EX SYSTEMS LTD

APPLICATION NO:
F/2000/2641

LOCATION:
38 Swepstone Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Shipston C/O Cavendish House Conservatory Plc (D Aves)

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

EARLIEST DATE FOR DECISION: **26/11/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/12/2000

CASE OFFICER: **Andrew Thorley**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Shipston
C/O Cavendish House Conservatory Plc (D Aves)
3 Tower Estate
Warpsgrove Lane
Chalgrove
Oxon
OX44 7XZ

Application Number: F/2000/2641

Parish:	**EARLEY**
Location:	**38, Swepstone 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 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 WOS2/3 and WBE1.

John Mitchell
Development Control Manager
Date: 04/12/2000

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.

30/11/2000

Application Number F/2000/2641
Conditions/R[redacted]

No	Std Con	Std Reas	Non Std Conditions / R[redacted]
1	C001	R001	Full Permission - 5 years
2	C014	R014	External Finishes to Match

RECORD OF SITE VISIT

SITE ADDRESS: 38 Swepstone Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2641

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 21/11/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS Residential – (Quiet cul-de-sac)
No. 37 2 storey det house, integral garage at front in line with No 38.
No. 39 " " " " " " "
No. 36 " modern " with " faces rear garden of No 38.
open plan front gardens

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house with integral garage at front, red/mottled black brickwork, with dark brown pantile roof, white wooden casement style windows, white fascia boards & black guttering enclosed rear garden. open plan garden at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan. / Nos 37 & 39 in line with each other
Nos 34 & 36 run along the rear boundary.

5. SITE CONSTRAINTS

TREES – None

ACCESS/PARKING – As existing off service road

LEVELS – No. 37, 0.5m higher
– No 39, 0.5m lower

BOUNDARY TREATMENT – No 37, 1.8m fence extends 1.8m from No 38 then drops to approximately 1.6m fence along rest of boundary
– No 39, 1.8m fence extends 1.8m then drops to approximately 1.6m fence along rest of Boundary.

OTHERS

NB. – Rear boundary, 1.8m high brick wall.

No 37 will see only the roof of proposed conservatory
No 39 not affected

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

Tel: 0118 974 6441

Date: **02 November 2000**

My ref: F/2000/2641

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/2000/2641
38, Swepstone 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2641**
38, Swepstone 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 Swindells

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

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

Tel: 0118 974 6441

Date: **02 November 2000**

My ref: F/2000/2641

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/2641**
38, Swepstone 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 Carpenter

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

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

Tel: 0118 974 6441

Date: **02 November 2000**

My ref: F/2000/2641

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

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Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2641**
38, Swepstone 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 Smith

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

Received by Wokingham District Council

Application No: F/2000/2641

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

LOCATION:
38, Swepstone 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/11/2000. 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

02 November 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2641

Applicant : Mr & Mrs Shipston C/O Cavendish House Conservatory Plc (D Aves).

Location : 38, Swepstone Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/11/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 21/11/2000

Date Registered : 23/10/2000

Earliest Date for Decision : 26/11/2000

Latest Consultation Date/Site Notice Expiry Date : 26/11/2000

This application will have expired on: 18/12/2000. 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 :

ETC: No Objections

Neighbours:

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on street scene.

Application Number: F/2000/2641

Appraisal:

1) Impact on neighbouring properties

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

It will be 3.1 metres wide, and will protrude from the rear elevation by 3.4. It will have pitched glazed roof with an eaves height of 2.1 metres and a ridge height of 3 metres.

Constructed of brick to below window level with a pair of double glazed doors located on the south east elevation.

No. 37, to the north, 2 storey detached neighbour, 0.5 metres higher. Main windows at ground floor and at first floor face rear garden. Positioned slightly forward of No. 38, and 2.5 metres away behind a 1.8 metre boundary fence. Due to the orientation and distance away it is considered that the occupants of this property will not be overlooked or overshadowed.

No. 39, to the south, 2 storey, detached house, 0.5 metres lower. Main windows at ground floor and at first floor face rear garden. Due to the distance away from the proposal it is considered that the occupants of this property will not affected.

No. 36, to the north east, 2 storey, detached house. Main windows at ground floor and at first floor face No. 38's rear garden. Due to the distance away from the proposal behind a 1.8 metre brick wall it is considered that the occupants of this property will not affected.

2) Impact on street scene /visual impact.

The conservatory will not be visible from the roads round about due to the boundary treatments and house walls. The materials proposed will match that of the existing house therefore no visual impact upon the amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 OCT 2000
Officer: AT	Application No. F/2000/2641

Map No. 58 Site ...003...
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: 38 SWEPSTONE CLOSE

Parish: EARLEY Ward: L. Hungerford 2.11.2000

Applicant: MR/MRS SHIPSTON

Fee Received 95-00 (12) 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 : 2.11.2000 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 (BABTIE) .....
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:

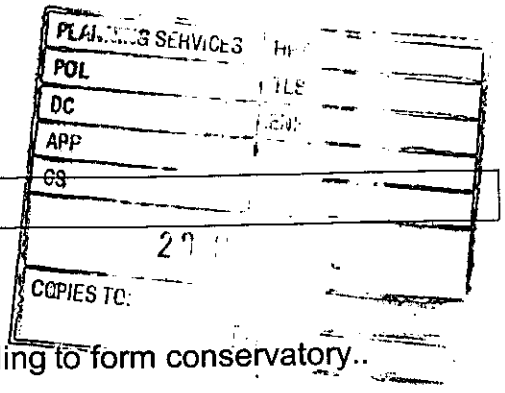
.....
.....
No pre-apps.

NEIGHBOURS:

S/N + 29, 30, 31, 35, 36, 37, 39, 42 Sweepstone Close

FROM: Andrew Thorley

DATE: 02 November 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2641

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

Site Address: 38, Swepstone Close, Lower Earley, Reading.

Applicant: Mr & Mrs Shipston C/O Cavendish House Conservatory Plc (D Aves).

Your observations are required in respect of this application **by 26/11/2000** .

NO OBJECTION



SIGNED: _____ DATE: 16 NOV 2000

Clerk To Earley Parish/Town Council.

1959/a

HOUSEHOLDER PLANNING APPLICATION

23.OCT.2000 * 2641

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	MR & MRS D. SHIPSTON
	ADDRESS	38, SWEPSTONE CLOSE
		LOWER EARLEY
		BERKS
	POST CODE	RG6, 3EY Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	CAVENDISH HOUSE CONSERVATORIES.
	ADDRESS	3, TOWER ESTATE, WARPSGROVE LANE
		CHALGROVE, OXON
		OX44, 7XZ (D. AVES)
	POST CODE	~~RG6, 3E~~ Tel. No. 01865 890557
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	AS APPLICANT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY CONSERVATORY
		EXTENSION TO REAR

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
WHITE PVCu FRAMEWORK, CLEAR POLYCARBONATE ROOF, BRICKWORK TO MATCH EXISTING

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

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? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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) ✓
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 MR & MRS D. SHIPSTON

DATE 20-10-90

MASTERCARD
ADDRESS SWEPSTONE CLOSE

PARISH LOWER EARLEY

PLOT No. AREA 14 SCHOOL SITE TO RES

ORD. SHEET No. SU 7771 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
NO1 = PLOT 3	NO2. = PLOT 4 NO.3. = PLOT 5	NO.4 = PLOT 2 NO.5 = PLOT 1		THEN
NUMBERS AS PLOTS (ALLOWING FOR EXCLUSION OF NO. 13)			6-61	
1768/73				
04546				REF.
x01945	LOWER EARLEY PLAN			C/A
07235/95		ROADS		
x23132/3/4	PYE	HOUSING	7.3.85	R/CA
x28235	ABBEY	60 HOUSES & GARAGES	5.8.87	C/A
BRA3526	"	"	6.10.87	APP

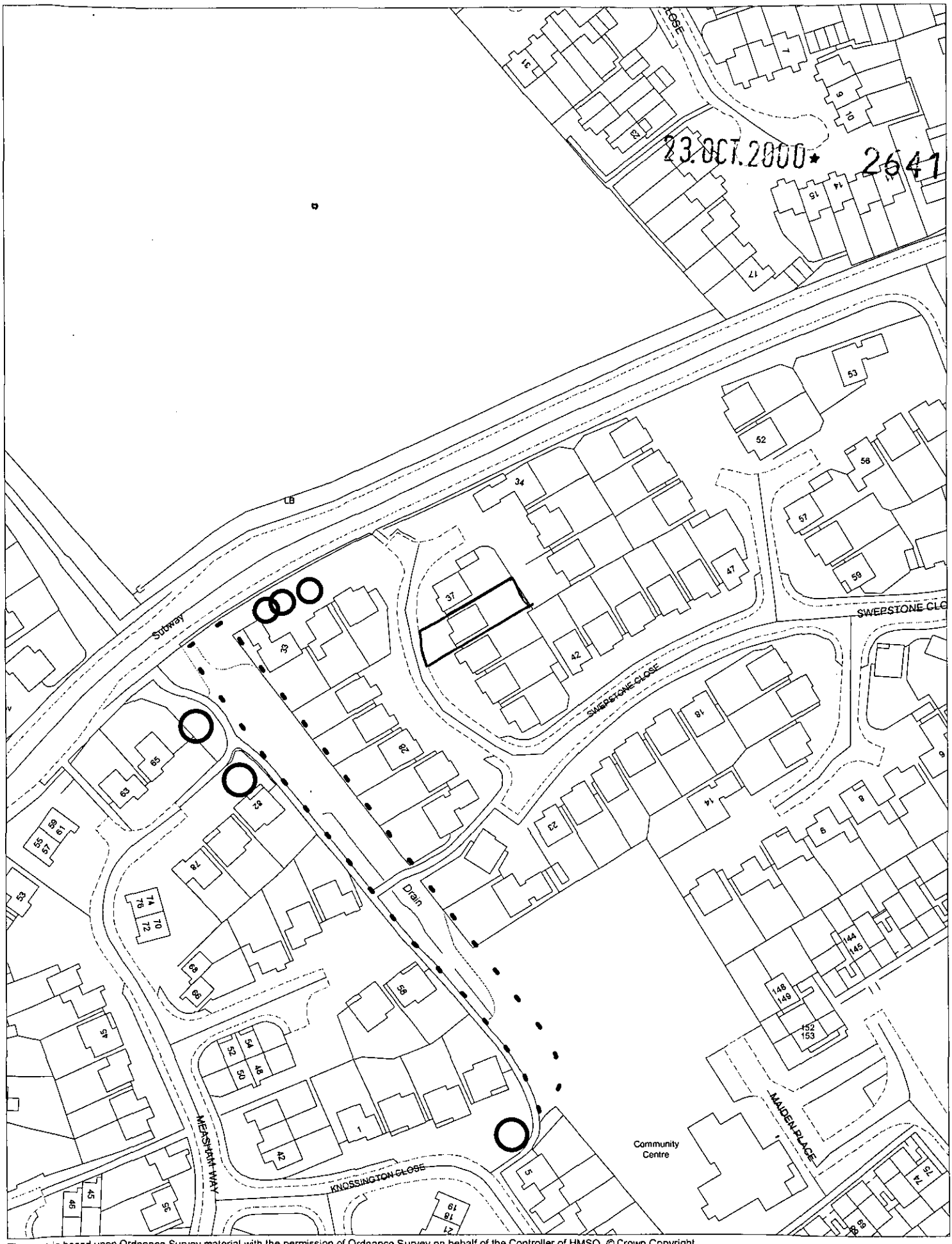
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

26 October 2000

Scale: 1 : 1250

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