APPLICATION NO:

F/2000/2910

LOCATION:

12 Conygree Close, Lower Earley Reading.

APPLICANT:

Mr & Mrs Withers C/O Excel Design Ltd

PROPOSAL:

Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/12/2000**

APPLICATION WILL HAVE EXPIRED ON:

~~**21/02/2001**~~

22/01/01

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Withers
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/2910

Parish: **EARLEY**

Location: **12, Conygree Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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) no additional windows or similar openings shall be constructed in the first floor level or above of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such and no development, whether permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) or not, shall be carried out on

the land so shown or in such a position as to preclude vehicular access to this parking space.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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:

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2910	HP
BUILDING CONTROL NUMBER.	BR 2000/1355	Martin
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	12. Congree Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

PA 27/11

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00676/4	00676/4
ELEVATIONS	00676/8, 9, 11, B	00676/8, 9, 11, B
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/3/01	

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	

Application No.	Received	Earley	Listed by Cllr Rolls
F/2000/2910	27/11/00		

Applicant: Mr & Mrs Withers
Location : 12 Conygree Close, Lower Earley
Proposal : Two-storey side extension

1. **Planning History** – The site is located within the identified settlement of Earley. Planning permission was given for the two storey detached house with integral garage on 18th November 1993 (Application No.41590). The property has not been previously extended.

2. **Proposal** – The proposal is for a first floor side extension above the existing garage to from an additional bedroom and a single storey side extension with a front facing dormer window to form a second garage space with a store area in the roof space.

   This application has been listed by Councillor Rolls due to concerns over the impact on neighbouring properties.

3. **Consultations** -
   - ***Earley Town Council*** - No Objection
   - ***Highways*** – No objection subject to conditions
   - ***Neighbours*** - One representation was received on the following grounds:
     - Proximity of the extension to neighbouring property, resulting in loss of amenity and light and generation of additional noise.
     - The proposed dormer window is unnecessary for a store and will impact up the neighbouring property.

4. **Appraisal** – The Main Considerations are:

   A. Impact upon neighbouring properties – Policies LBE1 & LBE2 of the Loddon Area Local Plan, Policies WOS3 & WBE1 of the Wokingham District Local Plan.
   B. Impact upon the street scene - Policies LBE1 & LBE2 of the Loddon Area Local Plan, Policies WOS3 & WBE1 of the Wokingham District Local Plan.
   C. Impact upon highway safety
   D. Concerns of neighbouring residents

A. Impact upon neighbouring properties

The proposed development is for a first floor side extension above the existing garage and a single story side extension to the existing garage and a dormer window to the front.

There is a 1.8m fence enclosing the garden and 4-5m tall conifers along the boundary with No. 3 Conygree Close, there is a 3-4m break in the conifer hedge parallel to the apex of the existing garage, to allow light to the side windows of No.3 (ground floor second kitchen window and first floor bedroom window).

a) The first floor extension would be above the existing garage set back 1.5m from the front of the garage and would be 4.85m deep taking it back in line with the main section of the house. It would be 2.8m wide and have a window both to the front and rear but none to the side. It would have a pitched roof and stand 7.4m to the ridge, 0.45m below the main roofline. This section of the proposal would be 9m from the neighbouring property (3 Conygree Close). 1st floor

b) The single storey section of the proposed development would be 3m wide, 6.4m deep and have a pitched roof standing 5.35m high. There would be no windows in the side elevation, one dormer window in the front elevation and a repositioned door and new window in the rear elevation. This section of the proposal would be 6m from No.3 Conygree Close. Ground floor

Due to the distance that the proposal is set away from neighbouring property it is considered that it there would be no detrimental impacts through overbearing, overshadowing or overlooking. There is therefore no conflict with the development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene.
The proposed extension would match the existing main house in terms of style and design, and materials will match existing. It is therefore considered that there would be no detrimental impact to the street scene and therefore no conflict with development plan policies.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms from 3 to 4. In order to satisfy the councils parking standards, there needs to be provision for 3 off road parking spaces. The proposed development would provide 2 garage spaces and there would be ample room for 2 cars to be parked on the driveway. As long as the space provided for garaging and parking remain, there will be no detrimental impact upon highway safety.

D. Concerns of neighbouring residents
The concerns of the neighbouring resident are noted and have been addressed above.

5. **Conclusion** – It is considered that due to the location of the dwelling, the proposed development would have no detrimental impact upon highway safety, neighbouring properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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.

3. Notwithstanding the provision of the Town and Country Planning, (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the building

hereby permitted except for any which may be shown on the approved drawings.

4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of the neighbouring properties.

4. To ensure that adequate parking space is available on the site and reduce the likelihood of roadside parking.

Helen Pollock

ADDRESS 3 CONYGREE CLOSE PARISH FARLEY

PLOT No. 4 ORD. SHEET No. 84.7570.58

BUILDER 01945 CA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29643	MR & MRS. S. THOMSON	O/L.	13.4.88	C/A CA
31021	GRACAN HOMES LTD.	DET. HOUSE & GARAGE	6.7.88	C/A
BLA 6122	"	"	9.11.88	APP
AP/93/1202	T.A. FISHER	"	5.3.93	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 62

DRAINAGE

091074

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

250. APPLICATION NO: 2000/2910, TWO STOREY SIDE EXTENSION, 12 CONYGREE CLOSE LOWER EARLEY, FOR MR & MRS WITHERS

The Committee considered a report on this application set out on Agenda pages 2415 to 2427.

Members were reminded that consideration of the application had been deferred at the last meeting to enable a site visit to be undertaken.

Mr Roberts, a local resident, attended the meeting and spoke against the application.

Mrs Withers, the applicant, attended the meeting and spoke in favour of the application.

RESOLVED: That Application No: 2000/2751 be approved, subject to the conditions set out on Agenda pages 2417 to 2418.

Application No.	Received	Earley	Listed by Cllr Rolls
F/2000/2910	27/11/00		

Applicant: Mr & Mrs Withers
Location : 12 Conygree Close, Lower Earley
Proposal : Two-storey side extension

1. **Planning History** – The application was deferred at Development Control Committee on 7th February for a member's site visit, which was scheduled to take place on 23rd February 2001. Any issues arising as a result of the site visit will be reported verbally at committee.

2. **Recommendation** – GRANT planning permission subject to the conditions set out in the attached report.

Helen Pollock

Application No.	Received	Earley	Listed by Cllr Rolls
F/2000/2910	27/11/00		

Applicant: Mr & Mrs Withers
Location : 12 Conygree Close, Lower Earley
Proposal : Two-storey side extension

1. Planning History – The site is located within the identified settlement of Earley. Planning permission was given for the two storey detached house with integral garage on 18th November 1993 (Application No.41590). The property has not been previously extended.

2. Proposal – The proposal is for a first floor side extension above the existing garage to from an additional bedroom and a single storey side extension with a front facing dormer window to form a second garage space with a store area in the roof space.

   This application has been listed by Councillor Rolls due to concerns over the impact on neighbouring properties.

3. Consultations -
   - *Earley Town Council* - No Objection
   - *Highways* – No objection subject to conditions
   - *Neighbours* - One representation was received on the following grounds:
     - Proximity of the extension to neighbouring property, resulting in loss of amenity and light and generation of additional noise.
     - The proposed dormer window is unnecessary for a store and will impact up the neighbouring property.

4. Appraisal – The Main Considerations are:

   A. Impact upon neighbouring properties – Policies LBE1 & LBE2 of the Loddon Area Local Plan, Policies WOS3 & WBE1 of the Wokingham District Local Plan.
   B. Impact upon the street scene - Policies LBE1 & LBE2 of the Loddon Area Local Plan, Policies WOS3 & WBE1 of the Wokingham District Local Plan.
   C. Impact upon highway safety
   D. Concerns of neighbouring residents

A. Impact upon neighbouring properties

The proposed development is for a first floor side extension above the existing garage and a single story side extension to the existing garage and a dormer window to the front.

There is a 1.8m fence enclosing the garden and 4-5m tall conifers along the boundary with No. 3 Conygree Close, there is a 3-4m break in the conifer hedge parallel to the apex of the existing garage, to allow light to the side windows of No.3 (ground floor second kitchen window and first floor bedroom window).

a) The first floor extension would be above the existing garage set back 1.5m from the front of the garage and would be 4.85m deep taking it back in line with the main section of the house. It would be 2.8m wide and have a window both to the front and rear but none to the side. It would have a pitched roof and stand 7.4m to the ridge, 0.45m below the main roofline. This section of the proposal would be 9m from the neighbouring property (3 Conygree Close).

b) The single storey section of the proposed development would be 3m wide, 6.4m deep and have a pitched roof standing 5.35m high. There would be no windows in the side elevation, one dormer window in the front elevation and a repositioned door and new window in the rear elevation. This section of the proposal would be 6m from No.3 Conygree Close.

Due to the distance that the proposal is set away from neighbouring property it is considered that it there would be no detrimental impacts through overbearing, overshadowing or overlooking. There is therefore no conflict with the development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene.
The proposed extension would match the existing main house in terms of style and design, and materials will match existing. It is therefore considered that there would be no detrimental impact to the street scene and therefore no conflict with development plan policies.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms from 3 to 4. In order to satisfy the councils parking standards, there needs to be provision for 3 off road parking spaces. The proposed development would provide 2 garage spaces and there would be ample room for 2 cars to be parked on the driveway. As long as the space provided for garaging and parking remain, there will be no detrimental impact upon highway safety.

D. Concerns of neighbouring residents
The concerns of the neighbouring resident are noted and have been addressed above.

5. **Conclusion** – It is considered that due to the location of the dwelling, the proposed development would have no detrimental impact upon highway safety, neighbouring properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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.

3. Notwithstanding the provision of the Town and Country Planning, (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the building

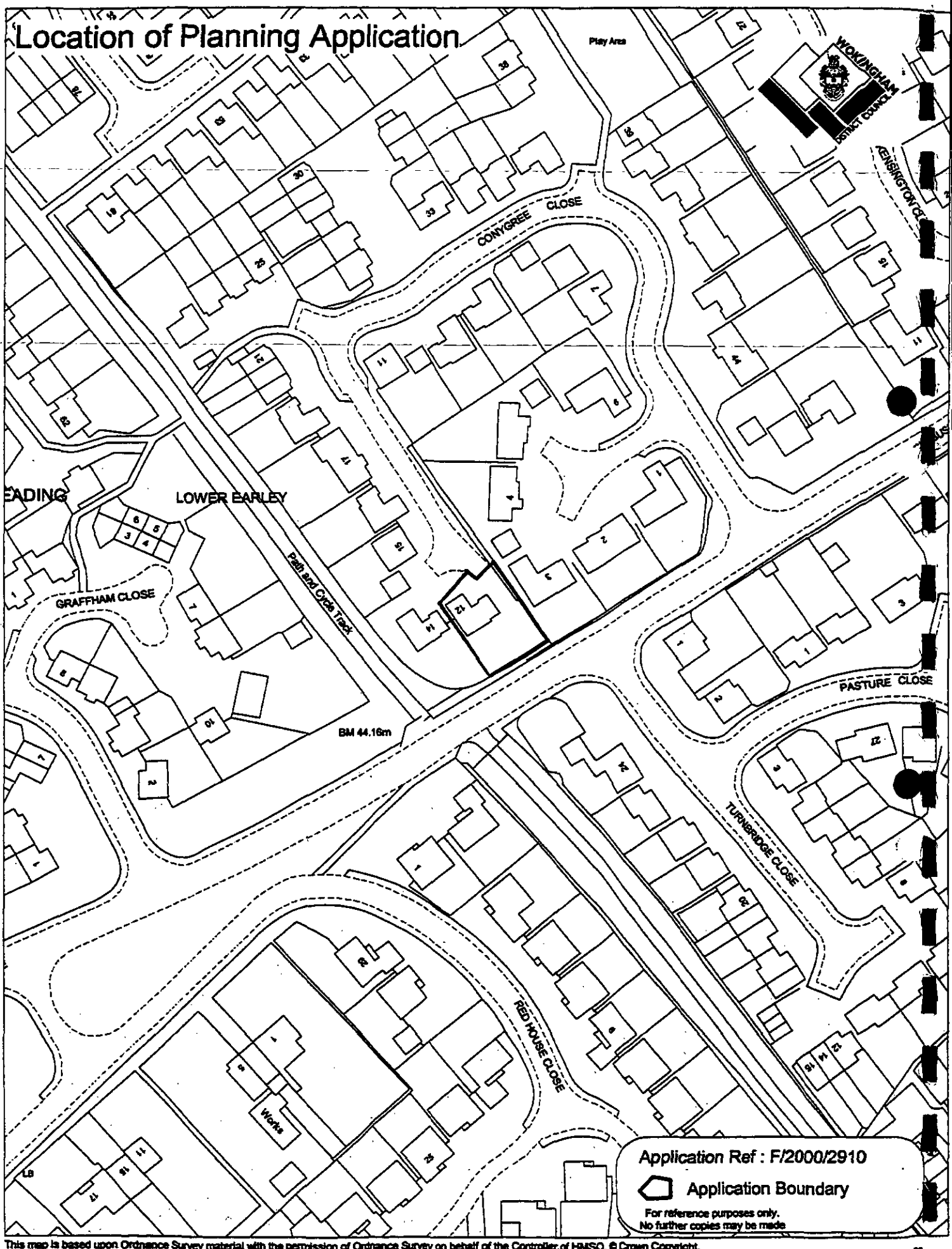
hereby permitted except for any which may be shown on the approved drawings.

4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

1. In pursuance of section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of the neighbouring properties.
4. To ensure that adequate parking space is available on the site and reduce the likelihood of roadside parking.

Helen Pollock



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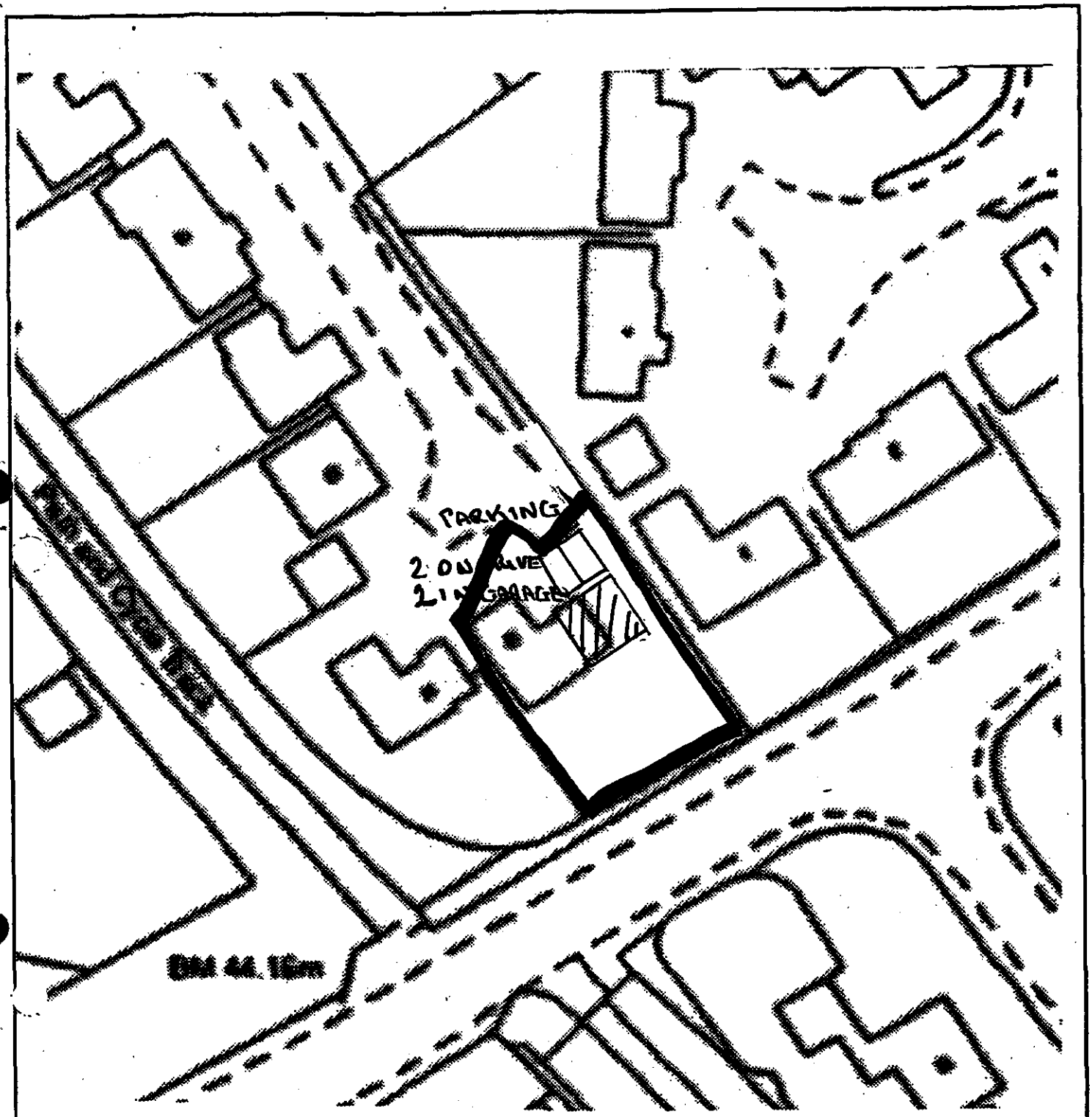
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 1250



2420

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	00676/ 4
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley		DESCRIPTION:	Front Elevations	
PROJECT:	Two storey side extension	2421	SCALE:	1:100	DRAWING No:. 00676/ 8
DATE:	October 2000		REVISION:		

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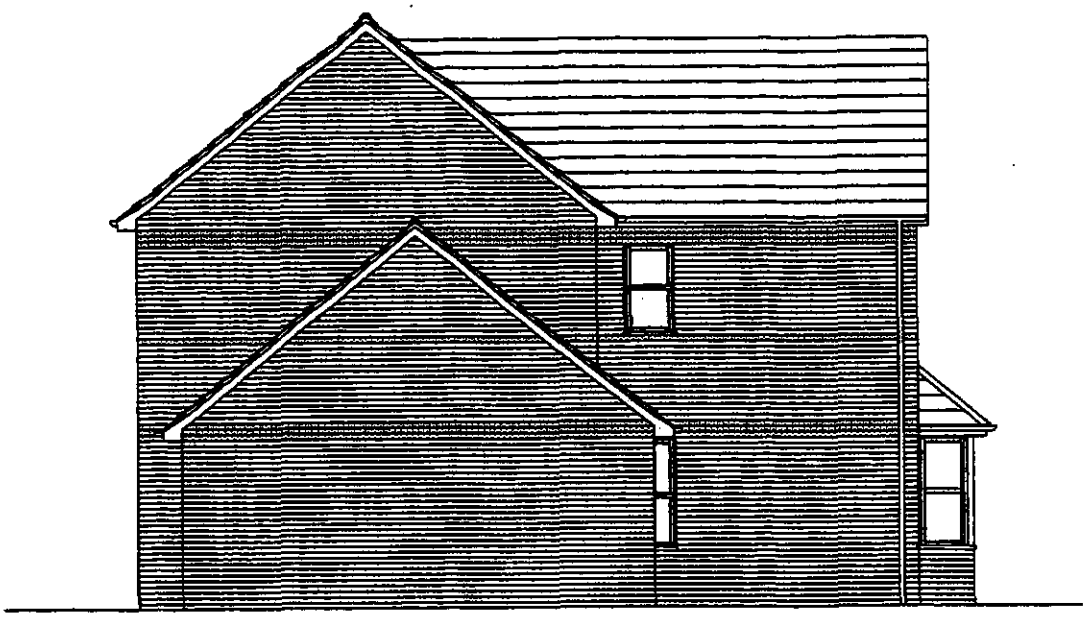
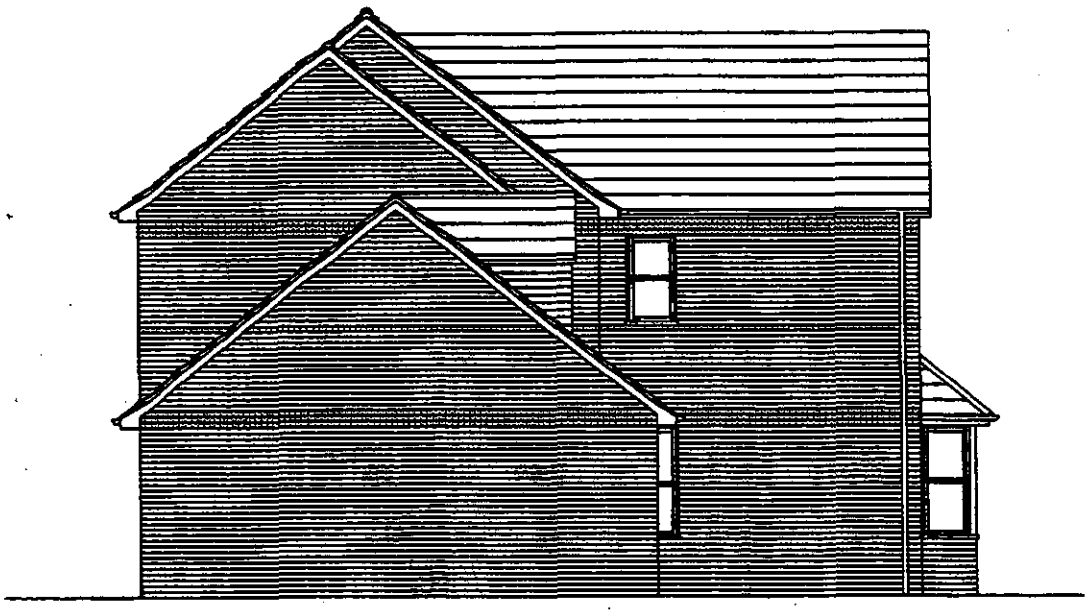
Design



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	2422	DESCRIPTION:	Left Side Elevations	
PROJECT:	Two storey side extension		SCALE:	1:100	DRAWING No: 00676/ 9
DATE:	October 2000		REVISION:		

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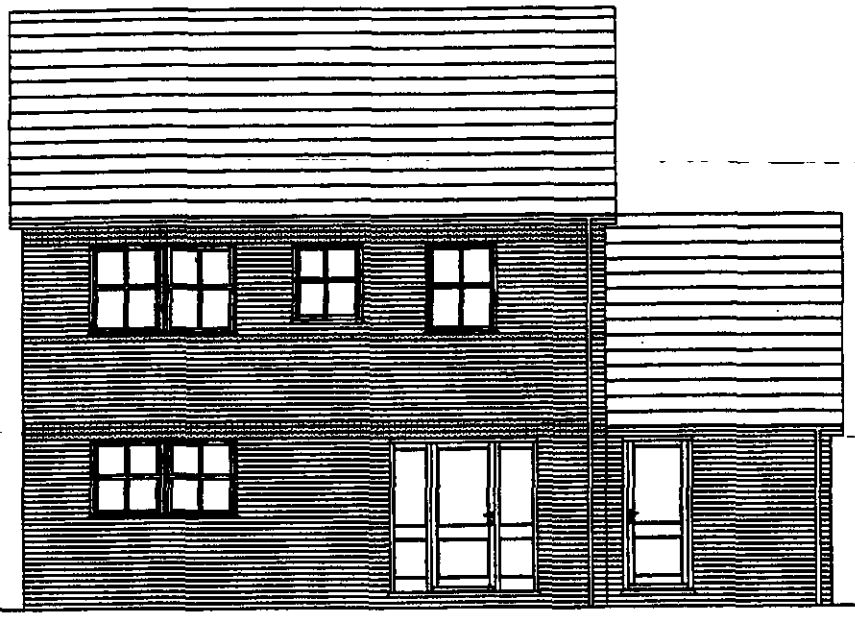
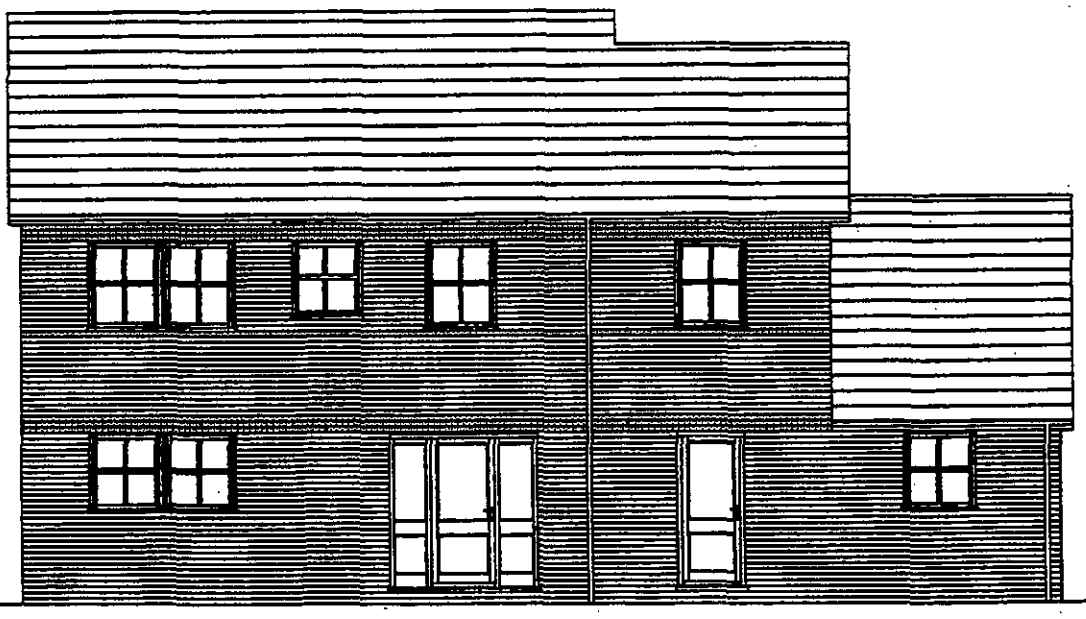


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley		DESCRIPTION:	Rear Elevations	
PROJECT:	Two storey side extension	2423	SCALE:	1:100	DRAWING No: 00676/ 11
DATE:	October 2000		REVISION:		

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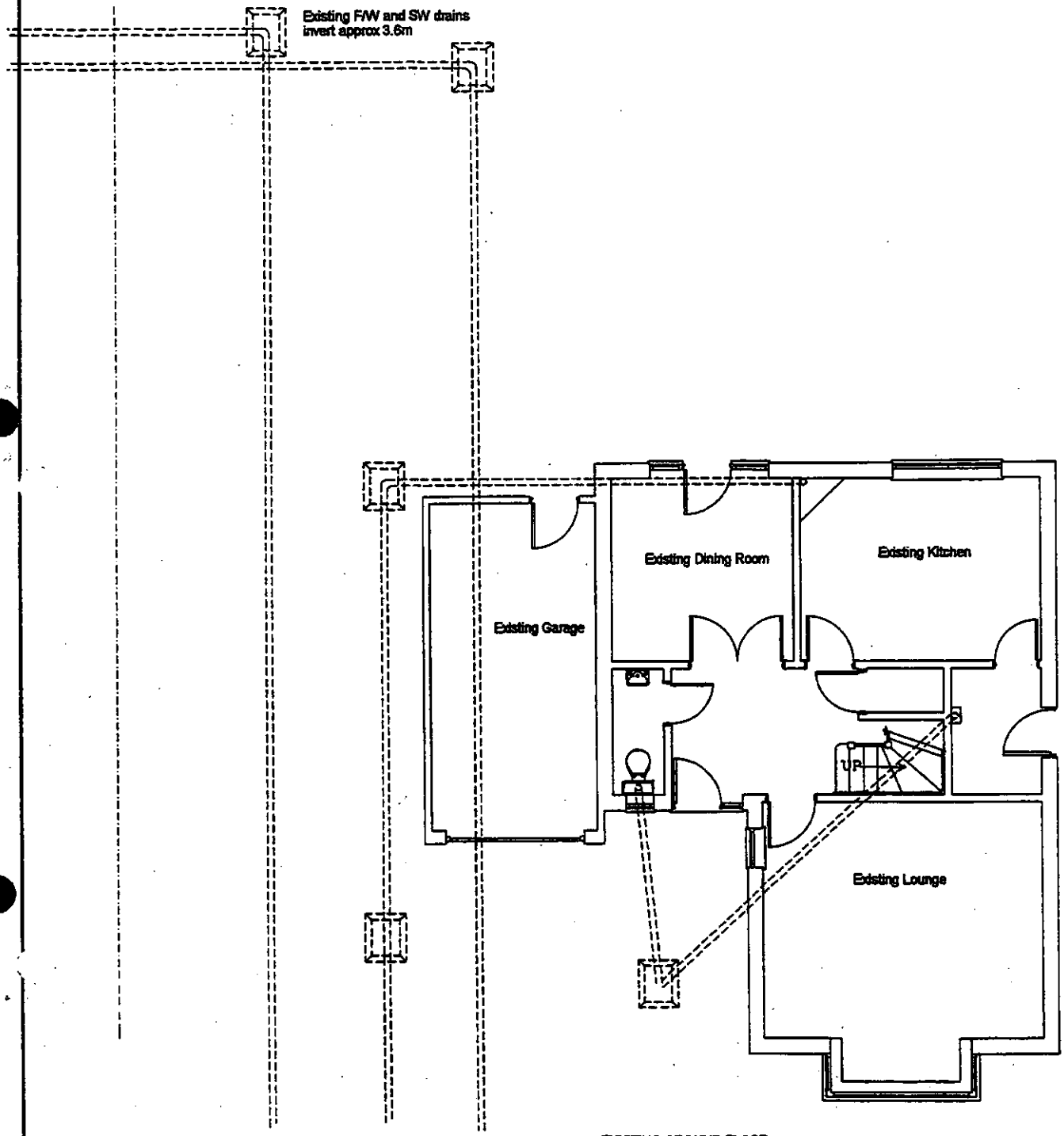

EXISTING GROUND FLOOR

CLIENT:	Mr and Mrs Withers, 12 Corygree Close, Earley	DESCRIPTION:	Ground Floor Plans
PROJECT:	Two storey side extension	SCALE:	1:100
DATE:	October 2000	REVISION:	

DRAWING No: 00676/ 12

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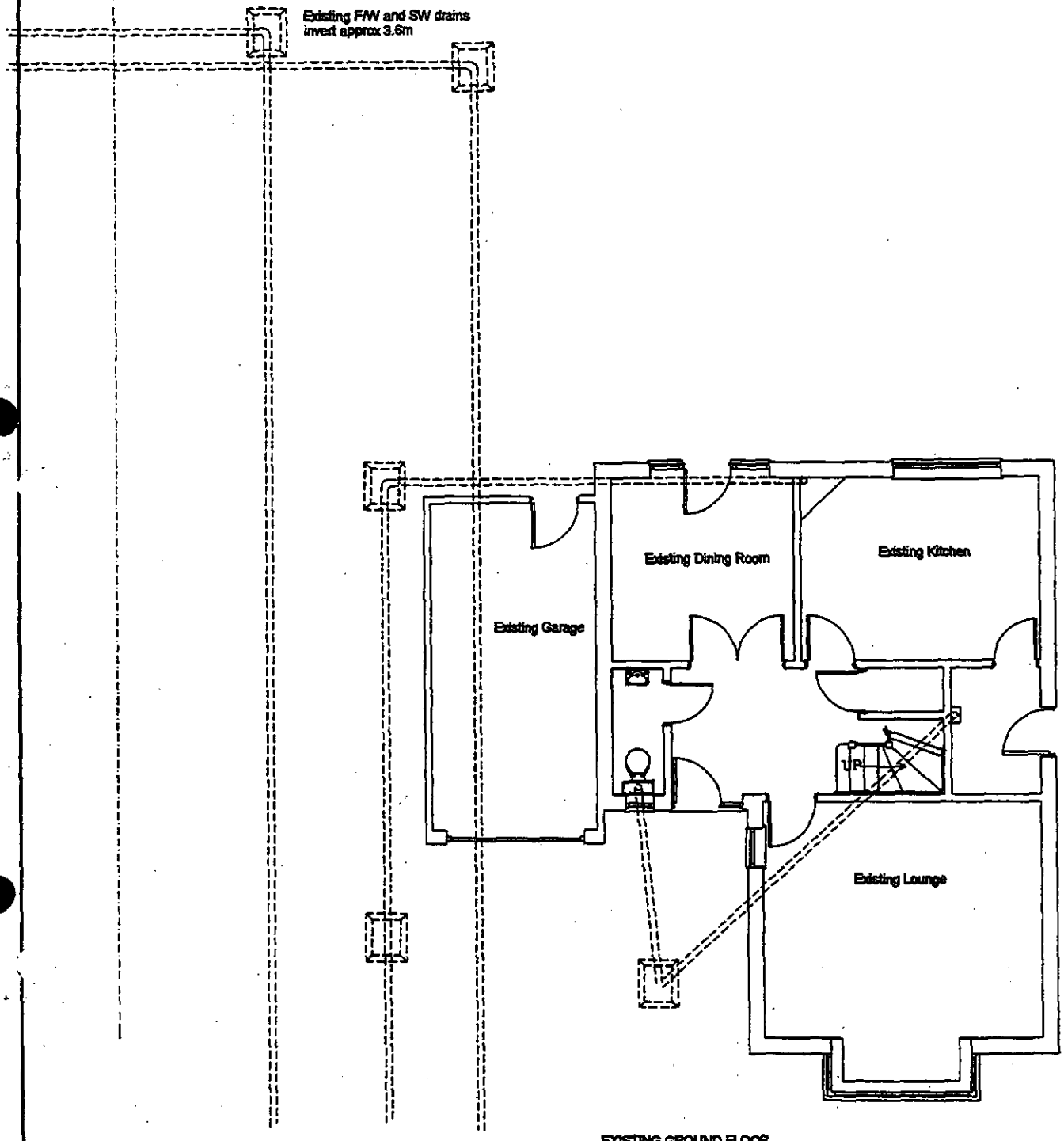

EXISTING GROUND FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 12
DATE:	October 2000	REVISION:			

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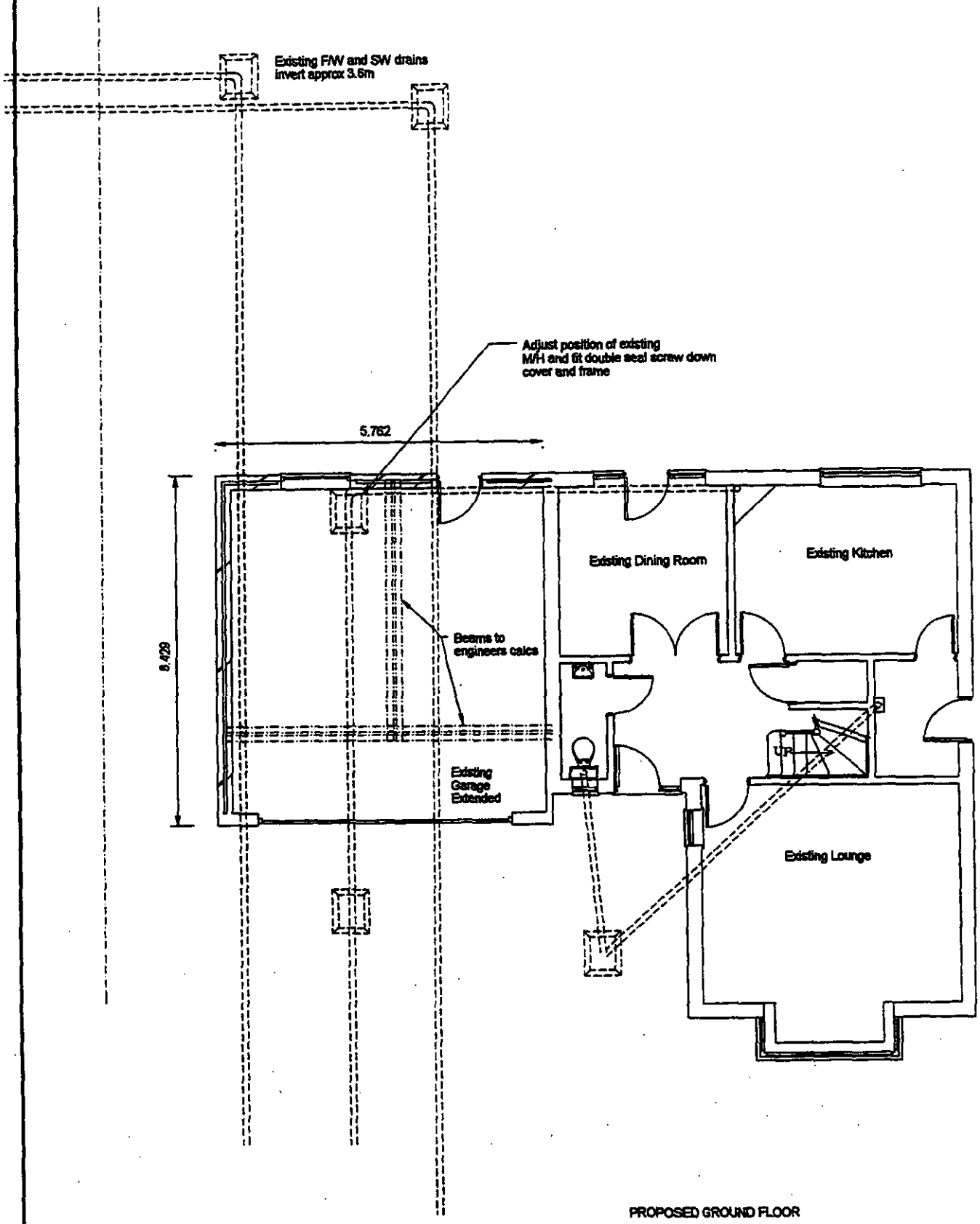

PROPOSED GROUND FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 13
DATE:	October 2000	REVISION:			

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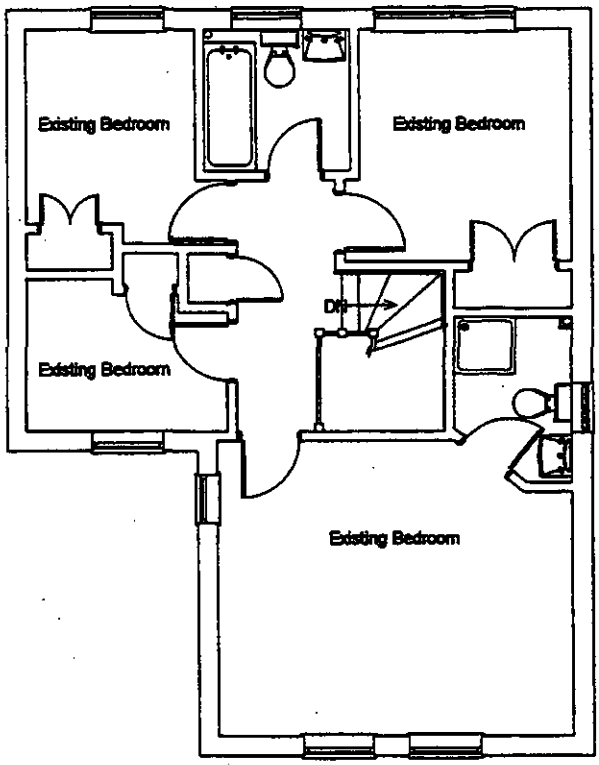

EXISTING FIRST FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	First Floor Plans
PROJECT:	Two storey side extension	SCALE: 1:100	DRAWING No: 00676/ 14
DATE:	October 2000	REVISION:	

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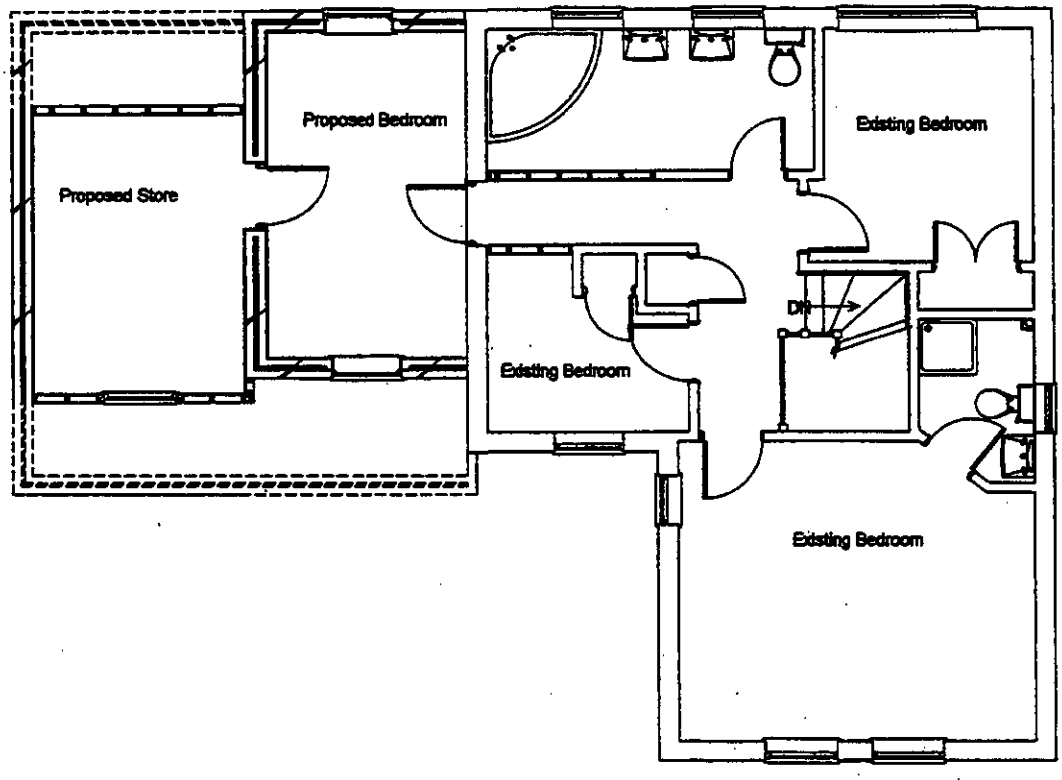

PROPOSED FIRST FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 15
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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design

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

226. APPLICATION NO: 2000/2910, TWO STOREY SIDE EXTENSION, 12 CONYGREE CLOSE LOWER EARLEY, FOR MR & MRS WITHERS

The Committee considered a report on this application as set out on Agenda pages 2306 to 2317.

Mr. Roberts, a local resident attended the meeting and spoke against the proposal.

The Chairman informed Members of the concerns of Fiona Rolls, a local member.

RESOLVED: That Application No: 2000/2910 be deferred to enable a site visit to be undertaken.

Application No.	Received	Earley	Listed by Cllr Rolls
F/2000/2910	27/11/00		

Applicant: Mr & Mrs Withers
Location : 12 Conygree Close, Lower Earley
Proposal : Two-storey side extension

1. **Planning History** – The site is located within the identified settlement of Earley. Planning permission was given for the two storey detached house with integral garage on 18th November 1993 (Application No.41590). The property has not been previously extended.

2. **Proposal** – The proposal is for a first floor side extension above the existing garage to from an additional bedroom and a single storey side extension with a front facing dormer window to form a second garage space with a store area in the roof space.

   This application has been listed by Councillor Rolls due to concerns over the impact on neighbouring properties.

3. **Consultations** -
   - ***Earley Town Council*** - No Objection
   - ***Highways*** – No objection subject to conditions
   - ***Neighbours*** - One representation was received on the following grounds:
     - Proximity of the extension to neighbouring property, resulting in loss of amenity and light and generation of additional noise.
     - The proposed dormer window is unnecessary for a store and will impact up the neighbouring property.

4. **Appraisal** – The Main Considerations are:

   A. Impact upon neighbouring properties – Policies LBE1 & LBE2 of the Loddon Area Local Plan, Policies WOS3 & WBE1 of the Wokingham District Local Plan.
   B. Impact upon the street scene - Policies LBE1 & LBE2 of the Loddon Area Local Plan, Policies WOS3 & WBE1 of the Wokingham District Local Plan.
   C. Impact upon highway safety
   D. Concerns of neighbouring residents

A. Impact upon neighbouring properties

The proposed development is for a first floor side extension above the existing garage and a single story side extension to the existing garage and a dormer window to the front.

There is a 1.8m fence enclosing the garden and 4-5m tall conifers along the boundary with No. 3 Conygree Close, there is a 3-4m break in the conifer hedge parallel to the apex of the existing garage, to allow light to the side windows of No.3 (ground floor second kitchen window and first floor bedroom window).

a) The first floor extension would be above the existing garage set back 1.5m from the front of the garage and would be 4.85m deep taking it back in line with the main section of the house. It would be 2.8m wide and have a window both to the front and rear but none to the side. It would have a pitched roof and stand 7.4m to the ridge, 0.45m below the main roofline. This section of the proposal would be 9m from the neighbouring property (3 Conygree Close).

b) The single storey section of the proposed development would be 3m wide, 6.4m deep and have a pitched roof standing 5.35m high. There would be no windows in the side elevation, one dormer window in the front elevation and a repositioned door and new window in the rear elevation. This section of the proposal would be 6m from No.3 Conygree Close.

Due to the distance that the proposal is set away from neighbouring property it is considered that it there would be no detrimental impacts through overbearing, overshadowing or overlooking. There is therefore no conflict with the development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene.
The proposed extension would match the existing main house in terms of style and design, and materials will match existing. It is therefore considered that there would be no detrimental impact to the street scene and therefore no conflict with development plan policies.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms from 3 to 4. In order to satisfy the councils parking standards, there needs to be provision for 3 off road parking spaces. The proposed development would provide 2 garage spaces and there would be ample room for 2 cars to be parked on the driveway. As long as the space provided for garaging and parking remain, there will be no detrimental impact upon highway safety.

D. Concerns of neighbouring residents
The concerns of the neighbouring resident are noted and have been addressed above.

5. **Conclusion** – It is considered that due to the location of the dwelling, the proposed development would have no detrimental impact upon highway safety, neighbouring properties or the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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.

3. Notwithstanding the provision of the Town and Country Planning, (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the building

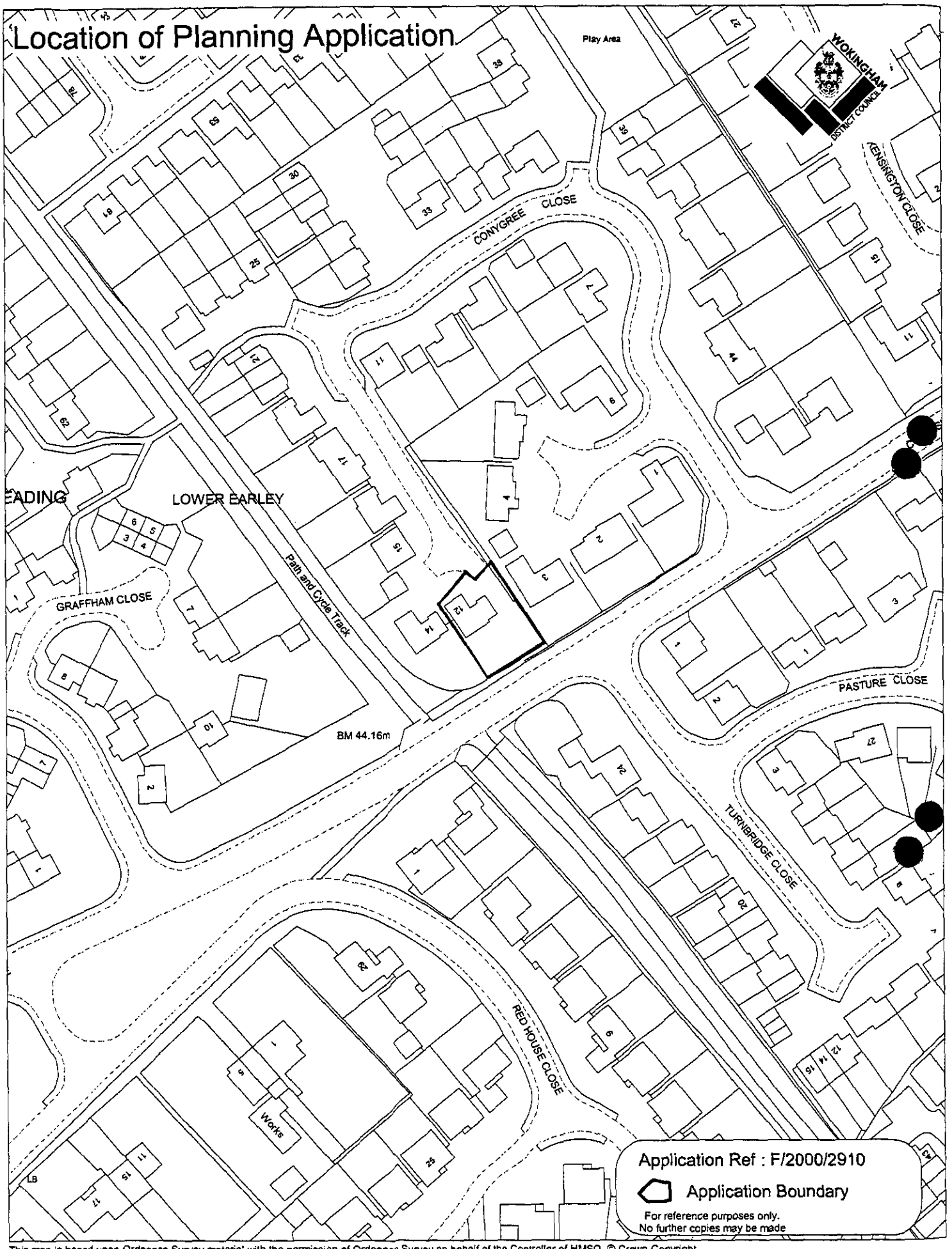
hereby permitted except for any which may be shown on the approved drawings.

4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

1. In pursuance of section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the residential amenities of the occupiers of the neighbouring properties.
4. To ensure that adequate parking space is available on the site and reduce the likelihood of roadside parking.

Helen Pollock



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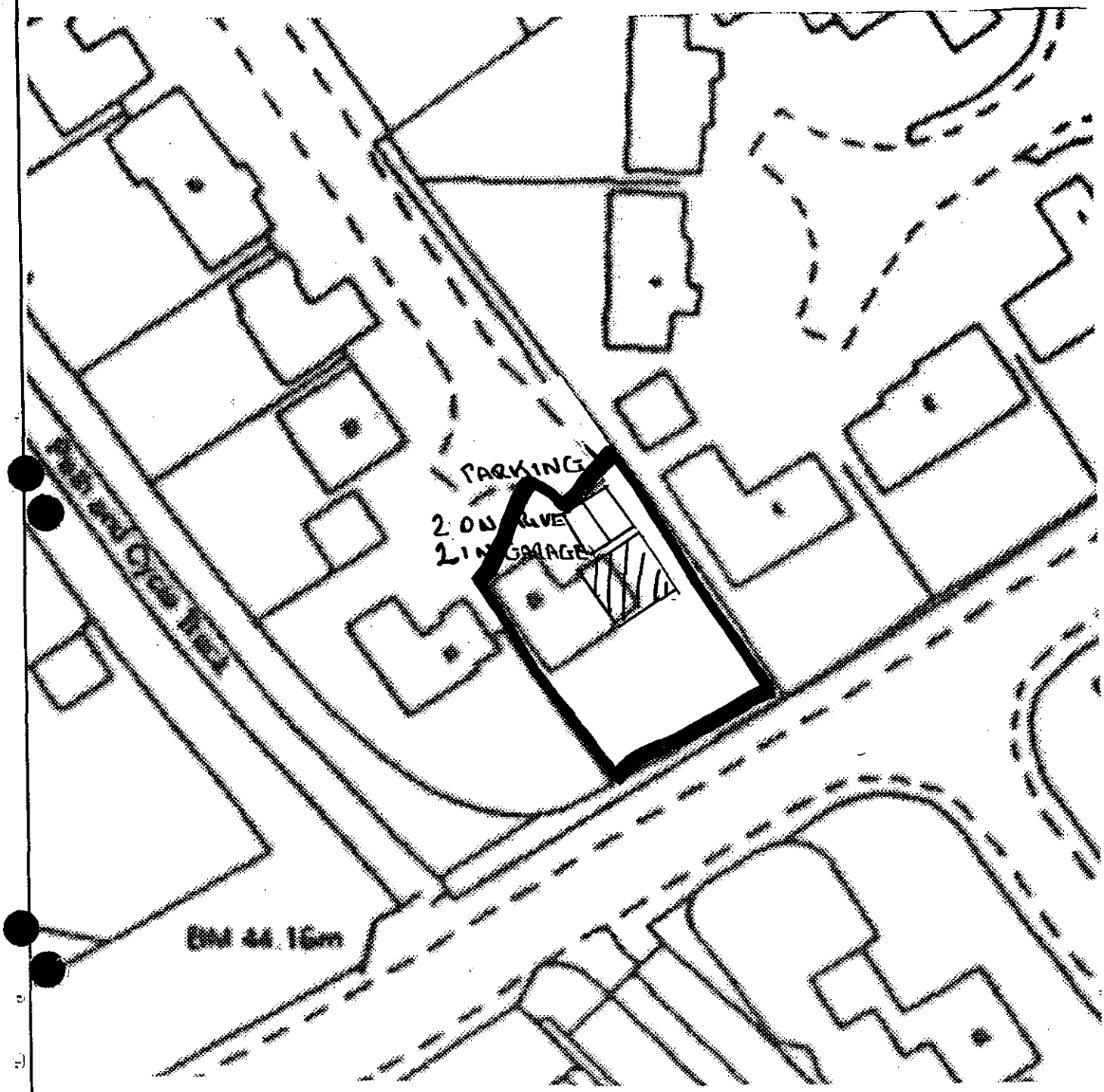
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 1250

2309



2310

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	00676/ 4
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 8
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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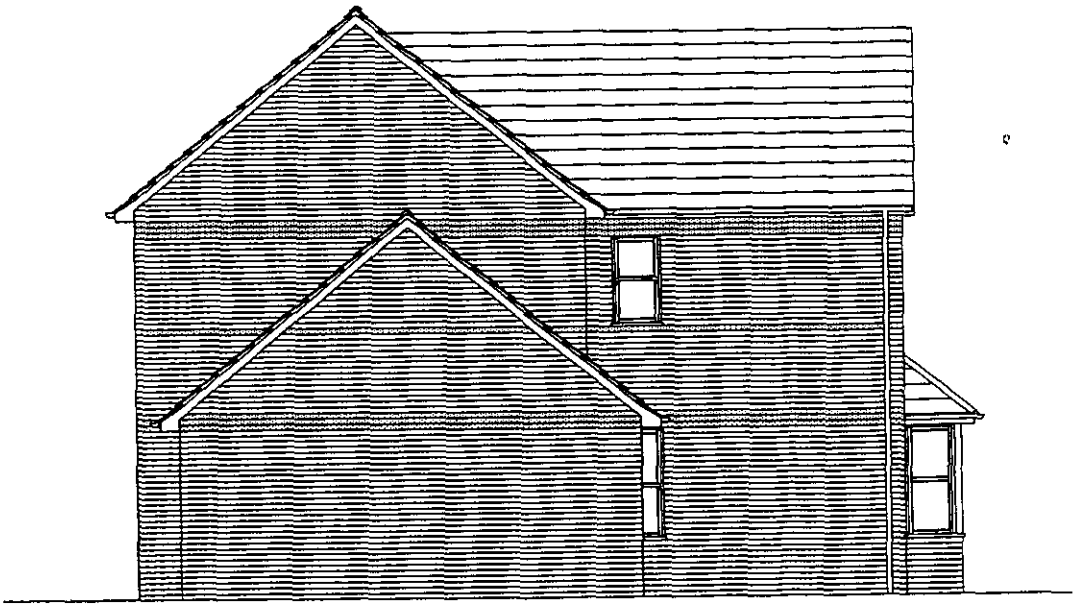
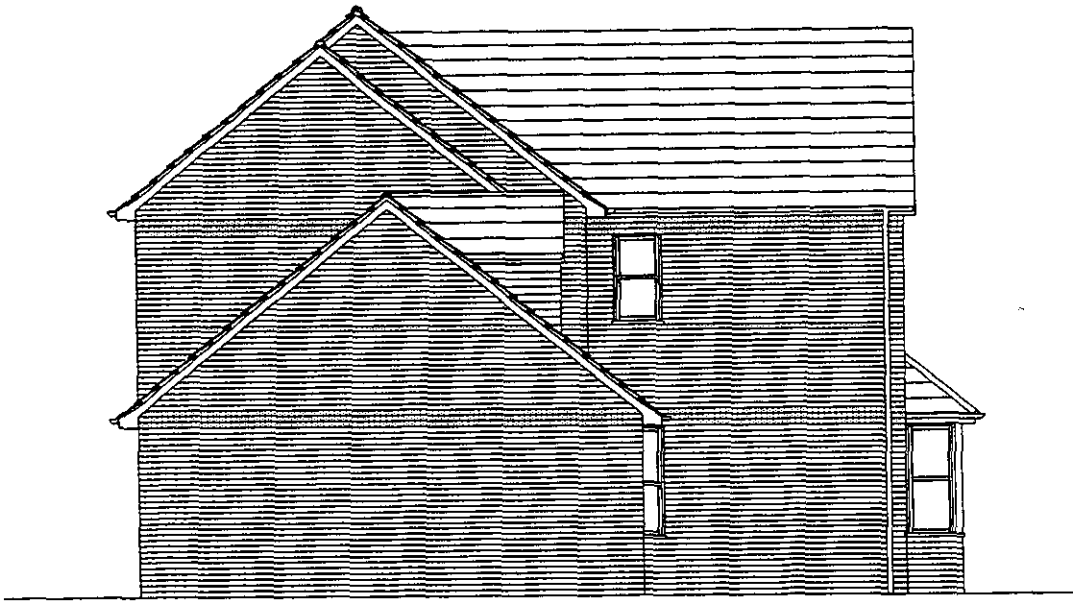


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 9
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Rear Elevations	
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No: 00676/ 11
DATE:	October 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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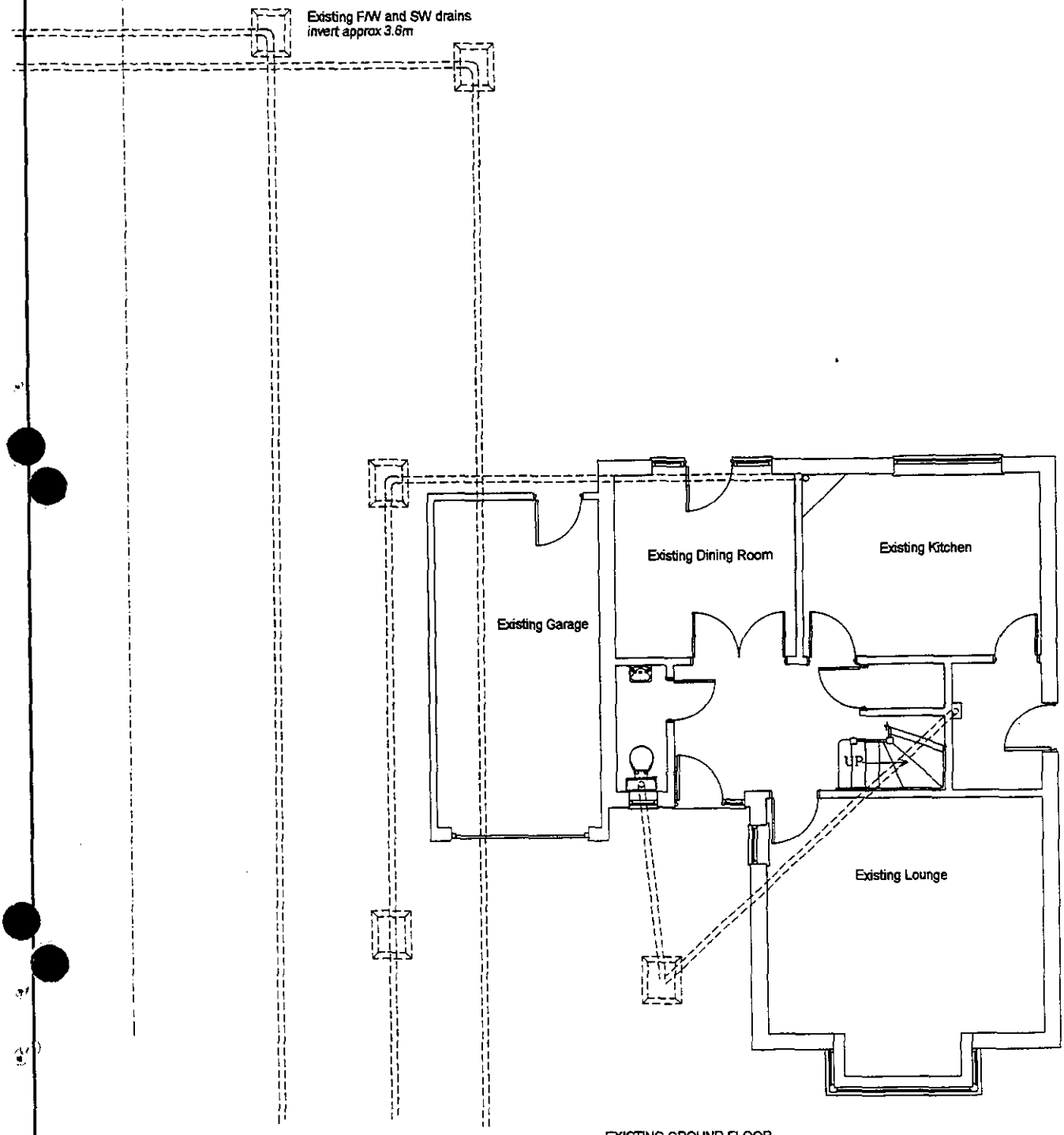

EXISTING GROUND FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 12
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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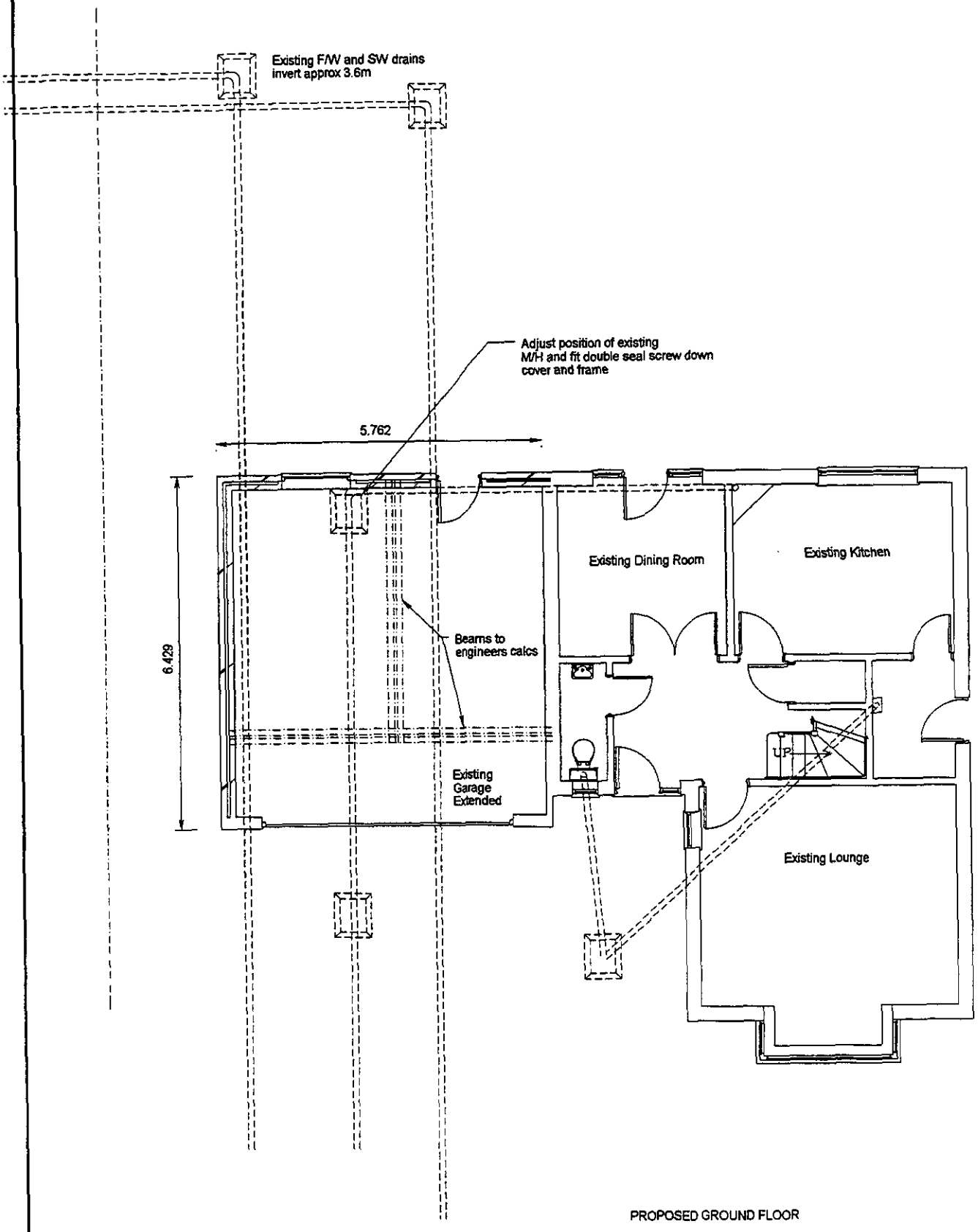

PROPOSED GROUND FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 13
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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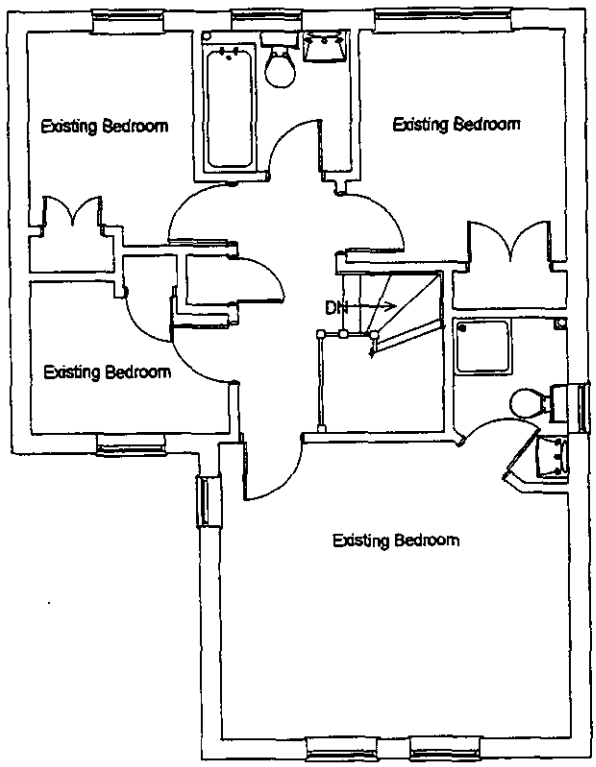

EXISTING FIRST FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 14
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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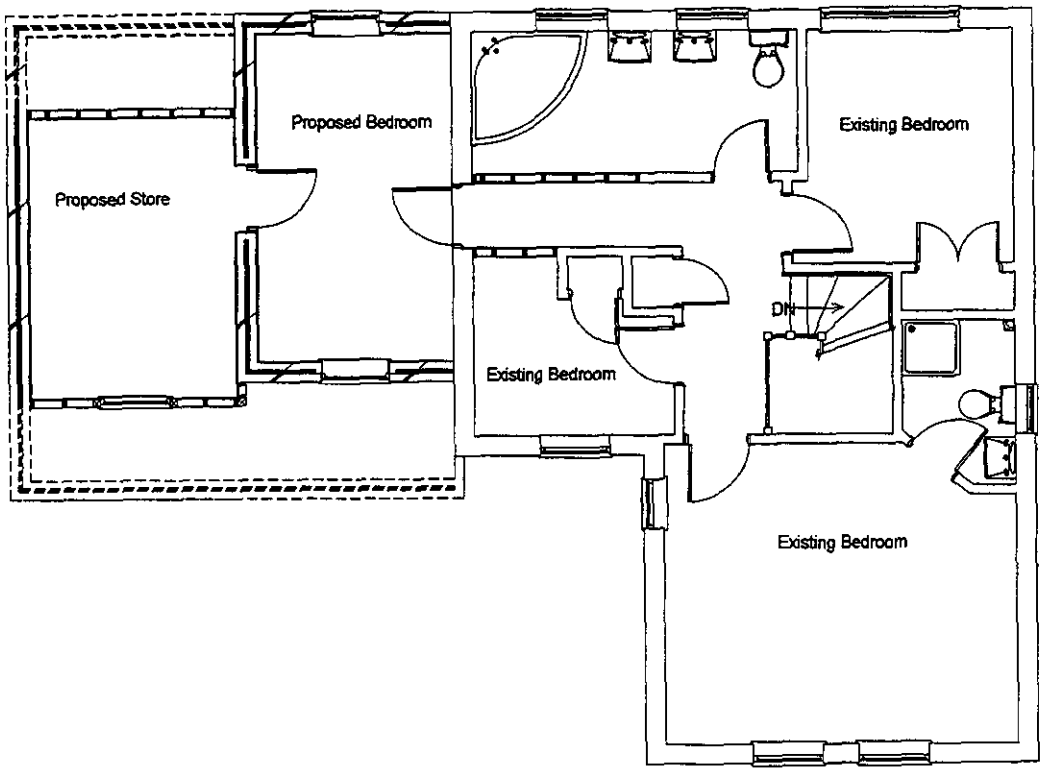

PROPOSED FIRST FLOOR

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 15
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design

Applicationo	Name & Address
F/2000/2910	S Roberts 3 Conygree Close Lower Earley Reading

App APPROVED
Letter sent 09/03/01

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2910

Applicant : Mr & Mrs Withers C/O Excel Design Ltd.

Location : 12, Conygree Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	11/12.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12.....

Date Registered : 27/12/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000

This application will have expired on: ~~21/02/2001.~~ 22/01/01. 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 :

Earley T.C: 'no objection'
Highways: C/A.

Planning Issues :

1) Impact on neighbouring properties
2) Impact upon the street scene
3) Impact upon highway safety
4) Concerns of neighbouring residents.

Application Number: F/2000/2910

Appraisal :

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

Committee Item
28/02/01

Application Number F/2000/2910
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C044	R044	'first floor level or above of the building'
4	——→		The area shown on the permitted drawings for vehicle parking + garaging shall be kept available for such + no development, whether permitted by the Town + Country Planning (General Permitted Development) Order 1995 (or any order revoking + re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
		Reason	To ensure that adequate parking space is available on the site + reduce the likelihood of roadside parking.

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

Would extend out sideways 3m
to the side are tall conifers until the end of the building line then ≅ 2.5m of 2m close board fence then more tall conifers along rest of boundary.

- Neighbouring property has ground floor 3 pane bge window, no higher than fence. 1st floor has a large bedroom window ½ behind conifers ½ not.

- To rear is 2m fence + large gap befor anymore buildings.

- 3 pain window ≅ 2m wide - ≅ 1m clear of any hge 2 windows in kitchen - one to side 1 to rear

- only 1 window in bedroom.
en-suite bathroom
- ^bathroom obscured beds

RECORD OF SITE VISIT

SITE ADDRESS: 12 Conygree Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2910

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Modern detached dwellings, open plan gardens.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES ≃ 4m tall Conifer hedge to side of Property

ACCESS/PARKING 1 garage + 1 big car, 2/3 small cars on drive.

LEVELS Slight ⇙ Slope away from rd to rear.

BOUNDARY TREATMENT 1.8m Fence + 2m Conifers to side

OTHERS Trees + fence to rear.

Received by Wokingham District Council

Application No: F/2000/2910

PROPOSAL:
Proposed two storey side extension to dwelling.

LOCATION:
12, Conygree 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. 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

06 December 2000

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2910

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

Dear Councillor

Application Number: F/2000/2910
12, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2910**
12, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2910

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/2000/2910
12, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2910**
12, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
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

Helen.

Applicationo	Name & Address
F/2000/2910	S Roberts 3 Conygree Close Lower Earley Reading

Committee letters sent
1st class 20.2.01.

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Helen Pollock - F/2000/2910**

Mr & Mrs Withers
C/O Excel Design Ltd
17
Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

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 Sir/Madam

Application Number: F/2000/2910

Site Address: 12, Conygree Close, Lower Earley, Reading.

Proposal: Proposed two storey side extension to dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

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

Tel: 0118 974 6480

Date: **06 December 2000**

My ref: F/2000/2910

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2910
12, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2000/2910**
12, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for approval
and my reason(s) are that it is unneighbourly and affects side
windows of no 3 esp. the small bedroom

Signed: J Rolls Date: 11/1/01
Councillor Rolls

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2000/2910

YOUR REF: F/2000/2910

TO: Helen Pollock, Planning

CC:

DATE: 22 Jan 2001

PLANNING APPLICATION F/2000/2910
PROPOSED TWO STOREY SIDE EXTENSION
12 CONYGREE CLOSE, EARLEY, READING

CONDITIONAL APPROVAL

C049, R049
C122, R122

Adam Coggins
Highways Officer



1959/a

27.NOV.2000* 2910

HOUSEHOLDER PLANNING APPLICATION

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	MRS MS WITHERS
	ADDRESS	12 CONYGREE CLOSE EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	12 CONYGREE CLOSE EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION

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 — BRICK TILE TO MATCH

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 MESSRS WITHERS

DATE 10.11.00

Received via e-mail 2/1/01.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CMS	AV
02	
COPIES TO:	ACK:
	FILE:

3 Conygree Close
Lower Earley
Reading
0118 986 7342

Dear Ms Pollock

Planning Application F/2000/2910 - 12 Conygree Close

I write to express my opposition to the above mentioned planning application for the following reasons:

1. The proposed extension will result in building much too close to my property (3 Conygree Close).This will result in loss of amenity, loss of light and additional noise.
2. The proposal is in direct contravention of previous decisions made by the planning department and members at the time of the houses (including 12 Conygree) were originally built.

   At this time, the members via the planning department deemed that proposals to build near to the boundary were unacceptable. The houses were moved away from our boundary to a position further from our property than the proposed extension, this was still not acceptable to the council and the distance was increased further to the position currently occupied by 12 Conygree. If you approve this application, you are directly contradicting a previous decision.

3. There have been no changes in ownership at 3 or 12 Conygree Close, thus no party should be unaware that the council did not approve building closer. ?

4. It is difficult from the plans submitted to establish exactly where the extension would be built. The drawings of the extension are very detailed and clear, but the site drawings are blurred and hand drawn making it near impossible to accurately determine the position of the extension. Indeed the two location plans can be seen to be from different sources, and to have different fence lines. The larger scale of these, and the most favourable to the application, is in fact incorrect.

5. There will be a loss of light to both the kitchen and bedroom which overlook the projected extension. We have attempted to improve light into these rooms by the removal of trees, and the reduction in height and thinning of the remaining trees. Granting of this application will prevent light reaching these rooms and leave a view predominantly of a brick wall. The extension , being two stories, will remove any views from the bedroom.

6. There is no evidence from the plans that any attempt has been made to gain permission from Thames Water to build over their main sewers. This was an important issue at the time the houses were built, with the pipe work being specifically routed through an area **on which building could not occur**. In the event of problems with this pipe work, access would be impossible without demolishing part of the extension!

7. It seems incongruous that a 'store' should need windows unless the real purpose is other than stated. Under these circumstances it is not reasonable that a significant structure such as a dormer, forms part of the plans. The proposal of a dormer increases the impact of the plan on our property.

8. The real impact on our property can only be assessed by a site visit to 3 Conygree Close, and I would ask the planning department to undertake such a visit.

9. Given the previous history of the development and the involvement of the members, then it is necessary that this application is considered by the whole committee and not as a delegated matter.

10. Finally I would like to thank the officers of the planning department who provided information to enhance the submitted application.

Yours sincerely

Simon Roberts

FROM: Helen Pollock

DATE: 06 December 2000

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 DEC 2000	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2910

Proposal: Proposed two storey side extension to dwelling..

Site Address: 12, Conygree Close, Lower Earley, Reading.

Applicant: Mr & Mrs Withers C/O Excel Design Ltd.

Your observations are required in respect of this application **by 30/12/2000** .

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 NOV 2000	Map No. 58 Site 0.04
Officer: HP | Application No. F 2000 2910	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 12 CONYGREE CLOSE

Parish: EARLEY Ward: Redhatch. 6.12.2000 JB

Applicant: MR | MRS WITHERS

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

(4)

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	Parking Spaces marked on plan don't meet parking Standards of 4.8 x 2.4 m. IS there room for this ?	6.12.	
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 : 6.12.2000 D 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 (INTERNAL) .....
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:

Pre-app attached. .....
.....
.....

NEIGHBOURS:

S/N + 3, 4, 14 + 15 Congress close
1 + 24 Turnbridge close
2 Red Hill close.

1933

ADDRESS 12 CONYGREE CLOSE PARISH EARLEY

PLOT No. 34/35 PART AREA 12 SCHOOL SITE TO ROS ORD. SHEET No. SU 7570 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY DEV.			C/A
38682	BCC	O/L.	19.3.92	C/A
39811	T.A. FISHER	RES. DEV.	18.11.92	N/ISS
41590	"	DET. HOUSE & GARAGE	18.11.93	C/A
IP94/2396	"	"	11.4.94	APP

MINISTRY DECISION

SPECIAL ORDERS

1959/a

27. NOV. 2000 * 29 : 0

HOUSEHOLDER PLANNING APPLICATION

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 WITHERS
	ADDRESS	12 CONYGREE CLOSE
		EARLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	12 CONYGREE CLOSE
		EARLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE
		EXTENSION

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS 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. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

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 MESSRS WITHERS

DATE 10.11.00

27.NOV.2000* 2910

Client:

Mr and Mrs Withers
12 Conygree Close
Earley
Berkshire

Project:

Two Storey Side Extension

Location:

12 Conygree Close
Earley
Berkshire

Excel Design
XL00676

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Drawing List
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 00676/ 2
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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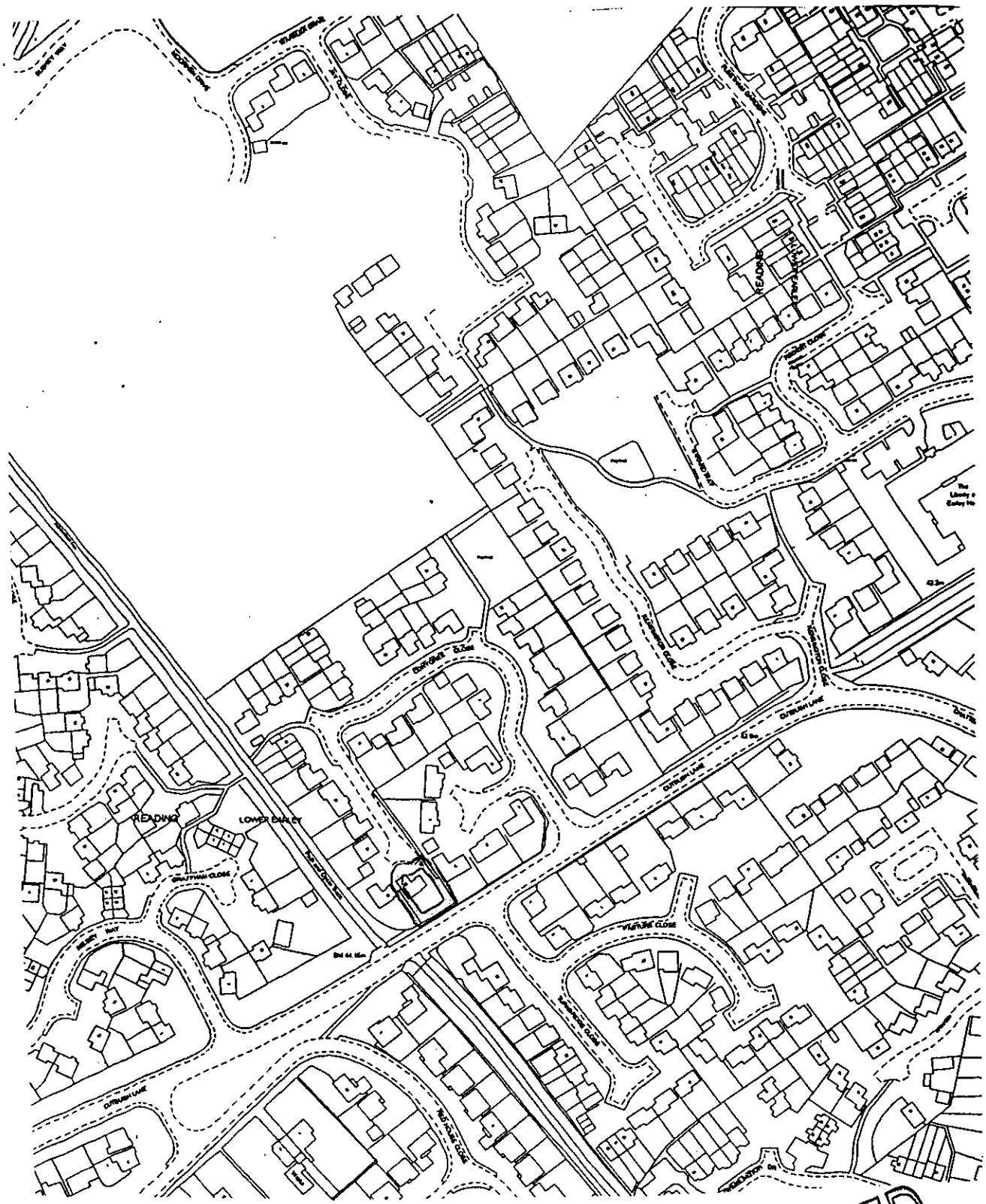

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Location Plan		
PROJECT:	Two storey side extension	SCALE:	1:2500	DRAWING No:	00676/ 3
DATE:	October 2000	REVISION:			

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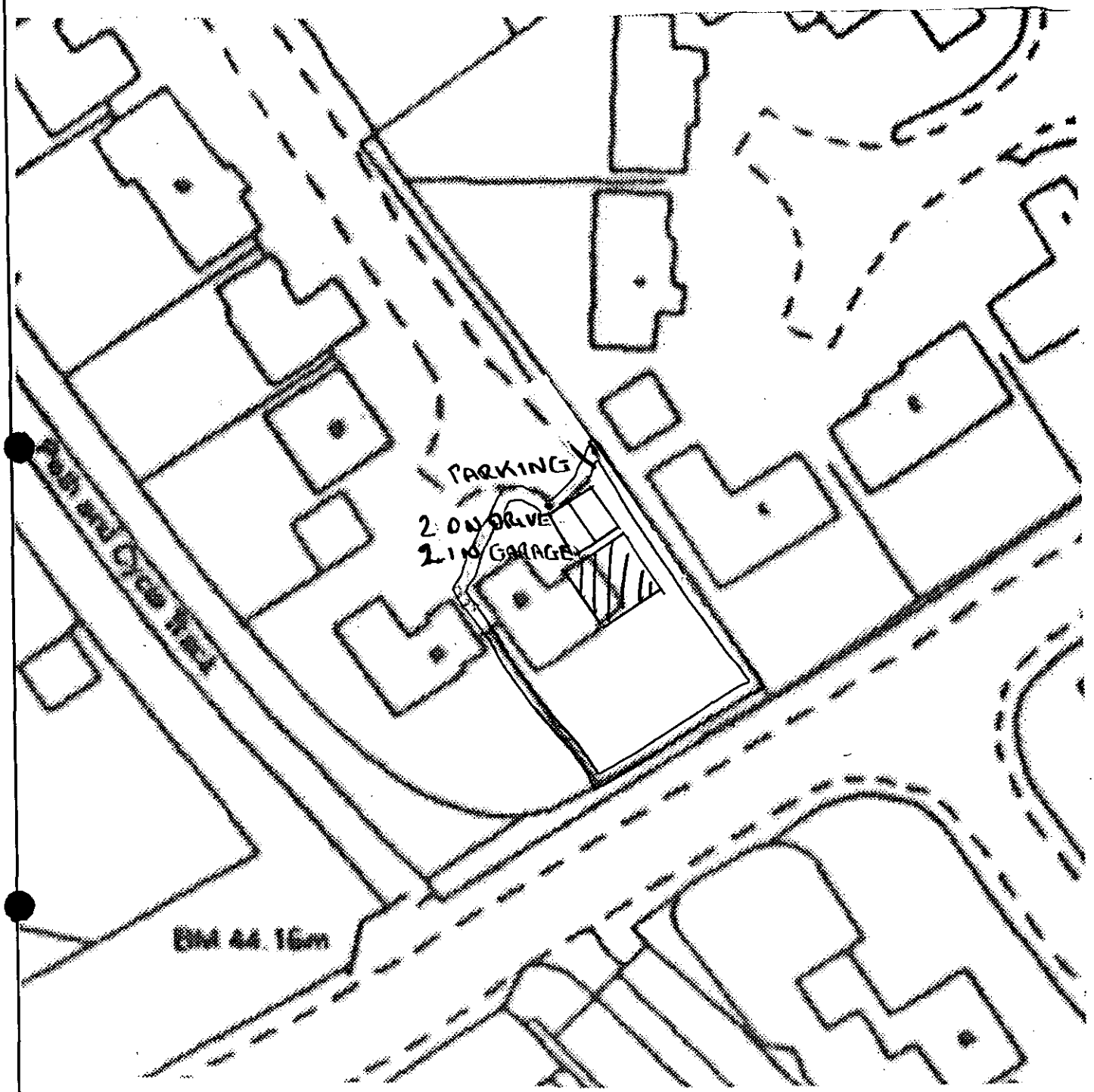

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Block Plan		
PROJECT:	Two storey side extension	SCALE:	1:500	DRAWING No:	00676/ 4
DATE:	October 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
100 mm concrete on 150 mm consolidated hardcore. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 Facing brickwork to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 mm timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim. Unless otherwise shown on drawings.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Notes
PROJECT:	*Two storey side extension*	SCALE:	DRAWING No: 00676/ 5
DATE:	October 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing unless otherwise stated. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Notes
PROJECT:	Two storey side extension	SCALE:	DRAWING No: 00676/ 6
DATE:	October 2000	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 8
DATE:	October 2000	REVISION:			

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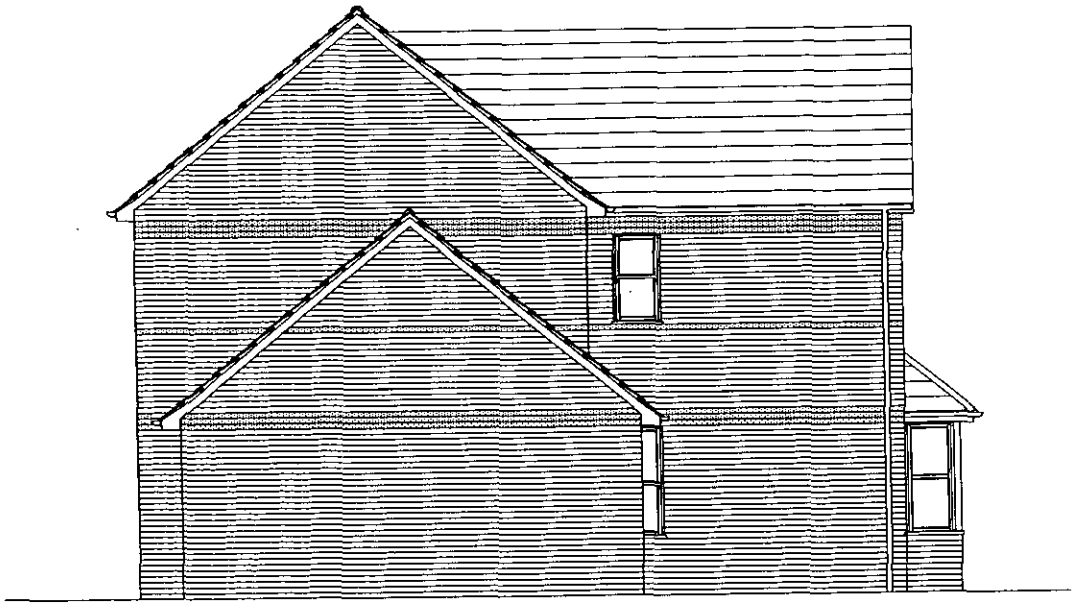
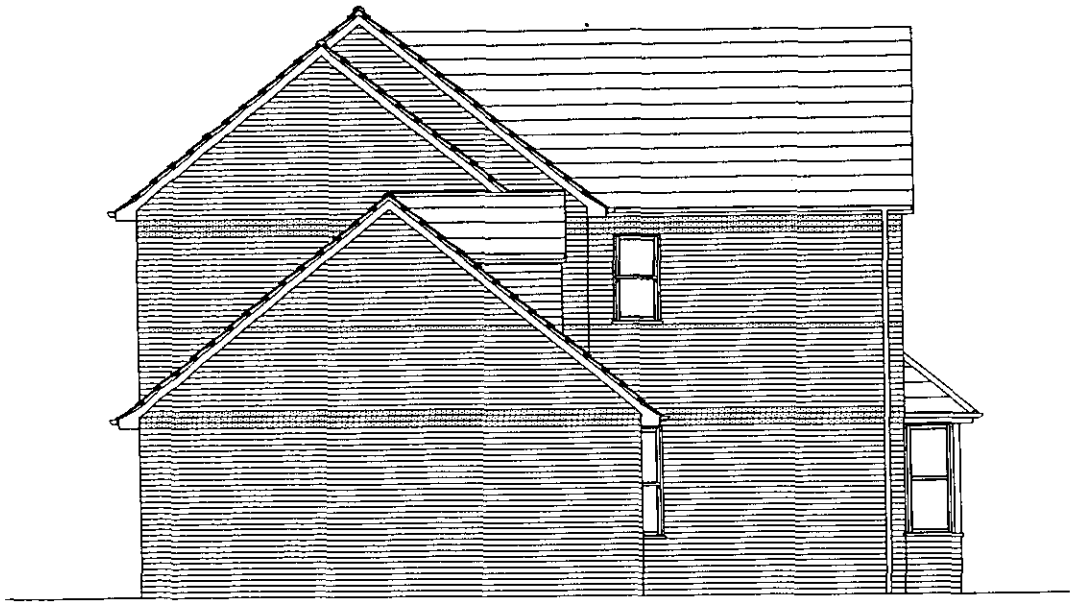


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 9
DATE:	October 2000	REVISION:			

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09/13/01



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 11
DATE:	October 2000	REVISION:			

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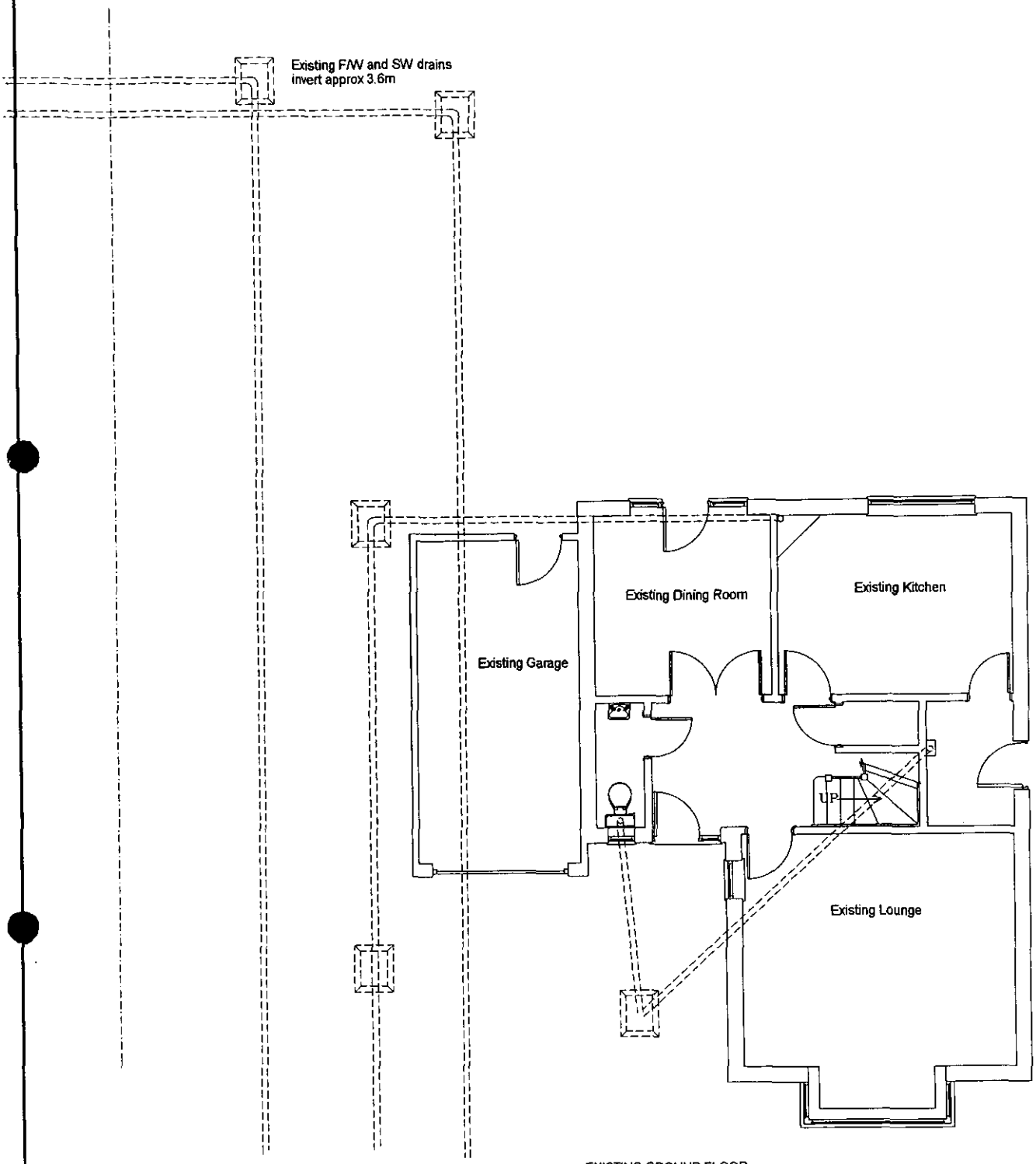

EXISTING GROUND FLOOR

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 12
DATE:	October 2000	REVISION:			

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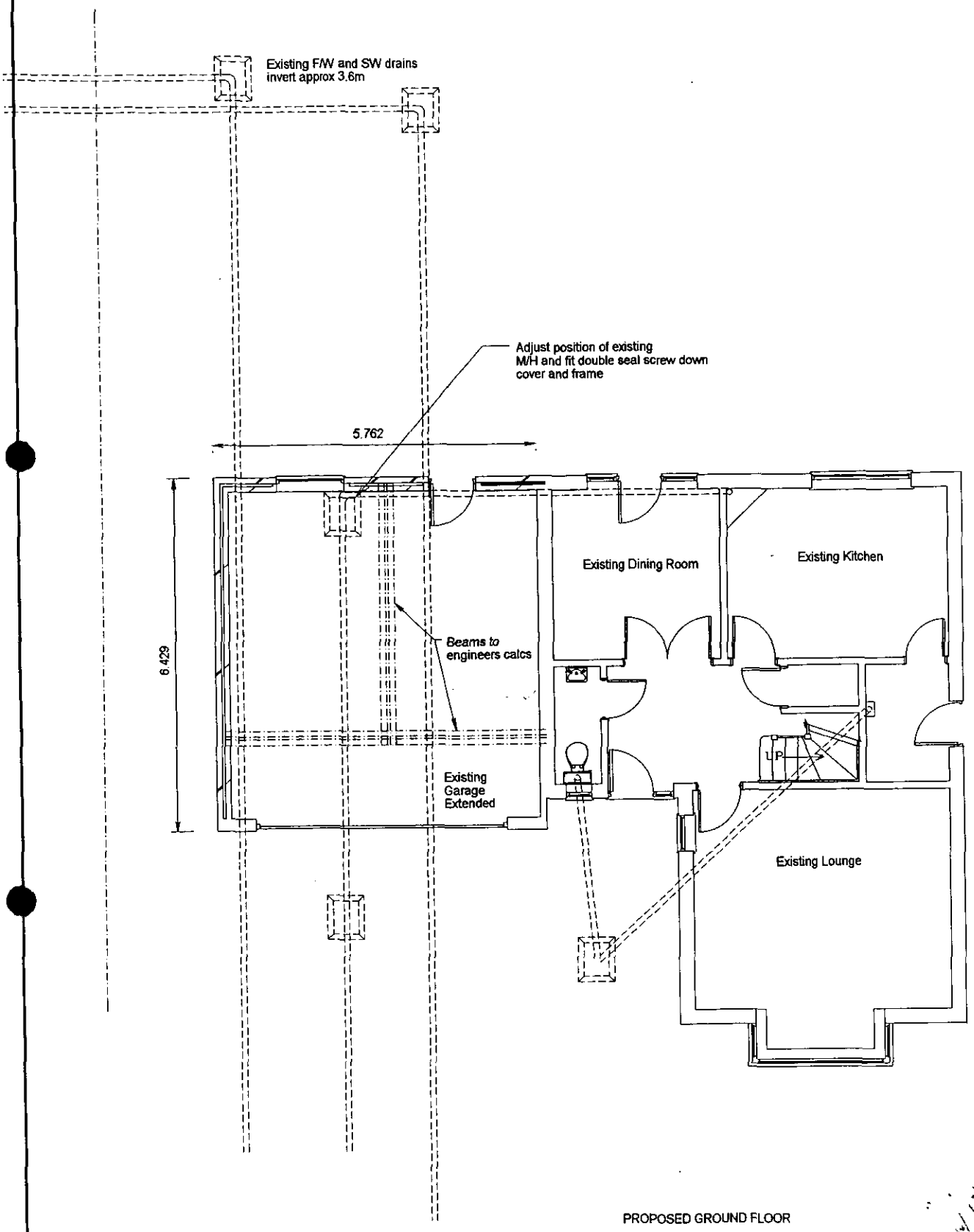

PROPOSED GROUND FLOOR

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 13
DATE:	October 2000	REVISION:			

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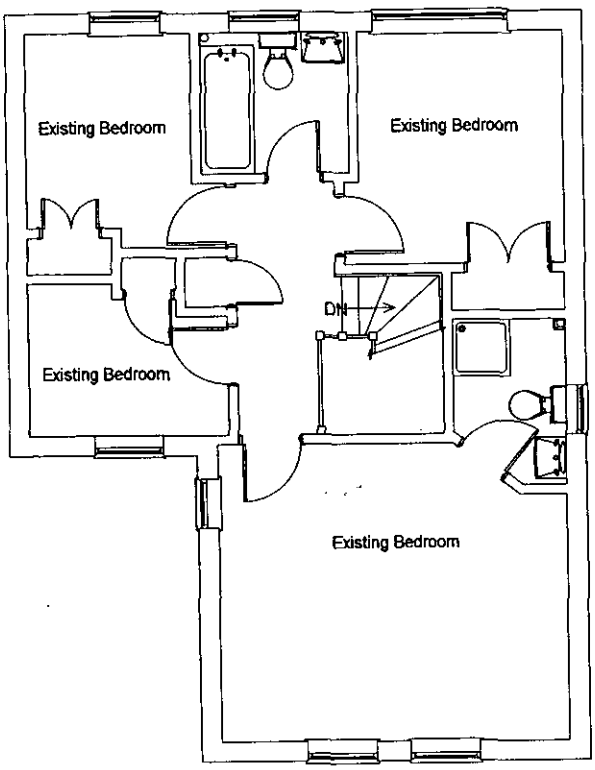

EXISTING FIRST FLOOR

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 14
DATE:	October 2000	REVISION:			

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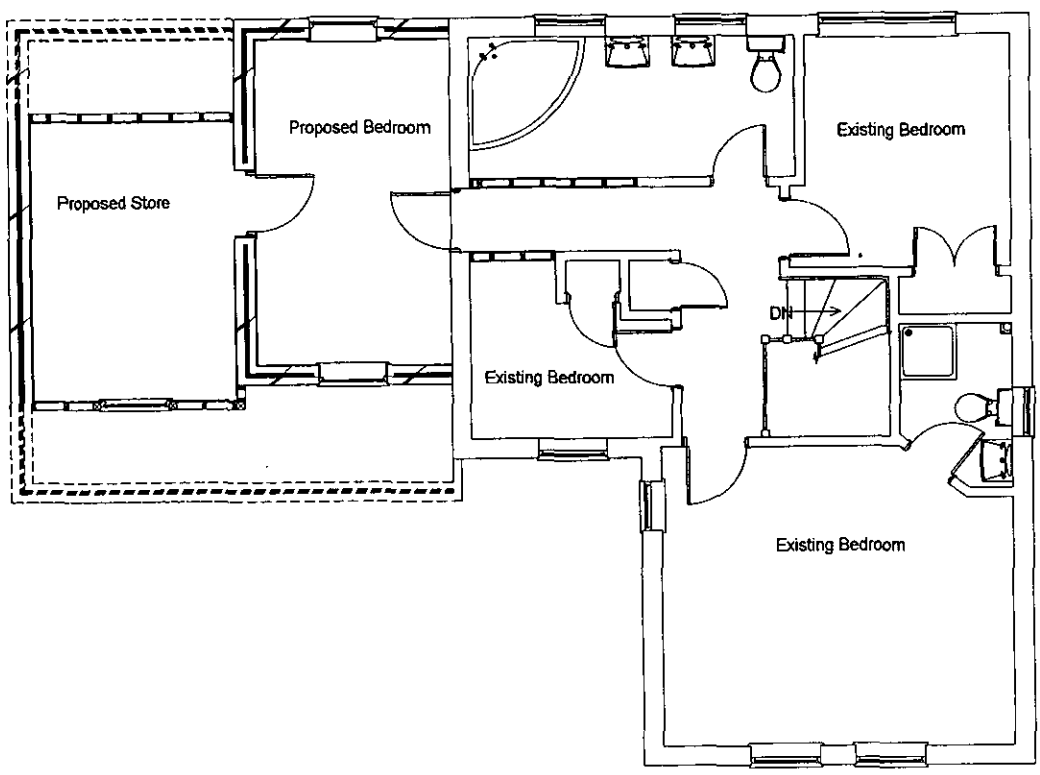

PROPOSED FIRST FLOOR

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey side extension	SCALE:	1:100	DRAWING No:	00676/ 15
DATE:	October 2000	REVISION:			

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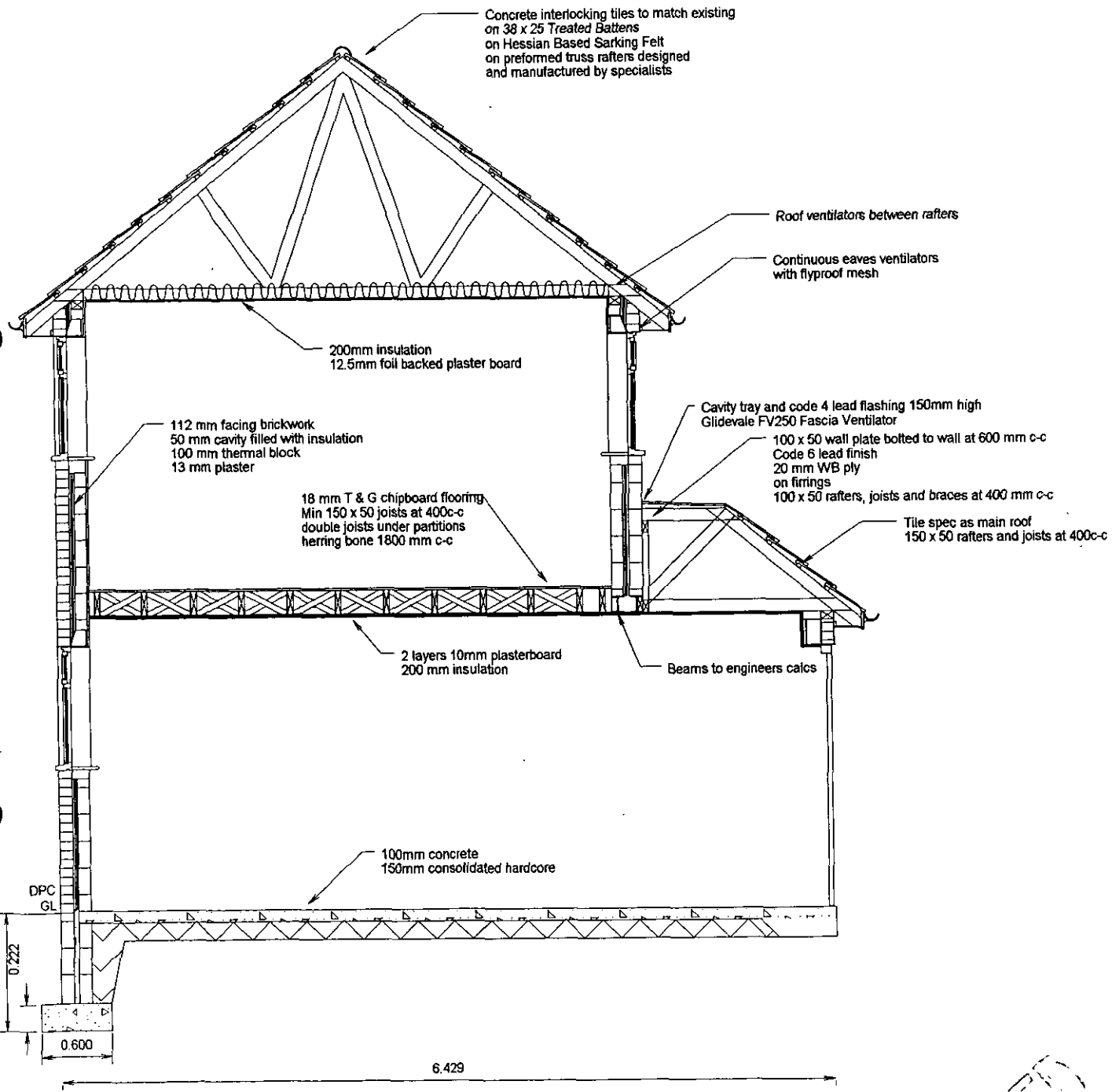

SECTION THROUGH BEDROOM AND GARAGE

APPROVED

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Section		
PROJECT:	Two storey side extension	SCALE:	1:50	DRAWING No:	00676/ 17
DATE:	October 2000	REVISION:			

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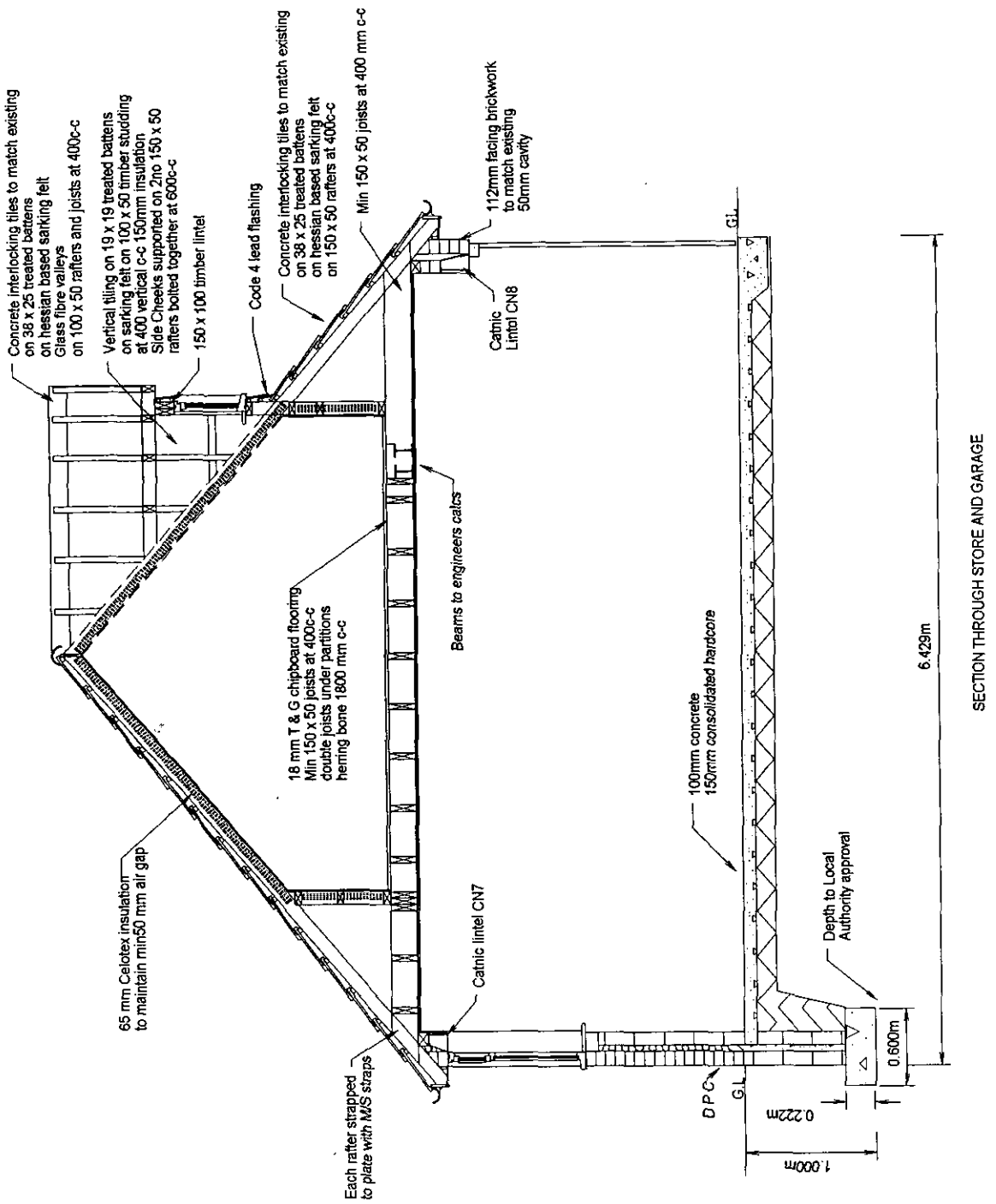

CLIENT:	Mr and Mrs Withers, 12 Conygree Close, Earley	DESCRIPTION:	Section		
PROJECT:	Two storey side extension	SCALE:	1:50	DRAWING No:	00676/ 18
DATE:	October 2000	REVISION:			

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

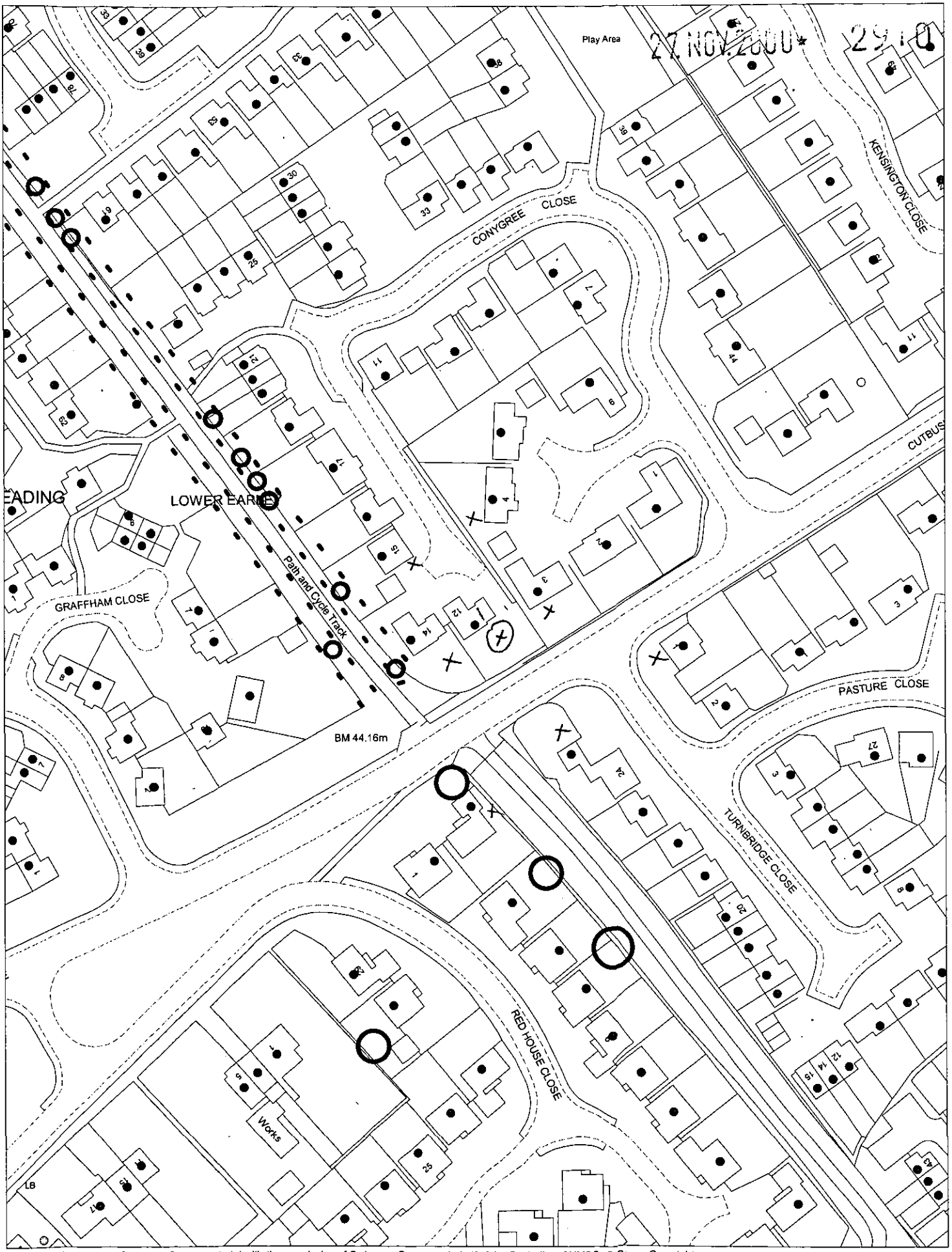
Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design



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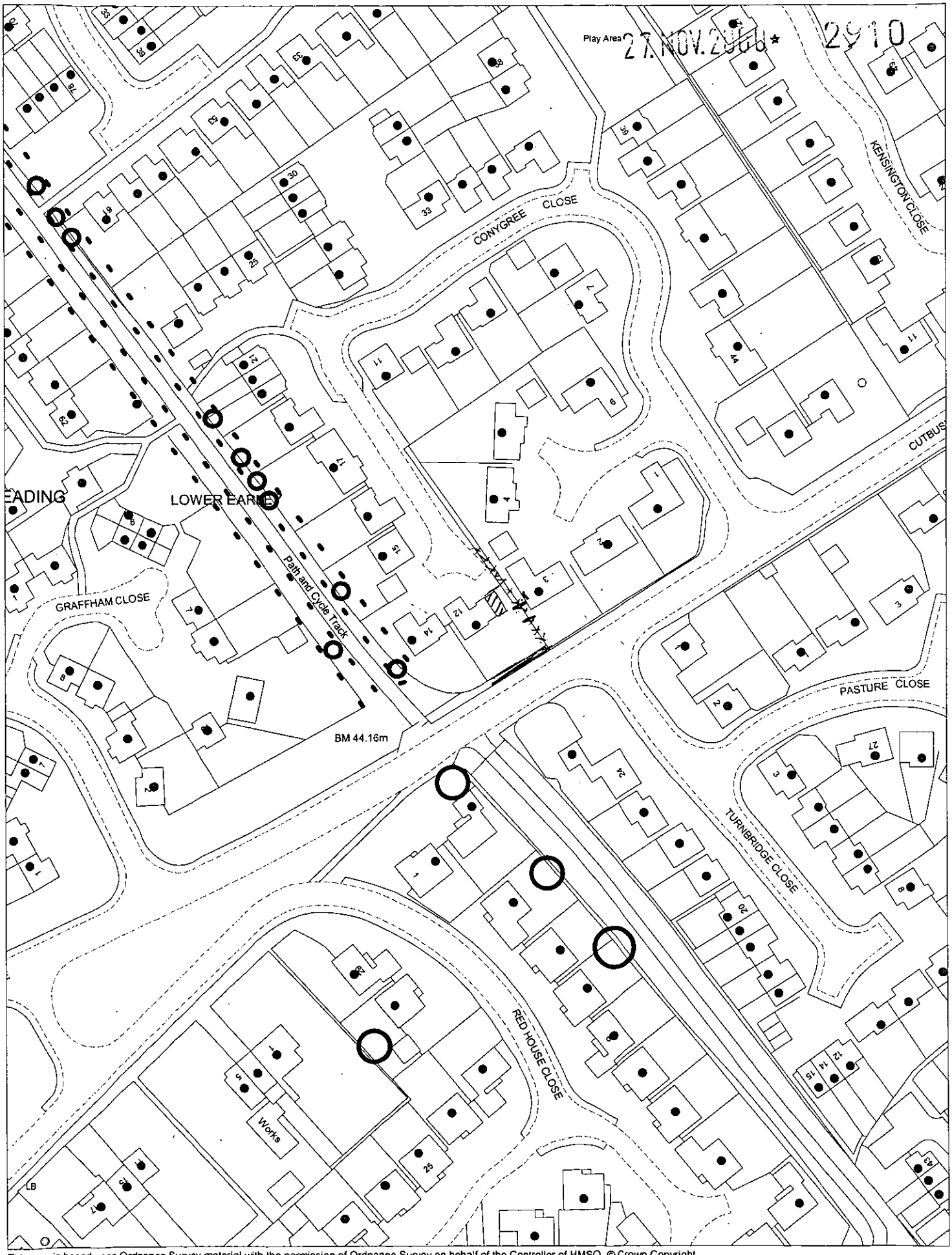
Development Control Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 1250

N W E S



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5 December 2000 Scale: 1 : 1250

1st floor



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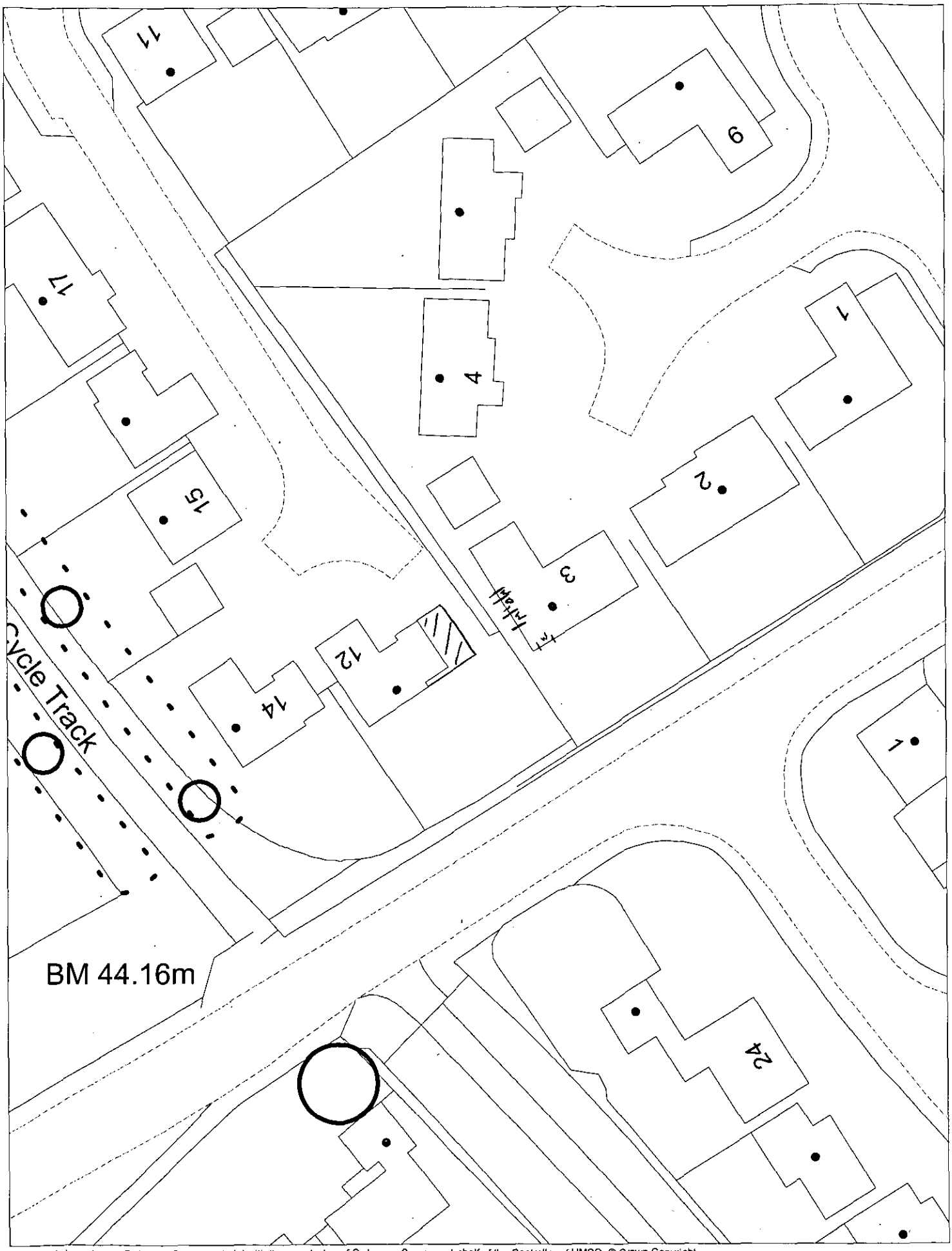
4 January 2001

Scale: 1 : 500

N
W E
S

Ground floor



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11 January 2001 Scale: 1 : 500

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