LOCATION:
15 Witcham Close, Lower Earley Reading

APPLICANT:
Mr B Carpenter C/O Mr P J Burtwell

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

EARLIEST DATE FOR DECISION: **10/03/2002**
28 day expiry 14/3/02
APPLICATION WILL HAVE EXPIRED ON:
04/04/2002

CASE OFFICER: **Francis Leo**

992
Do

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Carpenter
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2002/5848

Parish: **EARLEY**

Location: **15, Witcham 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 27/03/2002

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.

5848

PLANNING SERVICES | 64594
POL | TLS
DC FL | ENF
APP |
CS |
25 MAR 2002
COPIES TO | ACK:
FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2002/005339-1/1
Your Ref : F/2002/5848

Date : 21 March 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: SINGLE STOREY REAR EXTENSION FOR CONSERVATORY
LOCATION: 15 Witcham Close, Lower Earley, Reading

Thank you for your letter dated 15 February 2002, received on 18 February 2002. Please quote the following reference in any correspondence: SU76NE/21/15. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
Su755696	165m	Lower Earley Way, Reading

In view of the distance from the site it is unlikely that landfill gas will present a risk to this proposal.

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr P. J. Burtwell

5848

FROM: Francis Leo

DATE: 14 February 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5848

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

Site Address: 15, Witcham Close, Lower Earley, Reading.

Applicant: Mr B Carpenter C/O Mr P J Burtwell.

Your observations are required in respect of this application **by 10/03/2002**.

18 MAR 2002

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5848

Applicant : Mr B Carpenter C/O Mr P J Burtwell.

Location : 15, Witcham Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 07/02/2002

Earliest Date for Decision : 10/03/2002

Latest Consultation Date/Site Notice Expiry Date : 10/03/2002

This application will have expired on: 04/04/2002. 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 :

Environment Agency :

Planning Issues : I'd Sett.

SEB1, LEB2

WOS3, WBE1

ENV1.

Application Number: F/2002/5848 **Officer : Francis Leo**
15 Witcham Close, Lower Earley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. It measures 3.750m in depth x 3.42m in width and a height of 3.2m to the top of the ridge.

The site is a detached property located in the identified settlement of Lower Earley within the Loddon Area Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The site lies on the corner of Chatteris Way and Witcham Close in extensive grounds. No 16 adjoining property to the south is 2.5m away. The timber boundary fence between the two properties is 1.8m high. In view of this the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal is a conservatory designed with a pitched roof and is in-keeping with the character of the main house. It would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5848

Appraisal :

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

Application Number F/2002/5848
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	6021	R001	
2	C004	P014	

RECORD OF SITE VISIT

SITE ADDRESS: 15 Witcham Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/5848

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
2 storey detached dwellings, open front garden

3. DESCRIPTION OF SITE/BUILDING 2 storey integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 16 - is a set back property. No effect.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - at front

LEVELS —

BOUNDARY TREATMENT 1.8m high Timber fence -

OTHERS

Received by Wokingham District Council

Application No: F/2002/5848

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

LOCATION:
15, Witcham 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5848 to enable the library staff to locate the correct information.
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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/03/2002. 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 be possible for an individual reply to be issued 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

14 February 2002

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

Tel: 0118 974 6502

Date: **14 February 2002**

My ref: F/2002/5848

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5848
15, Witcham 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5848**
15, Witcham 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 6502

Date: **14 February 2002**

My ref: F/2002/5848

WOKINGHAM UNITARY
Aiming for Excellence

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
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Francis Leo

Development Control Officer

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Case officer: **Francis Leo** Application Number: **F/2002/5848**
15, Witcham 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 Rolls

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

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

Tel: 0118 974 6502

Date: **14 February 2002**

My ref: F/2002/5848

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5848**
15, Witcham 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**********

Application Number : F/2002/5848	Map No : 66
Case Officer : FL	Site Area : 0.05
Valid Date :	Received Date: 07/02/2002

Level : Delegated Application

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

Location : 15, Witcham Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr B Carpenter C/O Mr P J Burtwell.

Fee Required: £95 Fee Received: £95 (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2x S/N - Chatteris Way

+ Witcham Close

+ See map.

No pre-apps

ADDRESS 15 WITCHAM CLOSE PARISH LARLEY

PLOT No. 18A PT II ORD. SHEET No. SU. 7169 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19547	RAYANT	DET. HOUSE & GARAGE	30.6.83	CIA
BR21370	"	"	11.10.83	APP
23504	"	ELEVATIONAL AMEND	1985	CIA
29057	MR. L. CARPENTER	GARAGE	19.3.88	CIA
BRA5175	"	"	10.6.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

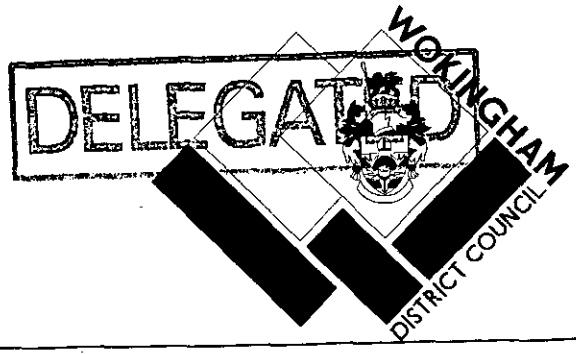
DRAINAGE

091074

Environmental Services

For office use only.
Application number: 07.FEB.2002* 5848

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 address and postcode Phone number	Mr B Carpenter 15 Witcham Close Lower Earley Reading RG6 4HA 0118 986 3412
2	Agent's name address and postcode Phone number	Mr P J Burtwell 51 Summers Road Godalming Surrey GU7 3BD 01483 417445
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.	15 Witcham Close Lower Earley Reading RG6 4HA
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey extension to rear (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 existing and dark stained timber.	Dwarf brick walls to match existing White Upvc frames to match existing Opal polycarbon roof panels
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 ☑

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: P. Carpenter

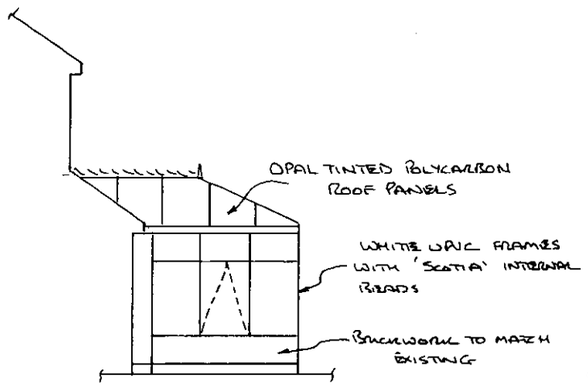
on behalf of Mr Carpenter

Date 5-2-02

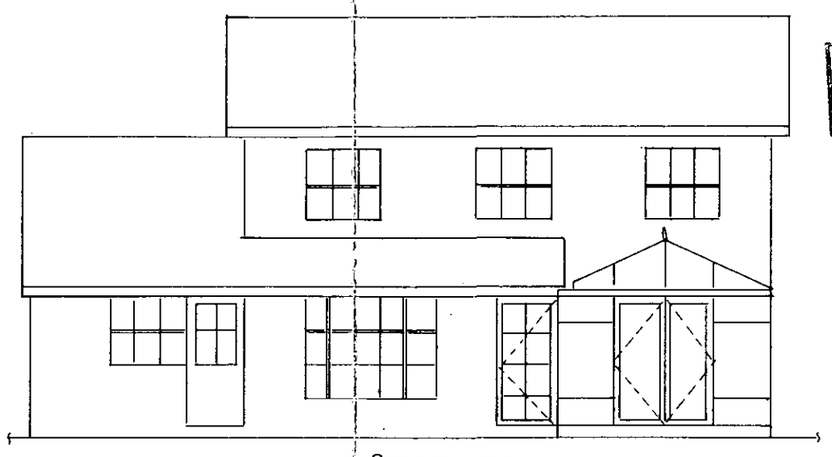
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council. ☐

07.FEB.2002 5848

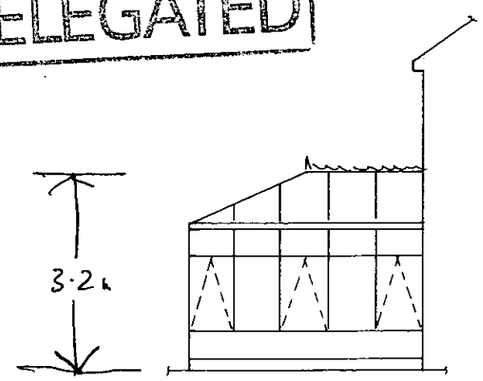
DELEGATED



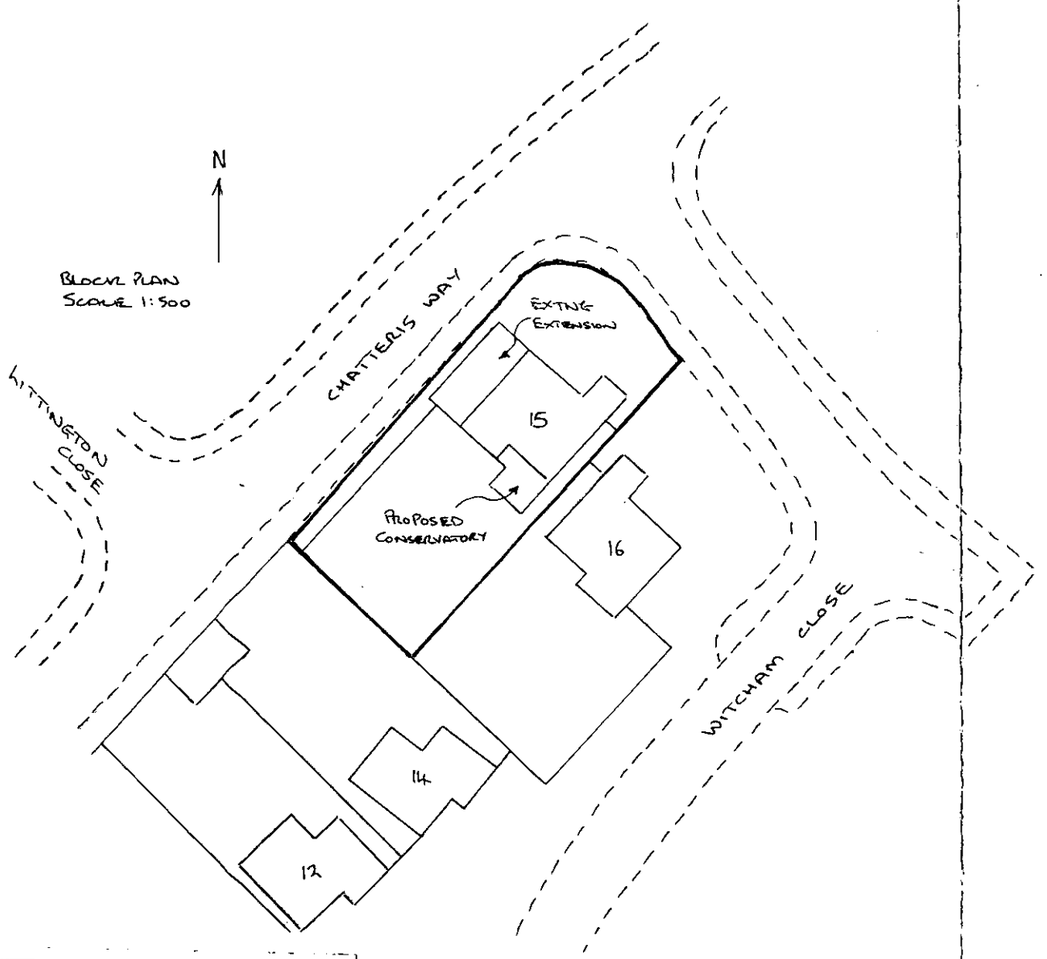
LEFT SIDE ELEVATION

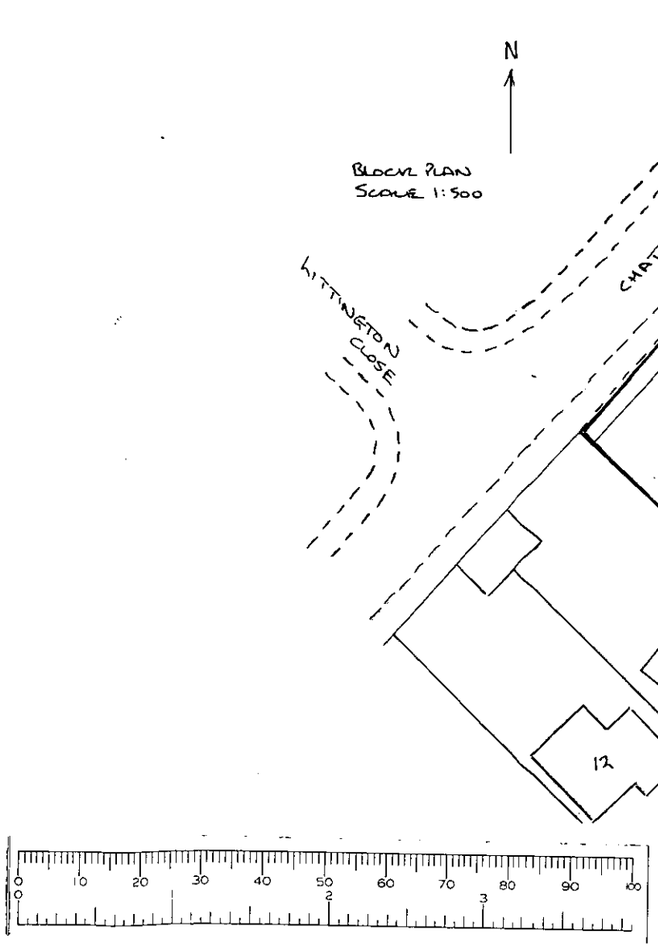


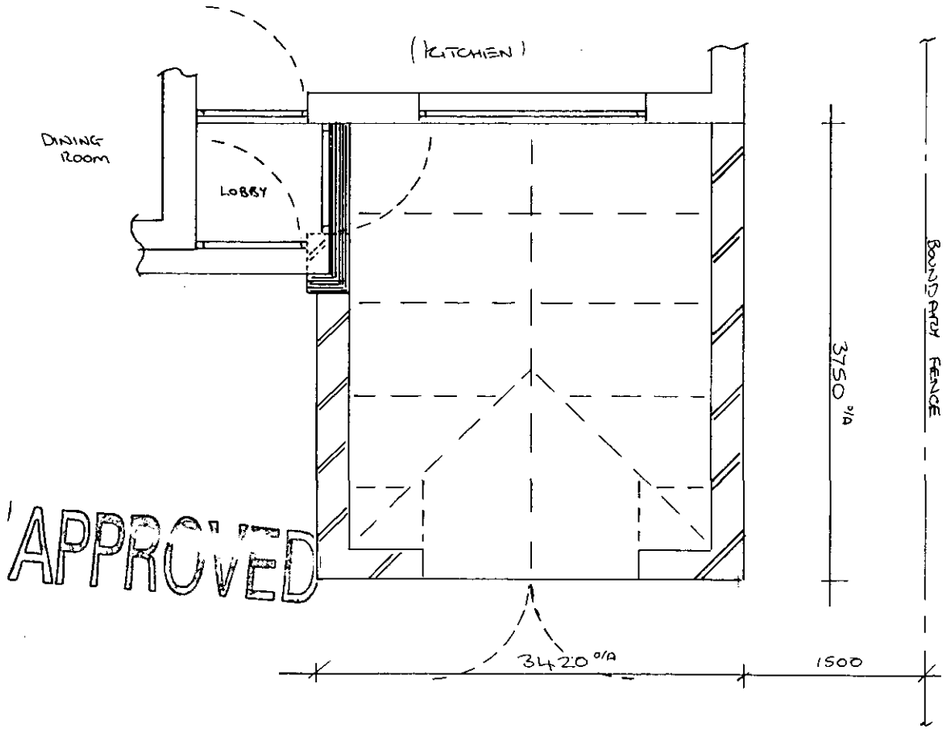
REAR ELEVATION



RIGHT SIDE ELEVATION







APPROVED

PROPOSED CONSERVATORY TO REAR OF---
15 WITCHAM CLOSE
EARLEY
READING
BERKS RG6 4HA

SCALE 1:50 1:100 1:500
DRG Nº PJB: 2004148 : 01A
DATE 5-2-02



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Development Control Section, Environmental Services, Wokingham District Council.

11 February 2002

Scale: 1 : 1250

N W E S