APPLICATION NO:
F/2000/1190

LOCATION:
65 Mill Lane, Earley Reading.

APPLICANT:
Mr & Mrs Icke C/O Staybright Conservatories

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

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Emy Circuit**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Icke
C/O Staybright Conservatories
Enterprise Works
Austin Drive
Courthouse Green
Coventry
CV6 7NS

Application Number: F/2000/1190

Parish: **EARLEY**

Location: **65, Mill Lane, 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 external work 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.

John Mitchell
Development Control Manager
Date: 22 May 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: Emy Circuit

DATE: 19 April 2000

PLANNING SERVICES | RPT
POL | TLS
DC | DIR
APP
CS
23 MAY 2000
COPIES TO: | ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1190

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

Site Address: 65, Mill Lane, Earley, Reading.

Applicant: Mr & Mrs Icke C/O Staybright Conservatories.

Your observations are required in respect of this application **by 13/05/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1190

Applicant : Mr & Mrs Icke C/O Staybright Conservatories.

Location : 65, Mill Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/5/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12/5/00

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

Planning Issues :
Identified Settlement
Neighbours / Streetscene

Application Number: F/2000/1190
65 Mill Lane, Earley

Appraisal: 65 Mill Lane is a single-storey dwelling with a single storey extension to the rear. The existing extension has a depth of 3.8 meters and is 4.1 metres wide, being flush with the side of the bungalow adjacent to 63 Mill Lane. It has a 3 metre high, flat roof. There is about 1.25 metres to the boundary and the neighbouring property has a lean-to along the boundary.

The proposal is for a single-storey extension to form a conservatory, at the rear of the existing extension. The conservatory would be very slightly narrower than the existing extension, being set in by about 0.25 metres at either side, have a maximum depth of 3 metres and a flat roof, 2.7 metres high.

67 Mill Lane is sited about 2 metres further forward than No 65 so the extension would project a total of 9 metres beyond the rear elevation of the neighbouring property. However, It would be almost 7 metres from the boundary, so would not be overbearing or cause loss of light. The existing boundary treatment would prevent overlooking.

In relation to 63 Mill Lane the extension would not be high enough to cause loss of daylight to the windows in the rear of the original dwelling or the rear extension. The existing boundary treatment would prevent overlooking. The combined length of the two extensions could result in the extension being somewhat overbearing. However the existing footprint of 63 Mill Lane is such than the area immediately to the rear of the dwelling would feel quite enclosed and the height and flat -roof design of the proposed extension, combined with the set back from the boundary would prevent the sense of enclosure being increased significantly.

The extension would be over 25 metres from the dwellings to the rear.

The extension would not be visible from the street.

Recommendation: conditional approval

Application Number F/2000/1190
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 65 Mill Lane Earley Reading.

APPLICATION NUMBER: F/2000/1190

OFFICER: Emy Circuit

DATE OF SITE VISIT: 12/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Speed camera in verge at front.

2. DESCRIPTION OF SURROUNDINGS

residential, variety of dwelling types

3. DESCRIPTION OF SITE/BUILDING

bungalow, hipped roof.

existing extn 3·8m deep, flat roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

bungalows to either side, No.63 has long rear extension adjacent to boundary with No.61.

5. SITE CONSTRAINTS

TREES r/o site of proposed conservatory - to be retained

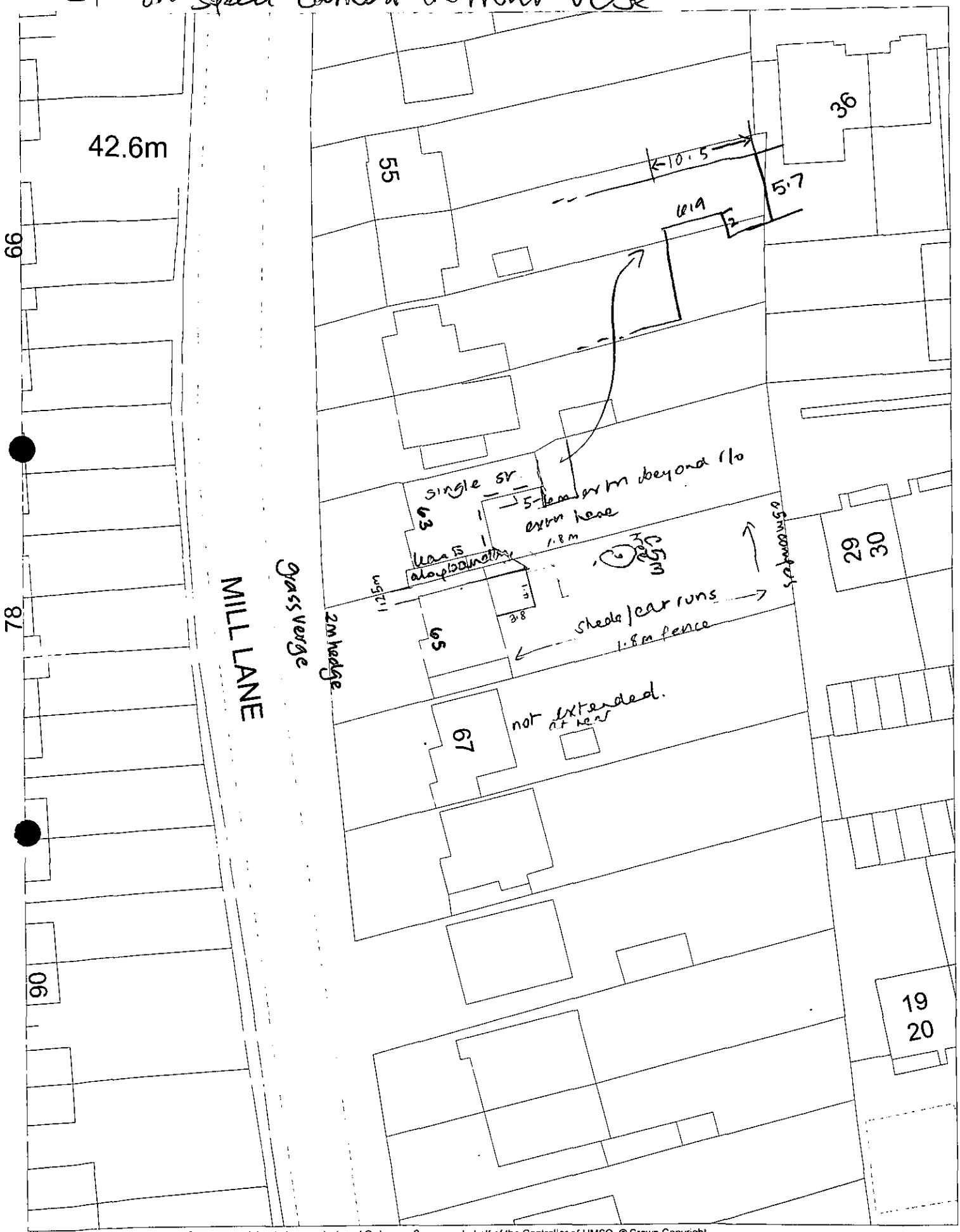
ACCESS/PARKING no change

LEVELS -

BOUNDARY TREATMENT hedges, fences and sheds enclose rear garden

OTHERS -

S/h on speed camera on front verge



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Development Control Section, Environmental Services, Wokingham District Council.
8 May 2000

Scale: 1 : 500

N
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Received by Wokingham District Council

Application No: F/2000/1190

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

LOCATION:
65, Mill 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. 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

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

Tel: (0118) 974 6479

Date: **19 April 2000**

My ref: F/2000/1190

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2000/1190
65, Mill Lane, 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1190**
65, Mill Lane, 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 Swindells

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

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

Tel: (0118) 974 6479

Date: **19 April 2000**

My ref: F/2000/1190

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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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Yours faithfully

Head of Planning and Transportation

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65, Mill Lane, 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 Carpenter

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

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

Tel: (0118) 974 6479

Date: **19 April 2000**

My ref: F/2000/1190

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2000/1190
65, Mill Lane, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1190**
65, Mill Lane, 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 Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 APR	
Officer: EXC	Application No. F/2000/1190

Map No. 53 Site 0.05

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: 65 MILL LANE

Parish: EARLEY Ward: L. Hungerford 19.4.2000

Applicant: MR/MRS ICKE

Fee Received 95-00 (3) 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 : 19.4.2000 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: S/N + 63, 67, 78, 80 + 82 mill lane
29 + 30 melling close.

ADDRESS 65 MILL LANE

KARLEY 1.4.82

PARISH ~~WOODLEY~~

PLOT No. Old Property

53

ORD. SHEET No. SU. 7671

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/548/60	Mr. F.C. Woods	Garage	1.12.60	App. NI
BR 24516	MR. A. WHYBRA	LOUNGE EXTENSION	14.4.85	APP N/A
23500	"	" & GARAGE	19.6.85	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 10 APR 2000* 1190

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 ICKE
	Address and postcode	65 MILL LANE, EARLEY, READING RG6 7JF
	Phone number	01189 666239
2	Agent's Name	STAYBRITE CONSERVATORIES
	Address and postcode	ENTERPRISE WORKS, AUSTIN DRIVE COURTHOUSE GREEN, COVENTRY CV6 7NS
	Phone number	02476 835200 EXTEN 4274
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	A WHITE UPVC GARDEN ROOM TO THE REAR OF PROPERTY FOR DOMESTIC USE.

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.	WHITE UPVC FRAMES DOUBLE GLAZED WITH TOUGHENED SAFETY GLASS. WHITE SINGLE SECTION ROOF GLASS RE-INFORCED PLASTIC	
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? N/A	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.		
	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: E. J. Gtill

on behalf of MR & MRS LOVE

Date 6/4/00

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

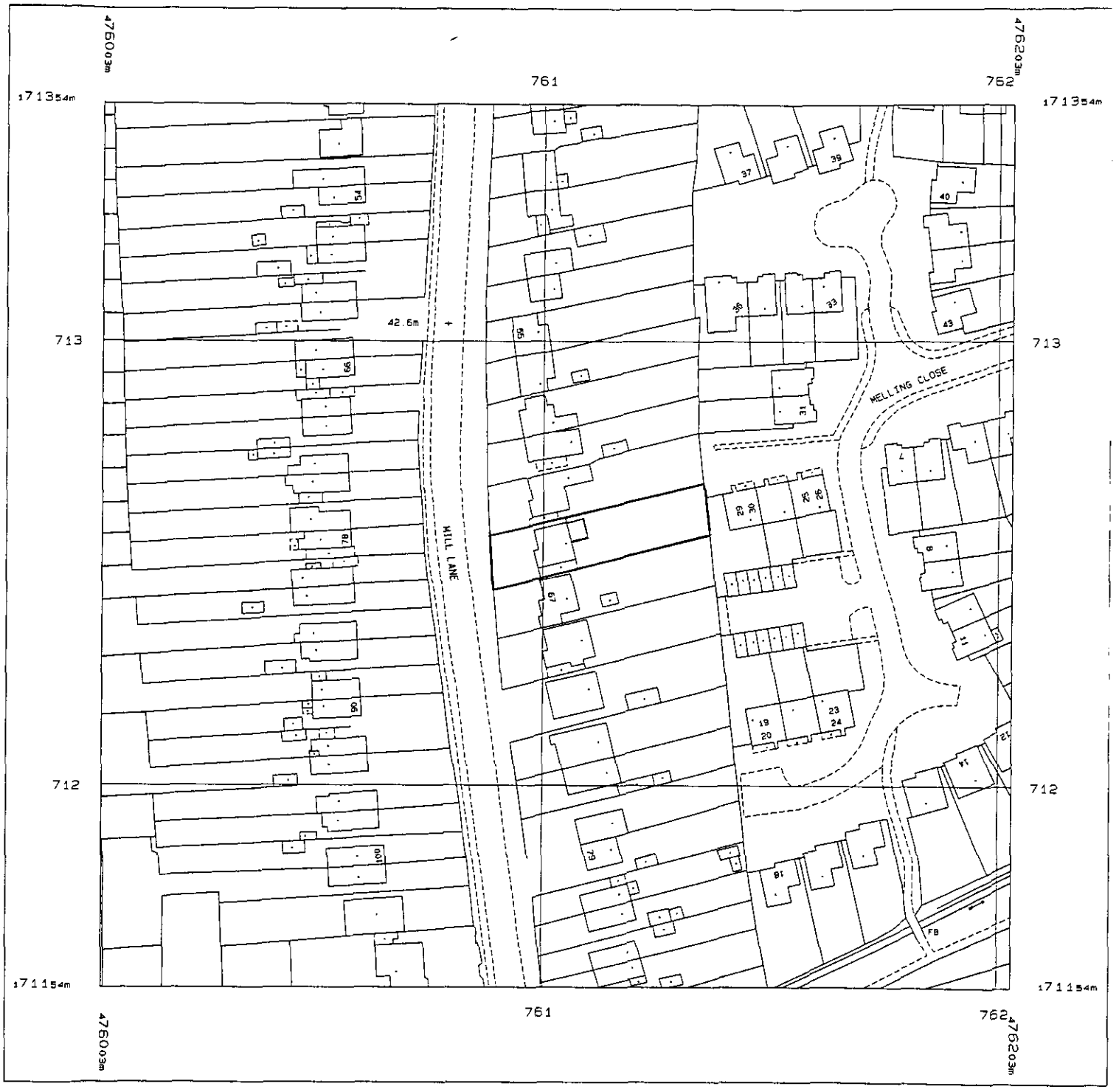
Ordnance Survey®

Superplan

10.APR.2000* 1190

Planning Extract - 1

Site-centred



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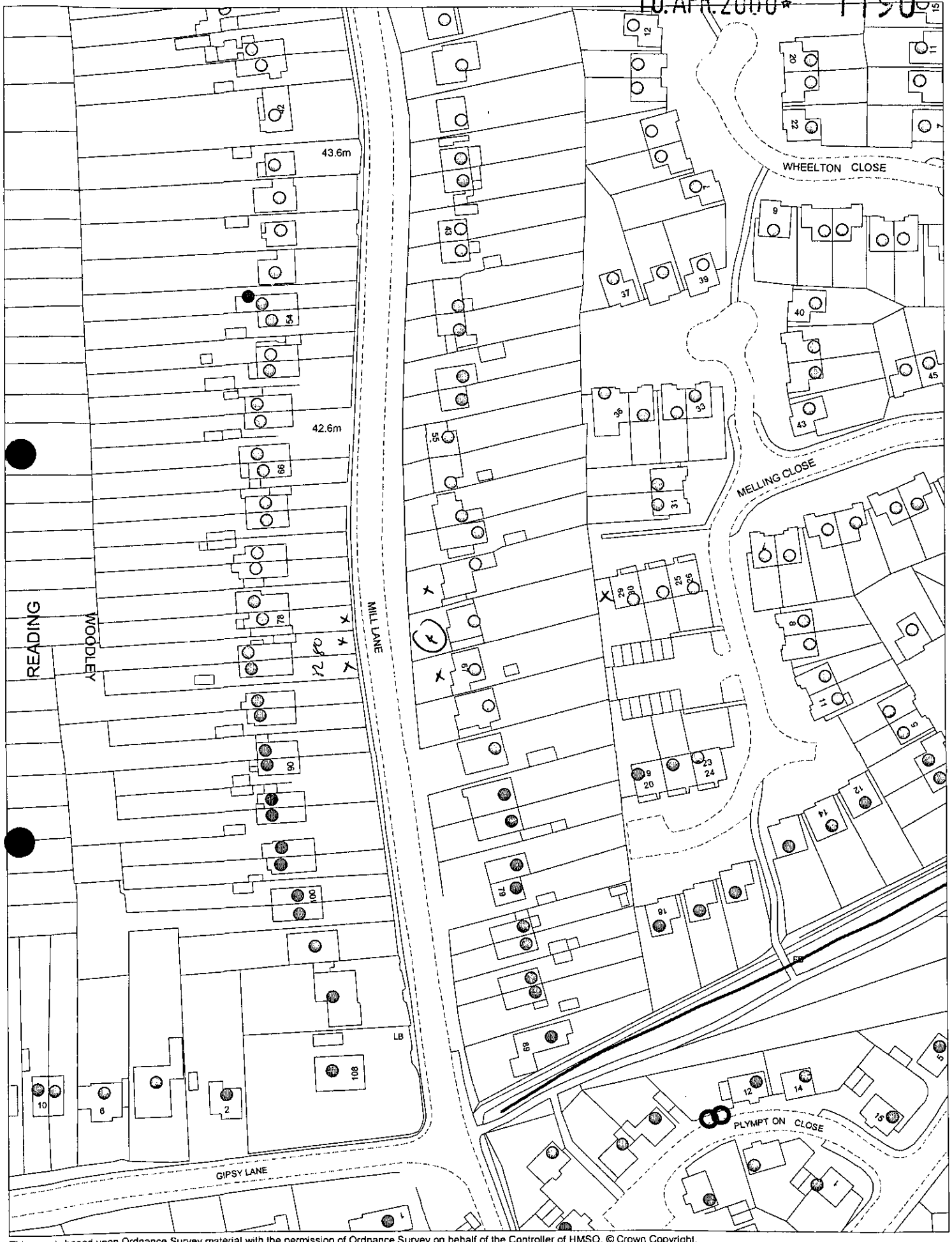
Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7671SW

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

10.APR.2000* 1190



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Development Control Support Section, Environmental Services, Wokingham District Council.
12 April 2000 Scale: 1 : 1250

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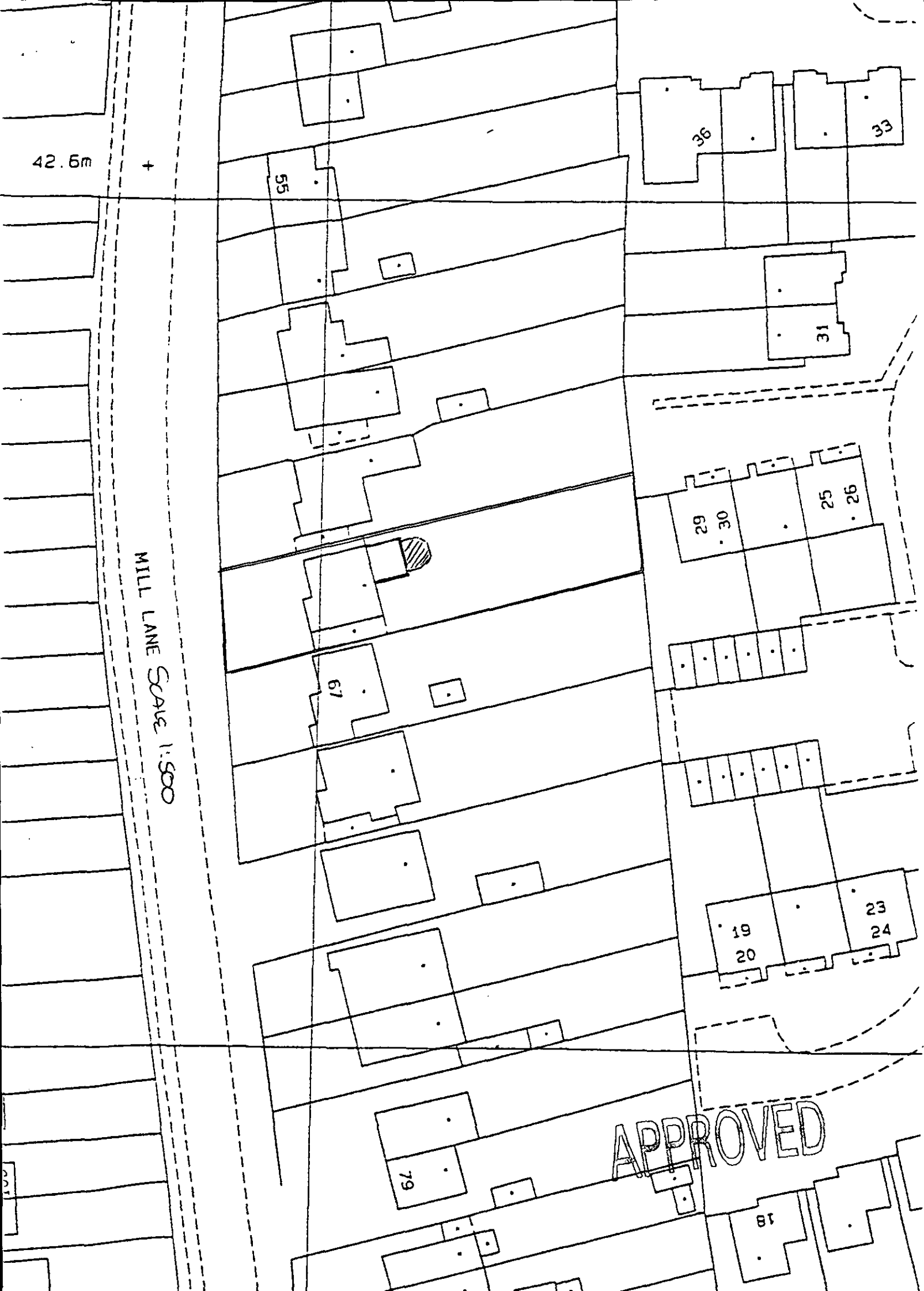
42.6m
MILL LANE SCALE 1:500
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APPROVED