F/2002/5849

LOCATION:
**408a Wokingham Road, Earley Reading.**

APPLICANT:
**Dr R Elliott C/O Alison Coaker**

PROPOSAL:
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

EARLIEST DATE FOR DECISION: **25/03/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**19/04/2002**

CASE OFFICER: **Phillip Taylor**

APPROVED

993

Do

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Dr R Elliott**
**C/O Alison Coaker**
**11 Marshall Close**
**Purley on Thames**
**Reading**
**Berks**
**RG8 8DQ**

**Application Number: F/2002/5849**

**Parish:** **EARLEY**

**Location:** **408a, Wokingham Road, Earley, Reading.**

**Proposal:** **Proposed two storey side extension to dwelling and single storey rear extension 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.

**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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

**Condition**
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**
5. The two storey side extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

**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.

**Reason**
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

**Reason**
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**Reason**
5. In the interests of highway safety and convenience.

**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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV5 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.**

Revised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 5849 | PT |
| BUILDING CONTROL NUMBER | FP2002/3307 Central | |
| ~~APPLICANT~~/AGENT | Alison Cooker | |
| ADDRESS OF SITE | The Hazels 408A Wokingham Rd EARLEY | |
| DESCRIPTION OF PROPOSED WORK | 2 storey side ext + S/S rear ext to form Conservatory | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 114 D02 | 114 D02 |
| ELEVATIONS | D11, 12, 13+14 | D11, 12, 13 + 14 |
| FLOOR PLANS | D09 + D10 | D09 + D10 |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 24/4/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 26/7/02 | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Phillip Taylor

**Application Number :** F/2002/5849

**Applicant :** Dr R Elliott C/O Alison Coaker.

**Location :** 408a, Wokingham Road, Earley, Reading.
**Proposal :** Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 26/03/02 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 22/02/2002**

**Earliest Date for Decision : 25/03/2002**

**Latest Consultation Date/Site Notice Expiry Date : 25/03/2002**

**This application will have expired on: 19/04/2002. 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 :**

Highways - Conditional Approval

Trees - No objection

Early Town Council - No objection

**Planning Issues :**

Impact on Neighbouring Properties

Impact on Streetscene

Highways

Policy : LBE1, LBE2
WBE1, WOS3
LD3

**Application Number: F/2002/5849 – 408a, Wokingham Road, Earley**

## Appraisal

The application property is a large detached house situated at the end of a long access road which opens out onto the Wokingham Road. Two other houses have been constructed here 408b and 408c. The dwelling has a detached double garage and has not been previously extended. it is within identified settlement.

The proposal is for a two storey side extension to the dwelling and a rear conservatory. The extension would be built between and over the double garage and would increase the number of bedrooms from four to six. The roof over the extension would be 0.8m lower than the main roof and would have pitched down to ground-floor level above the garages. Two dormers would be inserted in the East elevation and windows would also be inserted in the west and North elevations.

The conservatory would project 4.0m from a recess in the south elevation. It would be 3.5m across, 2.4m to the eaves and 3.7m to the ridge. It would be fully glazed.

## Impact on Neighbouring Properties

The adjacent neighbour is 408c which is set roughly level but angled away from the application property. A bedroom windows open out to the front of 408c, however there is a 12.0m gap between the proposed extension above the garage and nearest part of 408c. There could be no direct overlooking of no 408c from the application property.

The properties set to the East on Kenton Road are situated at least 40.0m away. There is a high conifer screen behind the garage here. It is considered the proposal would not allow overlooking of the properties on Kenton Road. Similarly the properties on Wokingham Road are set some 45.0m from the garages and would therefore not be overlooked.

This isolation from the neighbours means that the extension would not be overbearing or block light to the gardens.

## Impact on the character of the area

The application property is located at the end of a long access road, which serves only as a drive to the three dwellings. This isolation means the street scene is unlikely to be compromised by this extension.

**Highways**

The highways department have no objection to the proposals and recommend conditional approval.

√ APPROVAL

**Application Number F/2002/5849**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| 3 | C049 | R049 | |
| 4 | C122 | R122 | |
| 5 | C137 | R137 | "The two storey side extensions" |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | |
|---|---|
| **Informative for approvals** | |
| N16 | |
| LODDON AREA LOCAL PLAN POLICIES: | LBE1, LBE2, LTW5/6 |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: | |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: | WBE1, WOS3 |
| GREEN BELT LOCAL PLAN POLICIES: | |
| BERKSHIRE STRUCTURE PLAN POLICIES: | LD3 |
| MINERALS LOCAL PLAN POLICIES: | |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 21/04/02

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: 408a Wokingham Road Earley Reading.<br><br>APPLICATION NUMBER: F/2002/5849 | OFFICER: Phillip Taylor<br><br>DATE OF SITE VISIT:..... |

**1 SITE/STATUTORY NOTICE DISPLAYED ?**

**2. DESCRIPTION OF SURROUNDINGS** 3 detached dwelling of Wok Rd

**3. DESCRIPTION OF SITE/BUILDING** 1 ½ detached house

**4. RELATIONSHIP TO ADJOINING PROPERTIES** Kenton Rd - 25m
Wok Rd - 30-40m
408c adjacent at angle bedroom window 10m.

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING**

**LEVELS**

**BOUNDARY TREATMENT**

**OTHERS**

2b Kenton Rd
Screened by 2 layers of
conifers

Conservatory 1 ½ gable
1.7m lane Neighbour
40m

| | |
|---|---|
| Application Number : F/2002/5849 | Map No : 52 |
| Case Officer : PT | Site Area : 0 08 |
| Valid Date : 12 FEB 2002 | Received Date: 07/02/2002 |

**Level : Delegated Application**

**Description : Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

**Location : 408a, Wokingham Road, Earley, Reading.**

**Parish : EA** **Ward : LIT** 4/3/02 JB

**Applicant : Dr R Elliott C/O Alison Coaker.**

**Fee Required: £95** **Fee Received: £95** (10)

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

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | Red line to extend to highway | phoned 20/2 | 22/2 |
| BLOCK PLANS | | left message | |
| FORMS UNSIGNED | | to call in | |
| S.66 MISSING/INCORRECT/ UNSIGNED | Cert B ? shared drive | | ✓ 22/2 |
| 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 4/3/02 B

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) TPOs on site ✓

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

.....

S/N + see map

.....

No pre-apps.

5849

22.FEB.2002* 5849

**Alison Coaker RIBA**

11 Marshall Close
Purley on Thames
Reading
Berkshire
RG8 8DQ

0118 941 0663
mobile: 0794 141 5652
e-mail: alison.coaker@virgin.net

31 January, 2002

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

**Proposed Extension at The Hazels, 408a Wokingham Road, Earley**

Please find enclosed six copies of a completed Planning Application form, six sets of drawings and my client's cheque for £95 being a complete application for the above proposal.

My clients wish to extend their house to provide separate bedrooms for their five children. The scheme has been designed to cause minimum impact on its surroundings as it fills the gap between the existing house and garage and extends into the existing roof space over the garage. The roof has been kept as low as possible with dormers and rooflights used in the new first floor rooms.

The boundaries to the north and east of the extension are well planted with trees all of which will be retained. The eastern boundary is mostly conifers and the proposal will be well screened from the neighbours on this side throughout the year. The boundary to the north has a mix of conifers and deciduous trees. Here we have kept the roof slope the same as existing and the proposed rooflight will have obscure glazing to avoid overlooking. The gardens backing onto the site here are long and those immediately to the north have not been extended southwards into their gardens.

The existing property to the west is positioned at an angle to The Hazels so the proposed bedroom window would only overlook at a very oblique angle. The proposed landing window would not overlook at all.

There will still be access to the rear garden around the north side of the garage and there will be no effect on the parking or manoeuvring provision. There is ample parking for 5 cars.

If you require any further information please contact me.

Yours faithfully

Alison Coaker

# Environmental Services

For office use only.
Application number:

22.FEB.2002* 5849

## 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.

WOKINGHAM UNITARY
Aiming for Excellence

| | | |
|---|---|---|
| 1 | Your name | DR R AND DRC ELLIOTT |
| | Address and postcode | THE HAZELS<br>408a WOKINGHAM ROAD<br>EARLEY READING<br>RG6 7HX |
| | Phone number | 0118 966 8859 |
| | Agent's Name | ALISON COAKER |
| | Address and postcode | 11 MARSHALL CLOSE<br>PURLEY ON THAMES<br>READING<br>RG8 8DQ |
| | Phone number | 0118 941 0663 |
| 3 | Site<br>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. | THE HAZELS<br>408a WOKINGHAM ROAD<br>EARLEY<br>READING<br>RG6 7HX<br>SU 7571 |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY EXTENSION BETWEEN EXISTING HOUSE AND GARAGE AND INTO ROOF SPACE OVER GARAGE AND A CONSERVATORY TO THE REAR OF THE HOUSE |
| 5 | Are there any trees on the site?<br>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 ☐<br>NO TREES TO BE CUT DOWN |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | ORANGE/BROWN BRICK, YELLOW BRICK DETAILS, BROWN PLAIN TILES, AND WINDOW AND DOOR FRAMES ALL TO MATCH EXISTING HOUSE |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 4 | Proposed: 6 |
| 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: Alan Coates

on behalf of DR & DR C ELLIOTT

Date 31st JANUARY 2002

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

1789/a

# SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

22.FEB.2002* 5849

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

## 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 of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

**OR**

## 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 |
|---|---|---|
| MRS J PAYNE | 408C WOKINGHAM RD EARLEY | 22ND FEB 2002 |
| | 408B WOKINGHAM RD EARLEY | 22ND FEB 2002 |

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

**OR**

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

## ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

***One or other section must be crossed through as not applicable.***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed Alison Cooley

On behalf of D.R.R. & D.R.C. ELLIOTT

Date 22ND FEBRUARY 2002

**TOWN AND COUNTRY PLANNING ACT, 1990**
**TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
*Certificate under Section 66*

(1) E

ADDRESS 408 B. +C WOKINGHAM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7571 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/20/61 | Mr. R. H. Langdon-Davies | Outline | 20/1/61 | N/A. Refuse |
| 0/77/64 | Mr. A. W. Hadley | 2 Bungalows Adjacent to 408B. | 19/3/64 | N/A. Refuse |
| PD/632/64 | " | New Dormer Windows | 29/10/64 | App. N/A. |
| 0/10/67 | " | Outline - to demolish 408B & erect 4 pairs Semi/Det. Hses | 19.1.67 | N/A. Refuse |
| BR 19981 | MR & MRS P DODD | PINELOG CHALET POOL | 31.1.83 | APP N/A |
| 36537 | " | REPL. GARAGE / 2 DET. HOUSES & GARAGES R/O | 14.11.90 | REF |
| 37588 | " | REPL. GARAGE / 1 DET. DWELLING & GARAGE ADS. | 29.5.91 | C/A |
| 40056 | " | 2 DET. DWELLINGS / GARAGES ADS. | 18.11.92 | REF |
| 42457 | " | " " REV. OF 40056 | 19.4.94 | C/A |

DATE OF COMPLETION

MINISTRY DECISION 40056 - APPEAL ALLOWED - 11.5.93

SPECIAL ORDERS TPO 865/97

DRAINAGE

| | | | |
|---|---|---|---|
| FP94/2353 A | PLOT 2. DET. DWELLING | 13.5.94 ~~6.5.94~~ | C/APP ~~REF~~ |

1933

(2)

ADDRESS 408 B +C WOKINGHAM ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7571 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| FP94/2463 | MR & MRS P. DODD | S/ST. EXT. / OBLE. GARAGE | 7.6.94 | APP |
| 43425 | " PLOT 1 | REV. TO 42457 | 7.11.94 | C/A |
| FP94/2977 | " | DET. DWELLING LAND ADS. | 6.10.94 | C/APP |
| 9[illegible]69025/F | (408C) MRS. J. PAYNE. | S/S FRONT + REAR EXT. | 15.03.99 | C/A |
| FP99/8415 | (408C) " | " " | 15/2/99 | App |

MINISTRY DECISION

SPECIAL ORDERS

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Phillip Taylor DATE: 3rd April 2002

| | |
|---|---|
| Location: | 408a Wokingham Road, Earley, Reading |
| Proposal: | Proposed two storey side extension to dwelling and single storey rear extension to form conservatory |
| Application Number: | F/2002/5849 |

In response to your consultation dated 4th March 2002 for the above application, the tree and landscape comments are as follows:

The proposed conservatory will not affect any landscape features within the application site.

A row of existing conifers are growing along the eastern boundary to the site close to the proposed side extension and a group of TPO trees are growing within the rear garden of 10 Kenton Road which backs onto the rear garden of the applicant site.

The existing conifers are not significant trees and the TPO trees are sited sufficiently distant so as not to be affected.

The building footprint of proposed two storey side extension will not increase development beyond its current boundary but will increase the visual mass of the building. However, the building cannot be viewed from the public highway or other points of public access. Consequently I do not believe that there is an issue in respect of increase in visual impact.

I therefore do not wish to raise an objection to the granting of planning consent.

ROBERT PETROW
Consultant Landscape Architect

**To:**
**Trees**

**From:** Phillip Taylor

**Date:** 04 March 2002 06 MAR 2002

**Application Number:** F/2002/5849

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

**Site Address:**
408a, Wokingham Road, Earley, Reading. 3

**Applicant:**
Dr R Elliott C/O Alison Coaker.

Your observations are required in respect of this application within **7 days** of the above date.

---

TPO on (adjacent) property in rear garden.
Replace garage
roof of conifer - not important
no impact from conservation.

R 20/3

**HIGHWAYS CONSULTATION SHEET**

**From:** Phillip Taylor **Date:** 04 March 2002

**Application Number:** F/2002/5849

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

**Parish:** EARLEY TOWN

**Site Address:**
408a, Wokingham Road, Earley, Reading.

**Applicant:**
Dr R Elliott C/O Alison Coaker.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122
C137 (INSERT: EXTENSIONS), R137

**Signed:** _____ **Print name:** Adam 6/3/02.

FROM: Phillip Taylor

DATE: 04 March 2002

DELEGATED

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/5849

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

**Site Address:** 408a, Wokingham Road, Earley, Reading.

**Applicant:** Dr R Elliott C/O Alison Coaker.

| | |
|---|---|
| PLANNING SERVICES | HPT |
| RO | |
| DC | |
| APP | |
| CS | |
| 16 MAR 2002 | |
| COPIES TO | JOB: |
| | FILE: |

Your observations are required in respect of this application ~~by 25/03/2002~~.

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 04 March 2002

My ref: F/2002/5849

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor D 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/2002/5849**
**408a, Wokingham Road, Earley, Reading.**
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Phillip Taylor** Application Number: **F/2002/5849**
**408a, Wokingham Road, Earley, Reading.**
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Swindells

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

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

Tel: (0118) 974 6442

Date: 04 March 2002

My ref: F/2002/5849

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor D 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
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2002/5849**
**408a, Wokingham Road, Earley, Reading.**
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Phillip Taylor** Application Number: **F/2002/5849**
**408a, Wokingham Road, Earley, Reading.**
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Carpenter

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

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

Tel:-(0118)-974-6442

Date: 04 March 2002

My ref: F/2002/5849

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor C 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/2002/5849**
**408a, Wokingham Road, Earley, Reading.**
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Phillip Taylor** Application Number: **F/2002/5849**
**408a, Wokingham Road, Earley, Reading.**
**Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

*Councillor C Smith*

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

**Received by Wokingham District Council**

# Application No: F/2002/5849

**PROPOSAL:**
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

**LOCATION:**
408a, Wokingham Road, 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/2002/5849 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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**

**04 March 2002**

ADDRESS 408A WOKINGHAM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7571 (52

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR 3469 | Mr P. G. Kent | 2/storey extension | 18 9 75 | App |
| 03442 | " | " " | 27 11 75 | N/D |
| 15632 | " | " | 8.5.81 | N/A |
| BR16634 | " " | " " | 11. 6. 81 | App |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

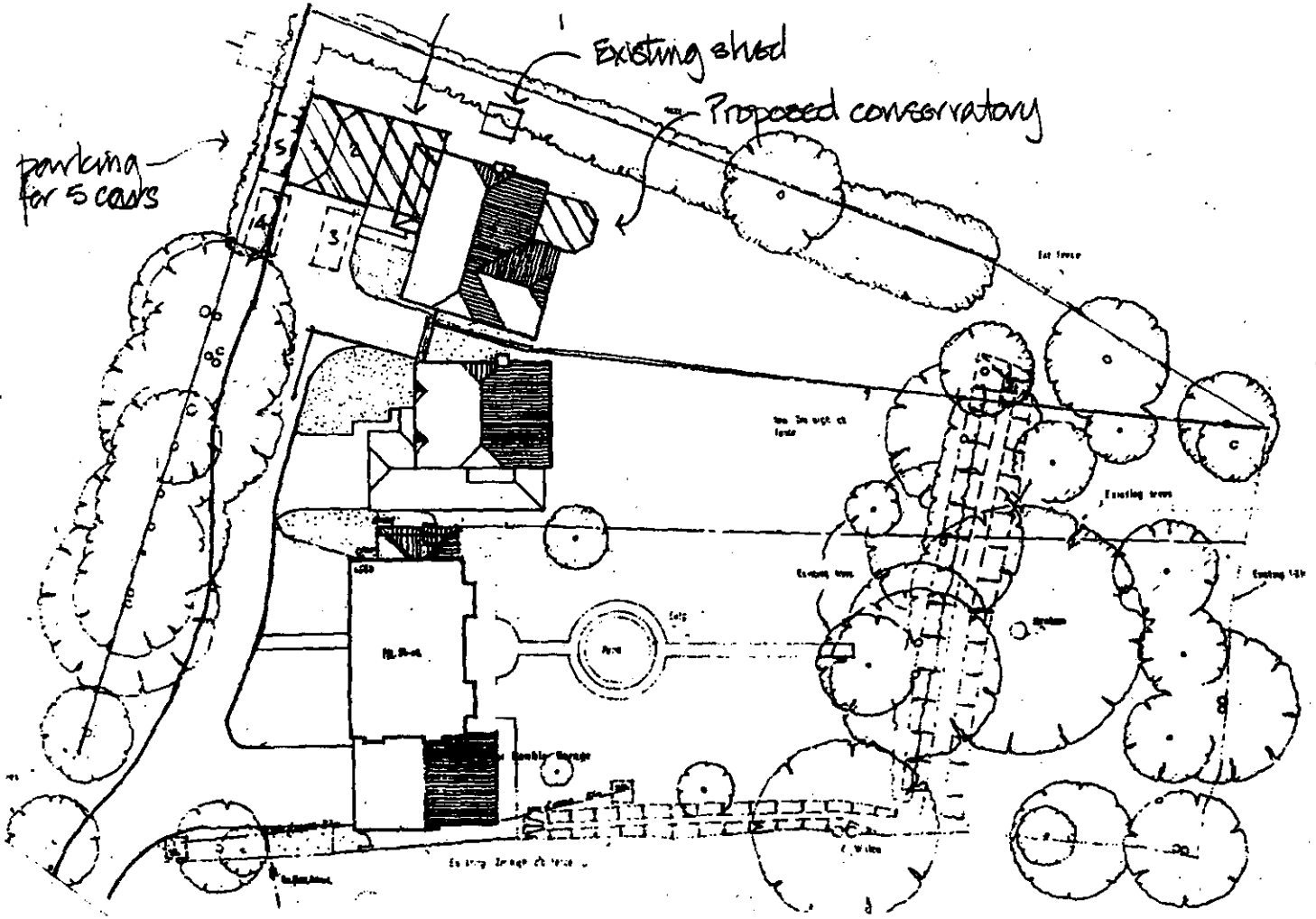
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.O. Eng— removal of hedge - Ms. Postlethwaite - 29.09.00 — 4089

DRAINAGE

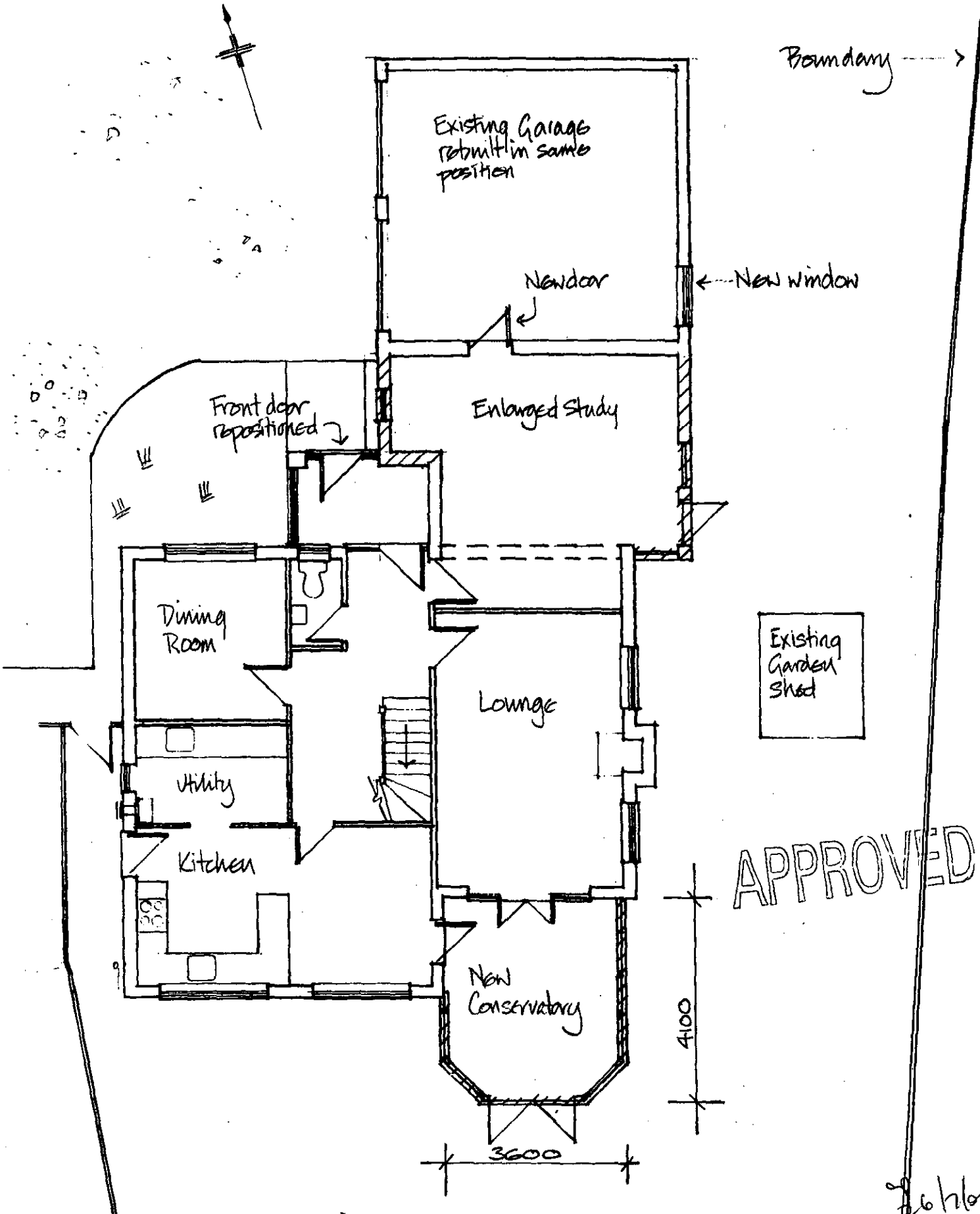
24 FEB 2002 * 5849




| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:500<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>SITE PLAN |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D02 |

D 26/1/02

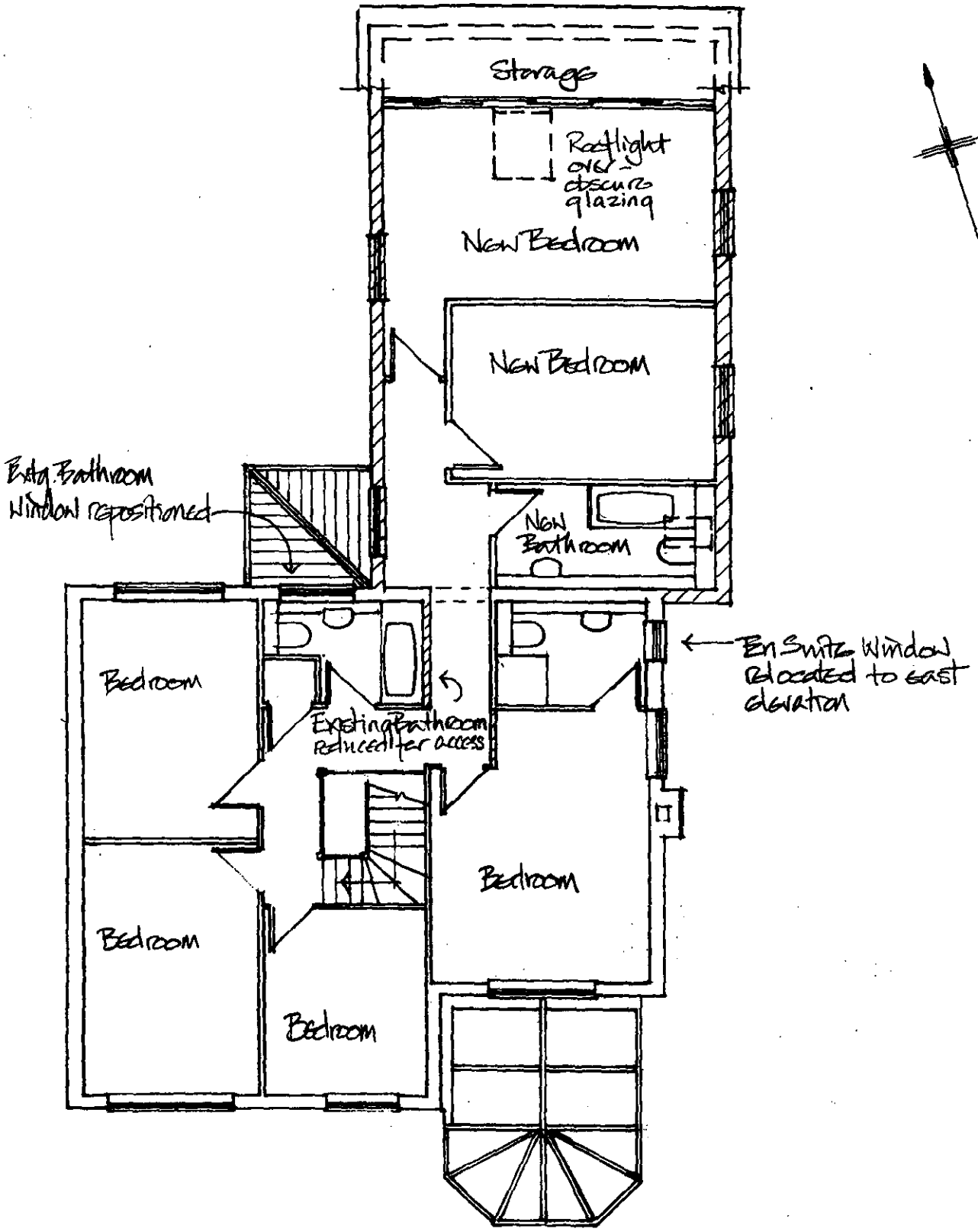
22.FEB.2002* 5849




APPROVED

| | | | |
|---|---|---|---|
| **Allison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date F6b2002<br>Drawn AC | Drawing Title<br>GROUND FLOOR PLA<br>PROPOSED |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D09 |

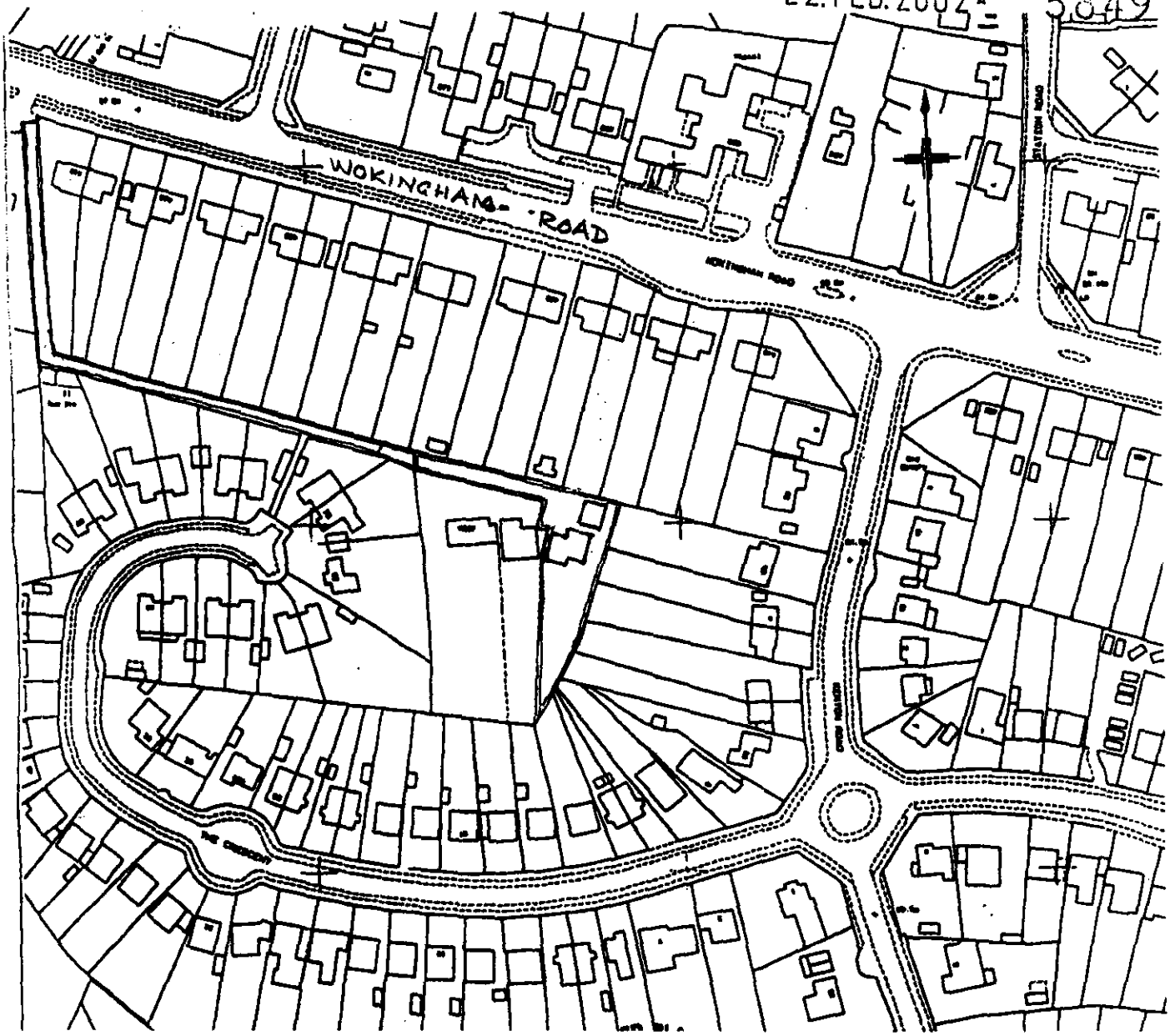
22.FEB.2002* 5849




26/2/02

| | | | |
|---|---|---|---|
| **Allison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>FIRST FLOOR PLAN PROPOSED |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| P10 |

22.FEB.2002 * 5849



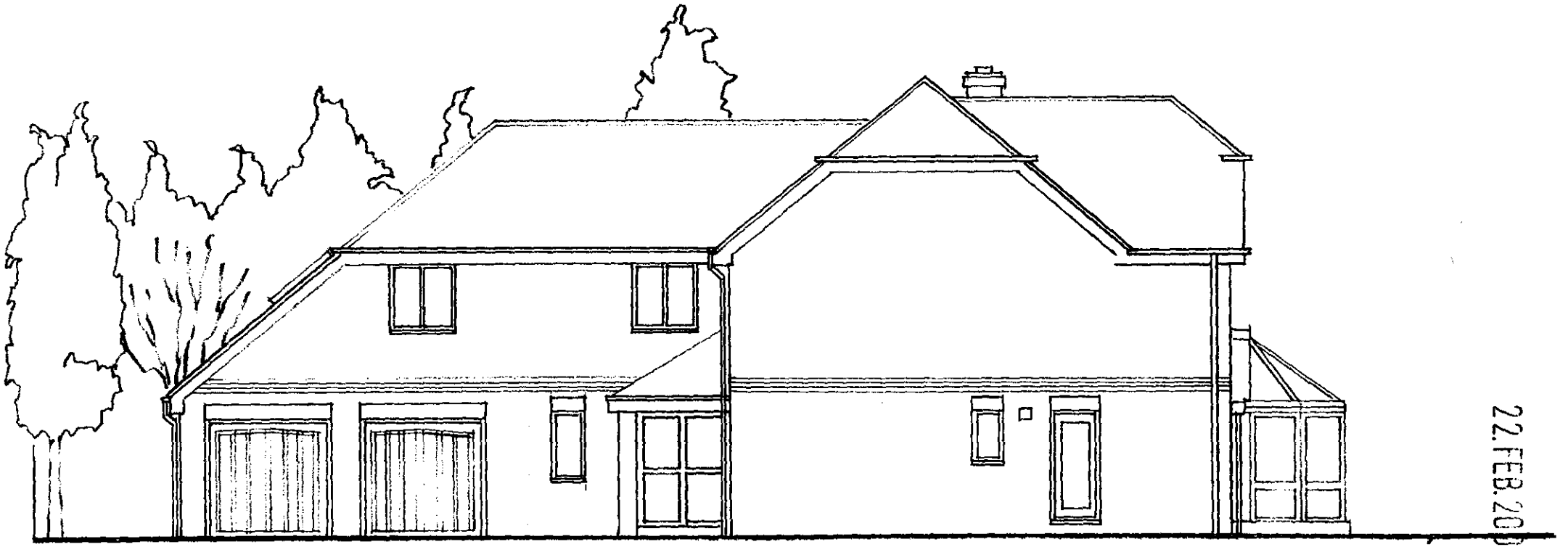

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:1250<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>LOCATION PLAN |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 D01 |



22. FEB. 2002 *

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>NORTH ELEVATION PROPOSED |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D11 |

9 26/7/02



22.FEB.2002*

APPROVED

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb2002<br>Drawn AC | Drawing Title<br>WEST ELEVATION<br>PROPOSED |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D14 |




22.FEB.2002

APPROVED

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>EAST ELEVATION PROPOSED |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D12 |

9 26/7/02



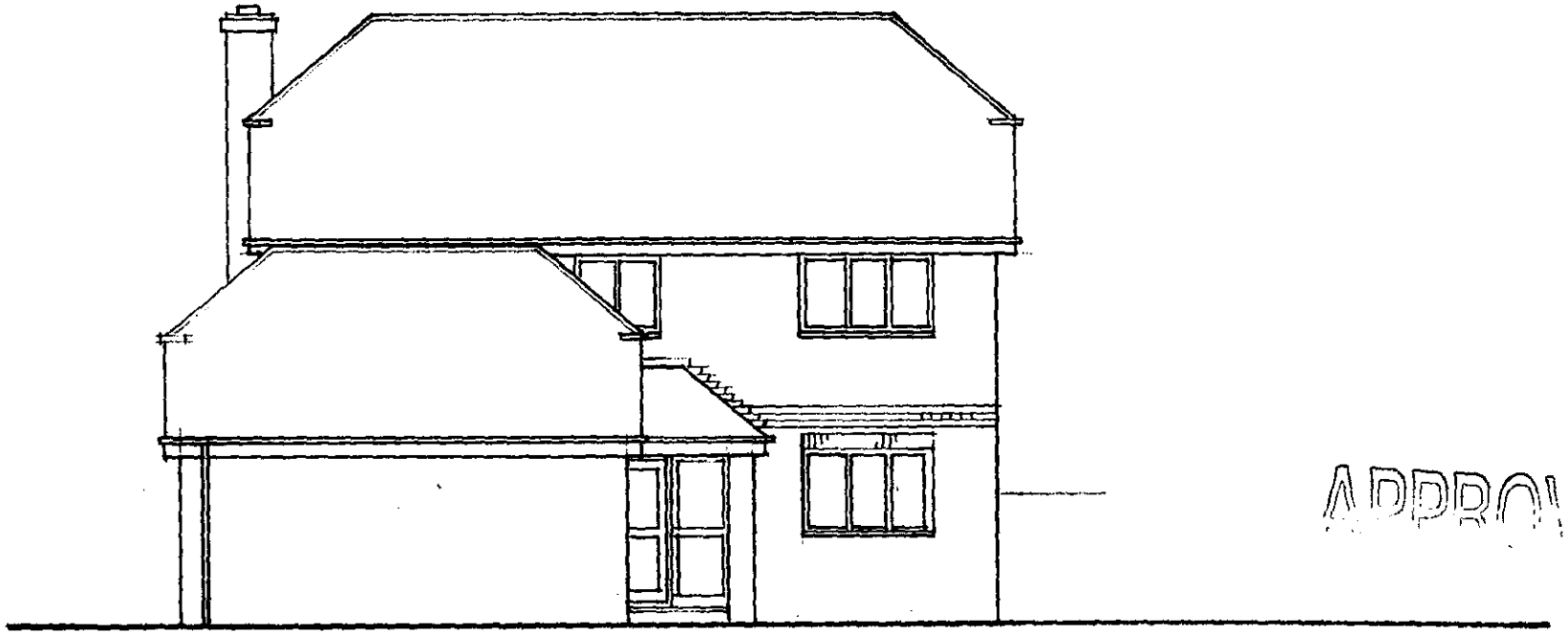

22.FEB.2002

APPROVED

5 & 6

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>SOUTH ELEVATION<br>PROPOSED |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D13 |

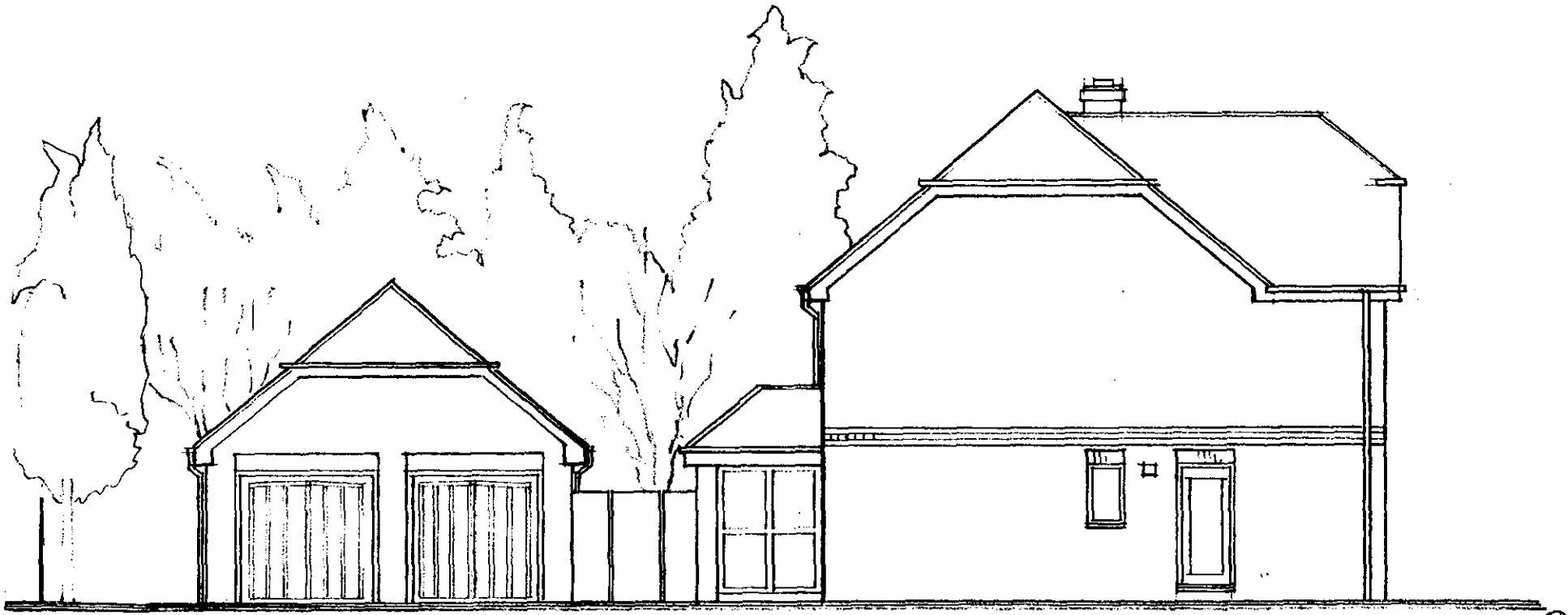
26/7/02



APPROVED

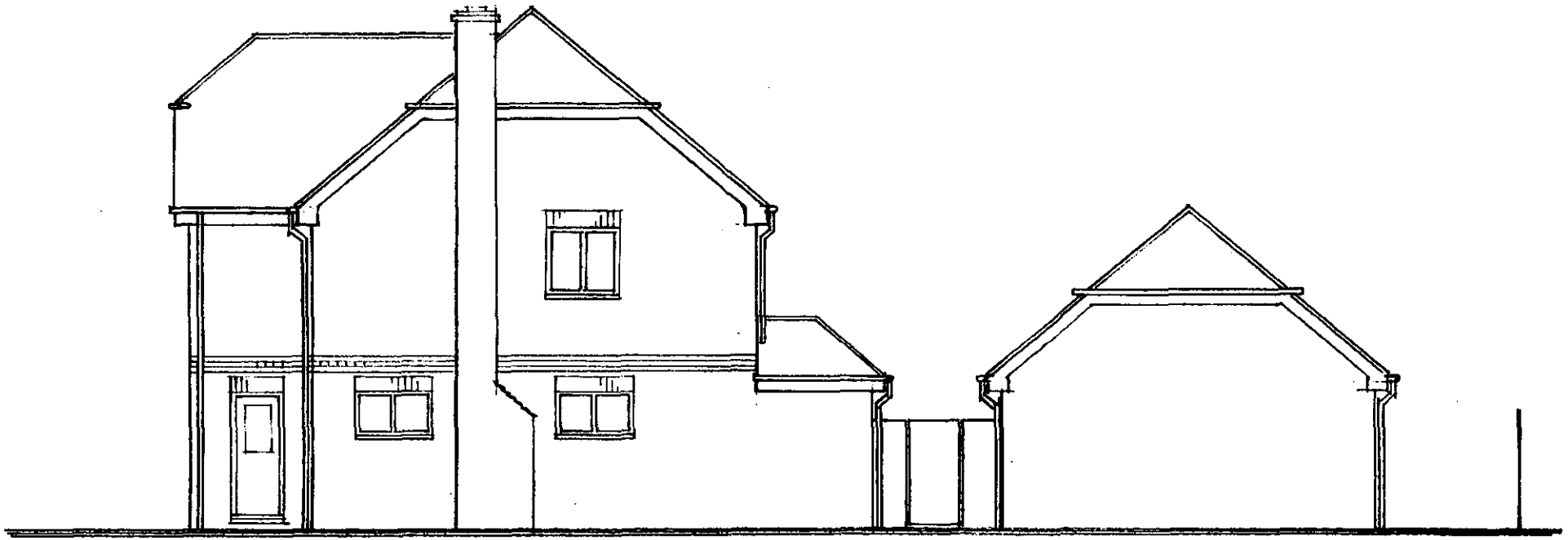
22.FEB.2002*

| | | |
|---|---|---|
| **Alison Cooker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott<br>Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>NORTH ELEVATION<br>AS EXISTING |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | 114 \| D08249 |



APPROVED 22.FEB.2002* 5849

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>WEST ELEVATION<br>AS EXISTING |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D08 |



22.FEB.2002* 5349

APPROVED

| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb2002<br>Drawn AC | Drawing Title<br>EAST ELEVATION<br>AS EXISTING |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D06 |



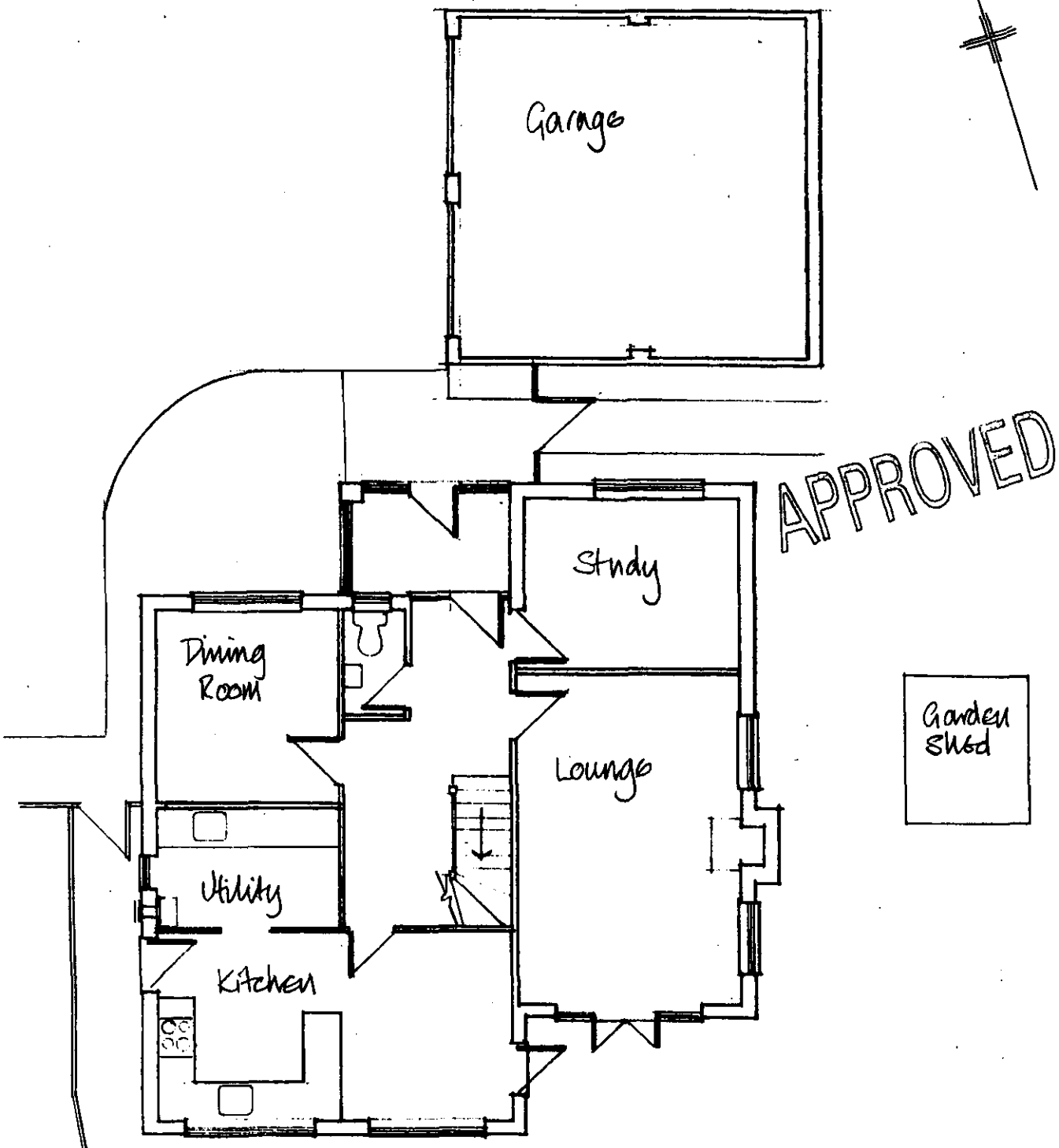
22.FEB.2002*

5849

APPROVED

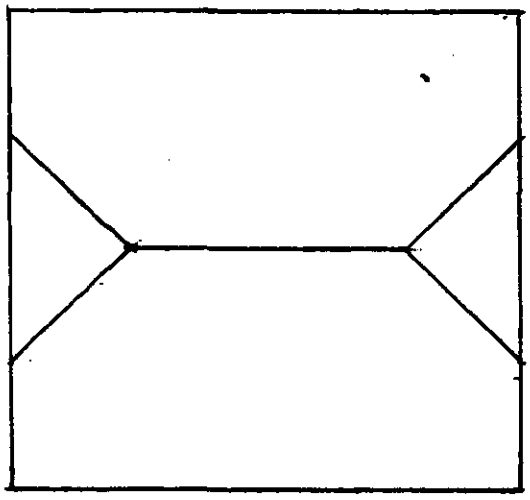
| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>SOUTH ELEVATION<br>AS EXISTING |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D07 |

22.FEB.2002 * Boundary 584

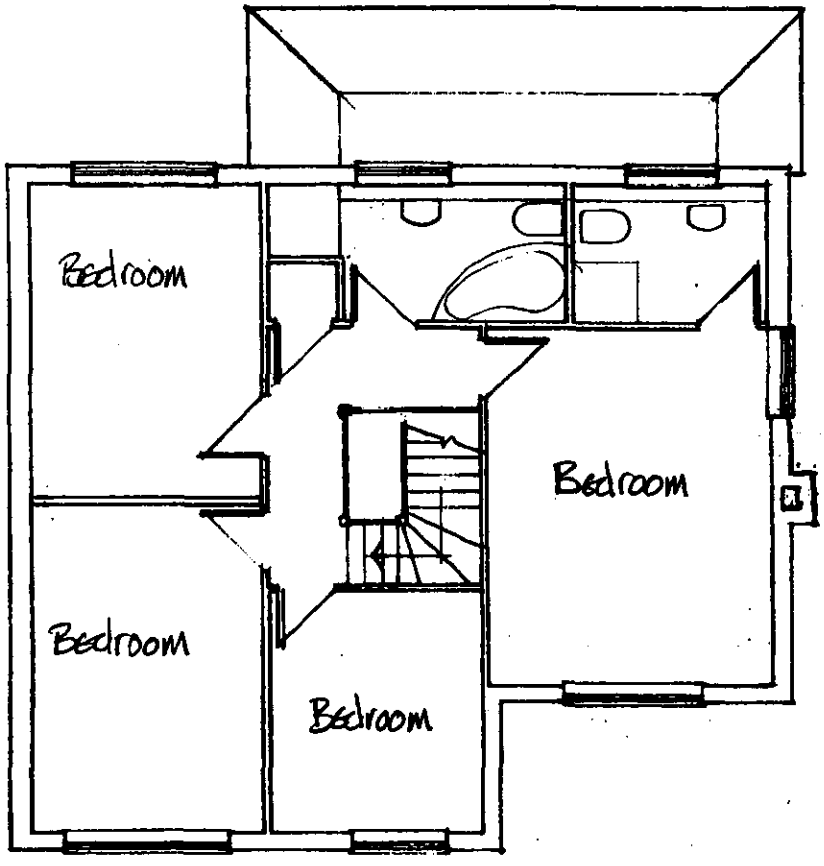



| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>GROUND FLOOR PLAN AS EXISTING |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D 03 |

22.FEB.2002* 5849








| | | | |
|---|---|---|---|
| **Alison Coaker RIBA**<br>11 Marshall Close<br>Purley on Thames<br>Reading Berkshire<br>RG8 8DQ | Client<br>Dr R & Dr C Elliott | Scale 1:100<br>Date Feb 2002<br>Drawn AC | Drawing Title<br>FIRST FLOOR PLAN AS EXISTING |
| | Job Title<br>Extension to The Hazels,<br>408a Wokingham Rd. Earley | | 114 \| D 04 |




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

13 February 2002

Scale: 1 : 1250




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
13 February 2002

Scale: 1 : 2500

N
W E
S