OK.

APPLICATION NO:
F/2001/3499

LOCATION:
64 Beech Lane, Earley Reading.

APPLICANT:
Mr S Spearing

PROPOSAL:
Proposed first floor rear extension to dwelling and front porch extension

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Spearing
64 Beech Lane
Earley
READING
Berkshire
RG6 5QA

Application Number: F/2001/3499

Parish: **EARLEY**

Location: **64 Beech Lane, Earley, Reading**

Proposal: **Proposed first floor rear extension to dwelling and front porch extension**

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. Except where stated otherwise on the approved drawings, 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 side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 12/04/2001

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	3499	SA
BUILDING CONTROL NUMBER	FP 2001/1632 Plan	
APPLICANT/~~AGENT~~	W S. Spearing.	
ADDRESS OF SITE	64 Beech Lane EARLEY	
DESCRIPTION OF PROPOSED WORK	first floor rear ext + ground floor front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 5/3/01	Recd 5/3/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC RECEIVED & APPROVED	12/4/01	
APPLIC RECEIVED-NO DECISION		
APPLIC REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/5/01	

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	

FROM: George Allpress

DATE: 13 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3499

Proposal: Proposed first floor rear extension to dwelling and front porch extension.

Site Address: 64, Beech Lane, Earley, Reading.

Applicant: Mr S Spearing .

Your observations are required in respect of this application **by 06/04/2001** .

NO OBJECTION

SIGNED: _____

Clerk To Earley Parish/Town Council.

DATE: 19 APR 2001

FILE

Recvd after 23/4 and after agreed has been delegated - 30/4

Received by Wokingham District Council

Application No: F/2001/3499

PROPOSAL:
Proposed first floor rear extension to dwelling and front porch extension

LOCATION:
64, Beech Lane, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2001. 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

13 March 2001

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

Tel: 0118 974 6442

Date: **13 March 2001**

My ref: F/2001/3499

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/2001/3499
64, Beech Lane, Earley, Reading.
Proposed first floor rear extension to dwelling and front porch extension

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3499**
64, Beech Lane, Earley, Reading.
Proposed first floor rear extension to dwelling and front porch extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **13 March 2001**

My ref: F/2001/3499

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2001/3499**
64, Beech Lane, Earley, Reading.
Proposed first floor rear extension to dwelling and front porch extension
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 6442

Date: **13 March 2001**

My ref: F/2001/3499

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/2001/3499
64, Beech Lane, Earley, Reading.
Proposed first floor rear extension to dwelling and front porch extension

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3499**
64, Beech Lane, Earley, Reading.
Proposed first floor rear extension to dwelling and front porch extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3499

Applicant: Mr S Spearing

Location: 64 Beech Lane, Earley, Reading.

Proposal: Proposed first floor rear extension to dwelling and front porch extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		18/03/01

Date of Neighbour Notifications : 13/03/01

Date of Site Visit : 22/03/01

Date Registered : 05/03/2001

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001
10/04/01 (GA)

This application will have expired on: 30/04/2001. 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 :

Councillor Rolls returned the listing from requesting to be contacted should the officer recommendation be refusal.

Environment Agency - Landfill within 250 metres - in view of the distance and nature of the material deposited at the site, it is unlikely that landfill gas will present a risk.

At the time of writing no further comments have been received in response to the Council's consultation procedure.

Planning Issues : The issues addressed by this application are neighbour amenity and street scene.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3499

Appraisal :

The application property is a detached two storey red brick cottage with part dormer windows and gable roof. The building envelope of the house is roughly centre to its plot with around 3.0 metres separating building and boundary on either side. A car port and rear extension fill the gap on the NW side of the dwelling. The space on the SE side is largely open, albeit with an ad-hoc structure to the rear (an old railway carriage).

The application property has already been extended at the rear at single storey across most of its width. The application proposes a first floor rear extension at a centre point on the rear elevation. The extension would measure around 3.0 metres wide and have an overall depth of just under 5.0 metres.

In terms of amenity, the side walls of the extension would be in from the main flank walls of the house by almost 3.0 metres, in addition to which there is a gap of around 3.0 metres between building and boundary. A combined separation between the side of the extension and the boundary of almost 6.0 metres would therefore be maintained, and the proposed extension is not considered to have such a projection that would result in material harm to neighbour amenity.

The application would have no impact to the street scene, as the extension would only be visible from the public domain.

There is no increase in parking demand.

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

Application Number: F/2001/3499

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std-Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

RECORD OF SITE VISIT

SITE ADDRESS: 64 Beech Lane, Earley, Reading.

APPLICATION NUMBER: F/2001/3499

OFFICER: George Allpress

DATE OF SITE VISIT: 22/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area characterised by a mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling situated within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.62 to the NW, no66 to the SE. - no other property impacted upon.

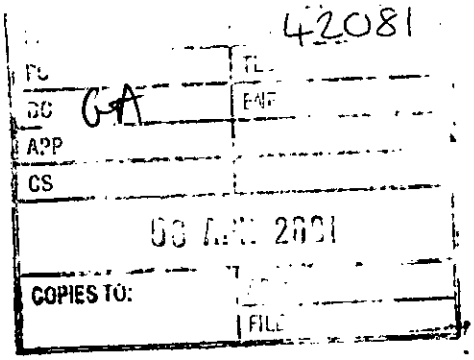
5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Level.
BOUNDARY TREATMENT	Hedging to front, timber fencing elsewhere
OTHERS	None

Our ref: SP\2001\003459\001
Your ref: F/2001/3499
Date: 4th April 2001

ENVIRONMENT AGENCY

FAO: George Allpress
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir

PROPOSAL: First Floor Rear Extension To Dwelling & Front Porch Extension
LOCATION: 64 Beech Lane, Earley

Thank you for your letter dated 13 March 2001, which was received on 16 March 2001. You are asked to quote the following reference in any correspondence: **SU77SW/10/12**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

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

Grid Reference	Distance From Site	Landfill Name	Details
SU 7457110	140m	Bovis Homes, Lower Earley	Unknown Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage: Contact Amanda Reed On 01276 454331

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

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

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

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M Rose.

Matt Rose
Development Planning Team

Please ask for: Sarah Paxman

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3496 relates.

Address of site 64 BEECH LANE

EARLEY, READING, RG6 5QA

Signed S.W.S

Date 18.3.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3499**

64, Beech Lane, Earley, Reading.

Proposed first floor rear extension to dwelling and front porch extension

I ~~wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ please contact me

Signed: Z Rolls Date: 14/2/01

Councillor Rolls

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: GA	Application No. F/2001/3499

Map No. 52 Site 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING AND FRONT PORCH EXTENSION

Location: 64 BEECH LANE

Parish: EARLEY Ward: Redhatch 13.3.01 D

Applicant: MR S SPARING E

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

(8)
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	Scale ?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

public right of way is a road run up the cross are T.P.O

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.3.013 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:

no pre-apps

NEIGHBOURS:

site notice & see map for neighbour notification

Pc 03 090 064

ADDRESS 64 BEECH LANE

PARISH EARLEY

PLOT No. Old Property

ORD. SHEET No. SU.7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/96/65	Mr. L. Dawson	Carport & Sun Lounge	18/3/65	App. N/H.
37862			29.5.91	CLA
LLA 10196	MR S SPARLING	DINING/UTILITY	10.6.91	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 05.MAR.2001 - 3499

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR.S. SPEARING
	Address and postcode	64 BEECH LANE EARLEY READING RG6 5QA.
	Phone number	0118 9861355
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR ~~SECOND~~ STOREY BATHROOM EXTN PLUS SINGLE STOREY FRONT PORCH EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BATHROOM = TILES TO MATCH EXISTING PORCH = BRICKS TO MATCH ENTRANCE HALL EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95 ENCLOSED	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I/or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 4-2-01

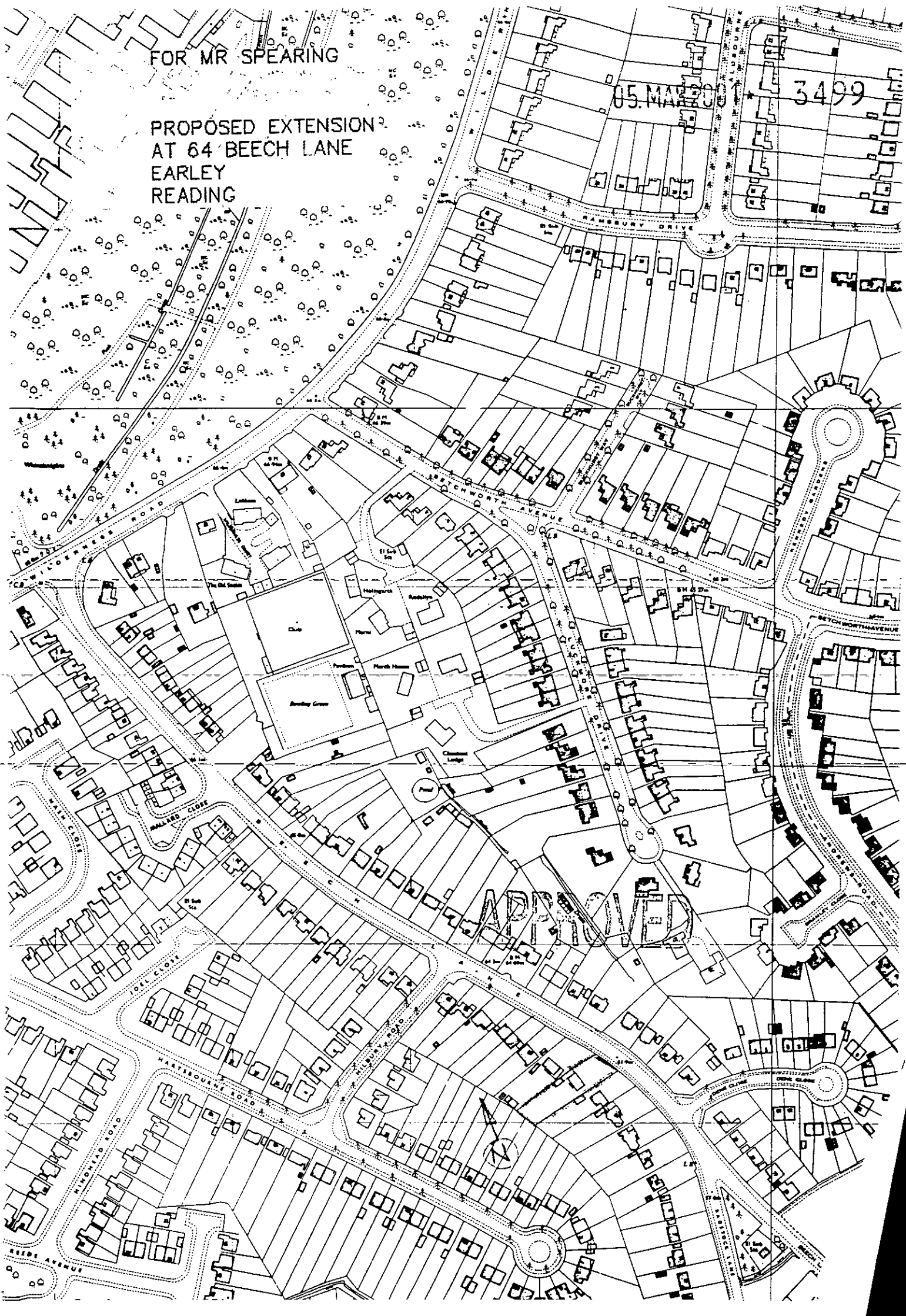
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

SCALE 1:500
dims in mm

PROPOSED EXTENSION FOR MR S. SPEARING
64 BEECH LANE EARLEY READING

APPROVED

05.MAR2001* 5499


FOR MR SPEARING
PROPOSED EXTENSION
AT 64 BEECH LANE
EARLEY
READING
05 MAR 2001
3499
APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

N
W E
S