of house.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING fine.

LEVELS —

BOUNDARY TREATMENT ② 1.8m fence, 2m ③ hedge · 1.8m ① brick wall.

OTHERS —

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0528**

21 , Culver Lane, Earley, Reading.

Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 17/3/00

Councillor J Lissaman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
21 MAR 2000	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6463

Date: 16.03.00.

My ref: F/2000/0528

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

CONFIDENTIAL

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: F/2000/0528
21 , Culver Lane, Earley, Reading.
Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00.

Yours faithfully

Chris Day
Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0528**
21 , Culver Lane, Earley, Reading.
Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Lissaman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 16.03.00

My ref: F/2000/0528

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

CONFIDENTIAL

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2000/0528
21, Culver Lane, Earley, Reading.
Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0528

PROPOSAL:
Proposed single storey rear extensio to dwelling to form enlarged conservatory (amendment to consent 99/70572/F)

LOCATION:
21 , Culver Lane, 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)
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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 FEB 2000	
Officer: JM.	Application No. F/2000/0528

Map No. ..... Site 0-08

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 ENLARGED CONSERVATORY (AMENDMENT TO CONSENT 99/70572)

Location: 21 CULVER LANE

Parish: EARLEY Ward: ✓ 18/02

Applicant: MR SINGH

re-submission

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 : 18/02..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....No. Pre-apps.....

NEIGHBOURS:

.....19 & 23 Culver Lane ✓.....

.....1–7 Blackthorne Close ✓ ✓ 18/02.....

.....40–48 (even nos) Milton Rd ✓.....

.....

.....+ SIN.....

.....

.....

.....

.....

03 290 021

ADDRESS 21 CULVER LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
219/51	Mr. P. O'brien	Garage	8/5/51	App. N/
BR25211	MR. R. JOHAL	S/St. & 2/St. HTS.	3.9.85	REF N/A
24234	"	"	9.10.85	N/A C/A
BRA 014	"	"	3.1.86	APP N/A
FP94/3126	R. SINGH	GARDEN SHED	21.11.94	REF
99/68967/F	"	2/St/S/R + S/St/R-Conserv	30.4.99	C/
FP99/8386	"	2/St/S Ext.	16.3.99	C/A
99/70572/F	"	2St/S/R+S/St/F + S/St/R-Conserv.	8.12.99	C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 3.FEB.1998 C528

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 SINGH
	Address and postcode	21 CULVER LANE EARLEY
	Phone number	
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
3	Site	21 CULVER LANE
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENDED CONSERVATORY
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.	POLYCARBON SHEET, GLASS & BRICK TO MATCH
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: 4	Proposed: 4
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.	Re-submission (Revised)	
	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. SINGH

Date 2-2-00

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