X SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0604

LOCATION:
10 Lidstone Close, Lower Earley Reading.

APPLICANT:
Mr Vale C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Vale
C/O Anglian Home Improvements
Conservatory Admin Department
P.O. Box 65
Norwich
NR6 6EJ

Application Number: F/2000/0604

Parish: **EARLEY**

Location: **10, Lidstone 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.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the south east elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 04 April 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.

Received by Wokingham District Council

Application No: F/2000/0604

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

LOCATION:
10 , Lidstone 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)
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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0604

Applicant : Mr Vale C/O Anglian Home Improvements.

Location : 10, Lidstone Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/3/2000.

Date of Neighbour Notifications : ✓

Date of Site Visit : 6/3

Date Registered : 16/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :

Earley PC: none received. (received 29/3 - no objections).

Neighbours/SN: none received.

Planning Issues : (D'd see)

1) Impact upon neighbouring properties } WBE1
2) Impact upon the street scene } LBE1 & LBE2

Application Number: F/2000/0604

Appraisal :

1) Impact upon neighbouring properties:
The proposed development is a single storey rear extension forming a conservatory.
It will be app 3.35m width & set app 0.5m from the boundary with No 11. (There will be a solid wall along this boundary - also No 11 have a shed along the boundary).
- It will be 3.6m beyond the existing rear building line
- It will be 2.3m to eaves 5.3m to ridge (& 3.7m to decorative ridge spires). The roof will be pitched.
- Boundaries: 1.8m fence extending app 5-6m from the building line with a 1m fence beyond (with Nos 9 + 11)
- 1m fence at rear
- There will be no detrimental impact to neighbouring properties through over shadowing or overbearing and no overlooking. (Condition added to ensure no windows overlooking No 11 (SE elev).

2) Impact upon the street scene.
The proposed development will not be visible from the road forming the front access to the properties
Materials will match existing ∴ no detrimental impact to the street scene.

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

Application Number F/2000/0604
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	NS: WORK.
	SC08	SR05	SOUTH EAST ELEVATION.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Lidstone Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/0604

OFFICER: Natalie Brown

DATE OF SITE VISIT: 6/3

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
Residential.
detached with integral garages

3. DESCRIPTION OF SITE/BUILDING ened alongside house
Grassed area.
field/hedging beyond rear garden
small patio area outside house

4. RELATIONSHIP TO ADJOINING PROPERTIES
Rear of this level - NB side windows.
Nº 9 forms part of boundary

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING NA

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence app 5-6m from rear of this either side.

OTHERS 1m fence onwards and at rear.

NB will be solid wall on boundary with Nº 11
.. no overlooking
They have a shed which is partly along boundary

Tel: (0118) 974 6492

Date: 08/3/2000

My ref: F/2000/0604

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 F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0604
10 , Lidstone Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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 **Natalie Brown** on **(0118) 974 6492.** 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 07/04/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0604**
10 , Lidstone Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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 6492

Date: 28/3/2000

My ref: F/2000/0604

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 28/3/2000

My ref: F/2000/0604

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Planning Services
P.O. Box 157
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DX: 33506 – Wokingham

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0604
10, Lidstone Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 FEB 2000	Map No. 58 Site 0.02
Officer: NAB / Application No. F/2000/0604	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: 10 LIDSTONE CLOSE

Parish: EARLEY Ward: Redhatch 24.02.00

Applicant: MR VALE

Fee Received 95-00 Required ..... Additional ..... Refund .....

(7)
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	Side elevations not very good.		
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 : 24.02.00 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:

..... Re-app attached .....

.....

.....

NEIGHBOURS: S.N.

.....

.....

.....

.....

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.....

.....

.....

.....

Tel: (0118) 974 6492

Date: 28/3/2000

My ref: F/2000/0604

Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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This form must be received no later than 07/04/2000

Yours faithfully

Chris Lowe

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0604**
10 , Lidstone Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 30/3/00

Councillor F Rolls

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

NB

FROM: Natalie Brown

DATE: 24 February 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0604

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

Site Address: 10 , Lidstone Close, Lower Earley, Reading.

Applicant: Mr Vale C/O Anglian Home Improvements.

Your observations are required in respect of this application **by 19/03/2000** .

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

Anglian
Home improvements

Our Ref: SD/RH 014/71792 Vale

14 February, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham Distirct Council
Planning Department
PO Box 157
Shute End, Wokingham
Berkshire
RG11 1WR

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 10 LIDSTONE CLOSE LOWER EARLEY READING RG6 4JZ

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00.

Yours faithfully,

16.FEB.2000* 0604

Mr Simon Dickerson
PLANNING OFFICER

c.c. Reading Branch

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

Environmental Services

For office use only.
Application number: 16 FEB 2000* 0604

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 VALE
	Address and postcode	10 LIDSTONE CLOSE, LOWER EARLEY READING RG6 4JZ
	Phone number	
	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN. DEPT. PO BOX 65, NORWICH NR6 6EJ
	Phone number	01603 420775 - SIMON DICKERSON
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 Tabout
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C.u CONSERVATORY TO REAR OF PROPERTY
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.	BROWN P.V.C.u WALL FRAMES D/GLAZING CLEAR GLASS ROOF
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	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: [signature]

on behalf of MR VALE

Date 14/02/00

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

1764

ADDRESS 10 LIDSTONE CLOSE PARISH BARLEY

PLOT No. 101 PART AREA MY - ADS. N&D ORD. SHEET No. SU 7570 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	McLEAN HOMES	DET. HOUSE & GARAGE	22-5-85	O/A
BR 24340	"	"	28-5-85	APP

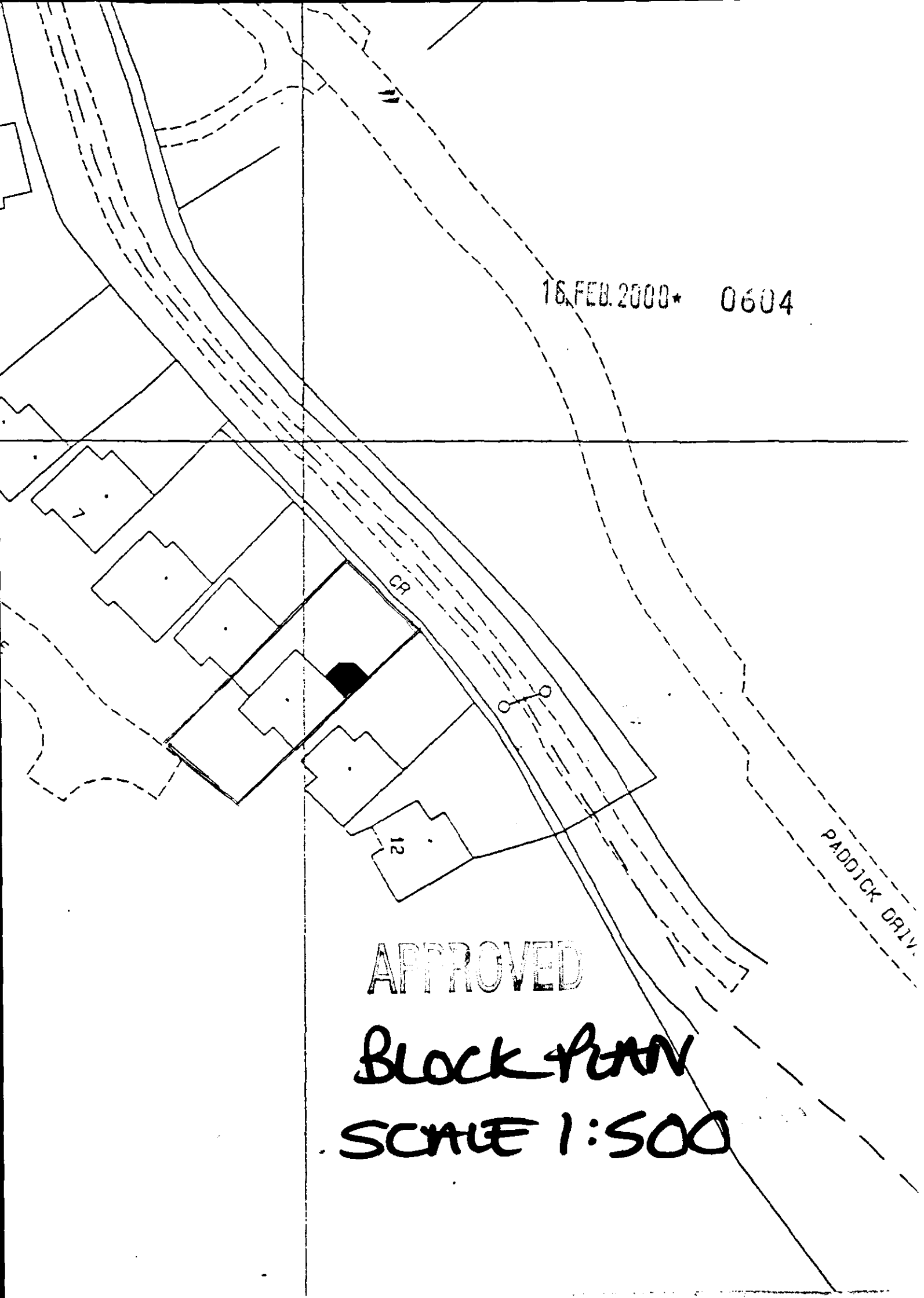
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

16.FEB.2000* 0604


16 FEB 2000* 0604
7
CR
12
PADDICK DRIV
APPROVED
BLOCK PLAN
SCALE 1:500

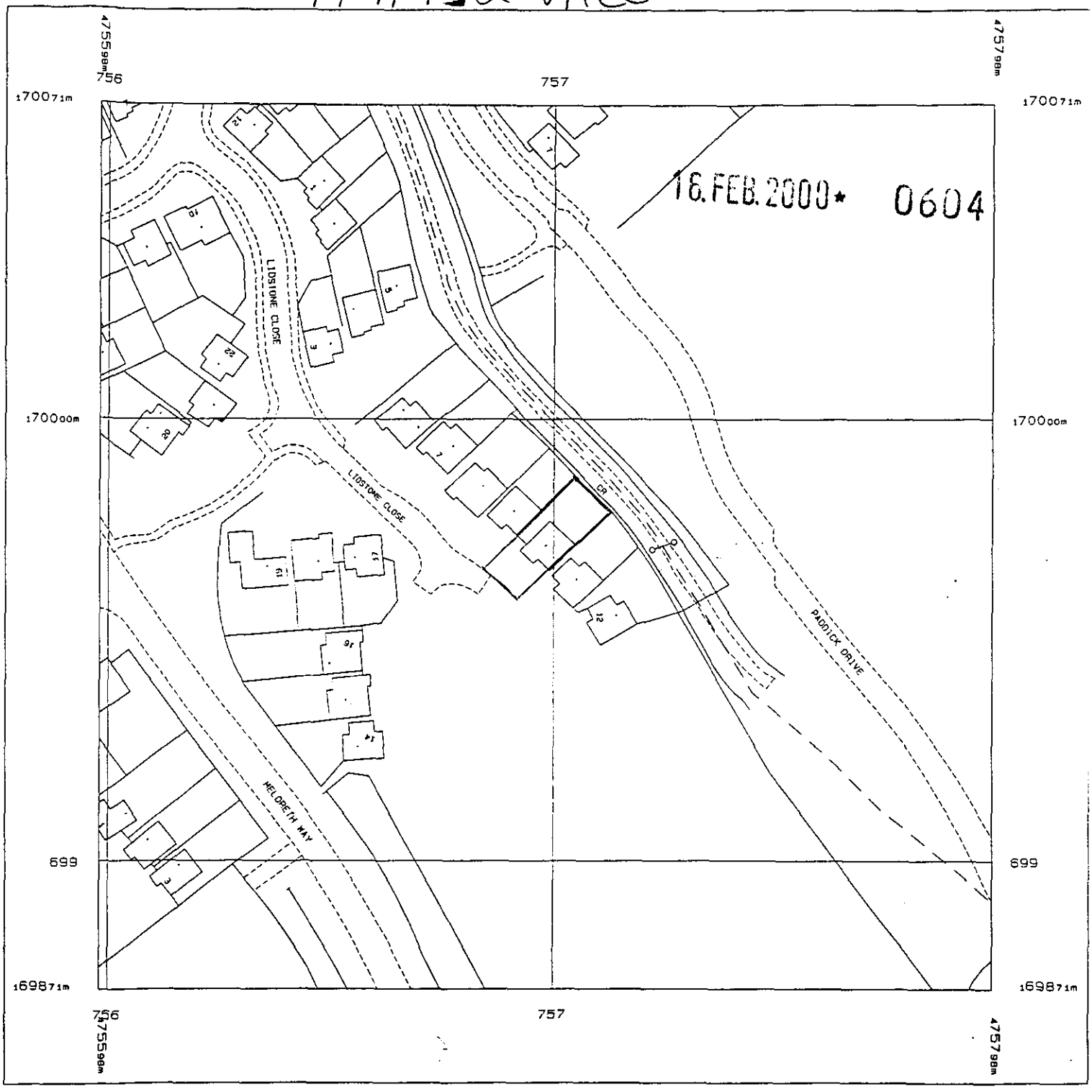
OS Survey®

Superplan

Planning Extract - 1

Site-centred

1471792 VALE



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU756SNE

This Superplan product does not contain all recorded map information.

Centre Coordinates: 475698 169971

Supplied by: National Map Centre

Serial Number: 30221