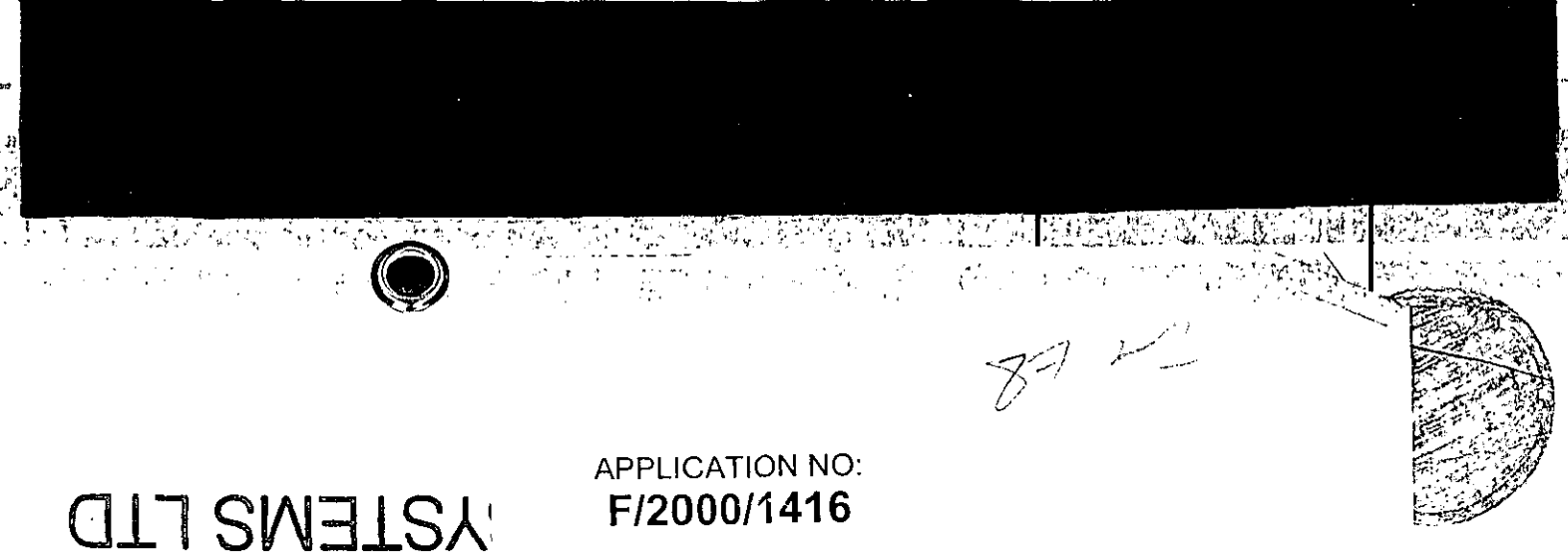


YSTEMS LTD

APPLICATION NO:
F/2000/1416

LOCATION:
95 Mill Lane, Lower Earley Reading.

APPLICANT:
Mr Gaubert C/O Harlequin Windows Ltd

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

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gaubert
C/O Harlequin Windows Ltd
Headley Park Ten
Headley Road East
Woodley, Reading
Berks
RG5 4SW

Application Number: F/2000/1416

Parish: **EARLEY**

Location: **95, Mill Lane, Lower Earley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 15/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received & late for decision 29/06/00 AJT.

FROM: Andrew Thorley

DATE: 17 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1416

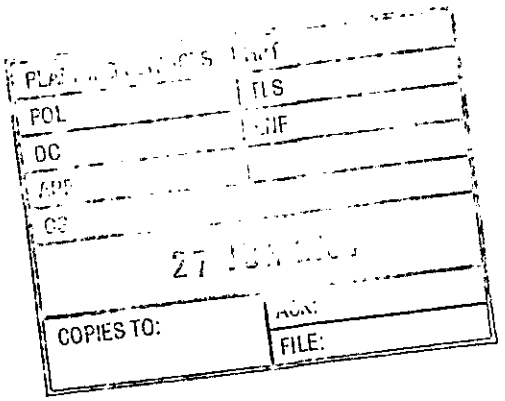
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 95, Mill Lane, Lower Earley, Reading.

Applicant: Mr Gaubert C/O Harlequin Windows Ltd.

Your observations are required in respect of this application **by 10/06/2000** .

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1345 PLANNING OFFICER: Emy Circuit

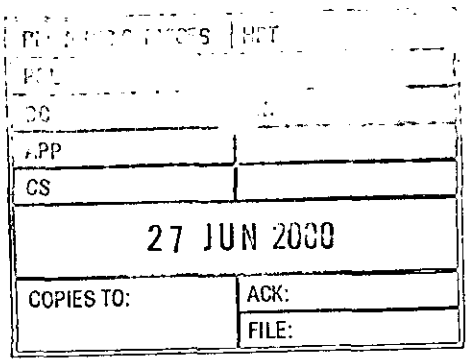
PARISH: EARLEY

PROPOSAL: Additional Plans: Showing porch to front of property

ADDRESS: 66 Beech Lane, Earley

APPLICANT: Dr. J. Pimm

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

CLERK TO EARLEY TOWN COUNCIL

Received by Wokingham District Council

Application No: F/2000/1416

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

LOCATION:
95, Mill Lane, 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*, 9.30*am - 1.00pm* Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) *986 8995*)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. 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

17 May 2000

Application Number F/2000/1416
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

John Mutlow
15/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 95 Mill Lane Lower Earley Reading.

APPLICATION NUMBER: F/2000/1416

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 31/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post at side

2. DESCRIPTION OF SURROUNDINGS
Residential detached 2 storey houses, with attached garages at side, open plan front gardens along quiet part of Mill Lane. Large spacious gardens

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, on end plot along quiet end of Mill Lane. Modern 2yr old, Red brick faced house, red clay pantile roof, White UPVC windows + doors, spacious large garden with attached double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See block plan.

5. SITE CONSTRAINTS

TREES — Large mature oak trees on boundary with Mill Lane.

ACCESS/PARKING — As existing at front, access off Mill Lane, double garage / driveway at side.

LEVELS — N/A

BOUNDARY TREATMENT

OTHERS — Mill Lane, 1.8m high close boarded fence.
— No 97, 1.8m high close boarded fence and shrubs.
— No 99, 1.8m high close boarded fence + shrubs.

NB No overlooking re: neighbours
No visual intrusion / will not be seen from road.

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1416

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1416
95, Mill Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1416**
95, Mill Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1416

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1416**
95, Mill Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1416

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1416
95, Mill Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1416**
95, Mill Lane, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1416

Applicant : Mr Gaubert C/O Harlequin Windows Ltd.

Location : 95, Mill Lane, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5/2000

Date of Neighbour Notifications : 17/5/2000

Date of Site Visit : 31/5/2000

Date Registered : 02/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :
Neighbours : None received
Parish Council : None received

Planning Issues : (identified settlement)
1) impact upon neighbouring properties
2) impact upon streetscene / visual intrusion

14/06/2000

Application Number: F/2000/1416

Appraisal :

1) Impact upon neighbouring properties

The proposal is for single storey rear extension to dwelling to form conservatory and will be 3.3m wide and protrude from the rear elevation by 4m (via the lounge). It will be 2.3m to the eaves and 3.15m to the ridge. The entire rear garden is bounded by a 1.8m high close boarded fence, and garage wall

Due to the distance away the occupants of the neighbouring properties at the rear + side of No 95 Mill Lane will not be overlooked or overshadowed.

2) Impact upon streetscene

The proposed conservatory will be partially hidden from view from along Mill Lane ∴ no significant impact on the streetscene. Considered acceptable, materials proposed will match existing.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

£5,59

Start date:	
Officer: AT	Application No. F/2000/1416

Map No. 59 **Site** 0.64

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

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

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

Description:

(F) Proposed single storey rear extension to dwelling to form conservatory.

Location: 95 mill Lane

Parish: Earley Ward: Little Hungerford

17.5.2000

Applicant: Mr Crawbert

Fee Received 95.00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 93, 97, + 99 Mill Lane

Environmental Services

For office use only. Application number: 02.MAY2000* 1416

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 GASCOIGNE
	Address and postcode	95, MILL LANE EARLEY READING BERKS RG6 5UH
	Phone number	0118 966 5975
	Agent's Name	HARLEQUIN WINDOWS LTD
	Address and postcode	HEADLEY PARK TEN HEADLEY ROAD EAST WOODLEY READING BERKS RG5 4SW
	Phone number	0118 969 3103
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.	95, MILL LANE EARLEY READING BERKS RG6 5UH
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION

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.	WHITE UPVC FRAMES WITH CLEAR GLASS ON DWARF BRICK WALL TO MATCH EXISTING. ROOF IN WHITE UPVC ROOF BARS GLAZED IN CLEAR POLYCARB	
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: –
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr Gaubert

Date 17/4/00

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

Earley 1.4.86

ADDRESS 95. Mill Lane PARISH ~~Woodley.~~

PLOT No. 4. Area B/C - Lower Earley. ORD. SHEET No. SU-7670 (59).

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/161/69	Phillips.	O/app. Res. Dev.	1.1.70.	N/A Ref.
1765/73	Pye	"	13.6.74.	N/A. Ref.
01945	"	Lower Earley plan.	App. to all	minutes.
04546	"	O/app. Res. Dev.	10.6.76	N/A Ref.
07235	Bovis.	B.F.K.T.L.Y dist. Roads	24.11.77	N/A C/A
07295	"	"	15.12.77	N/A C/A
13193	PYE.	Det. House + Garage	2.5.80	N/A C/A
BR 16946	"	"	15.6.81	App. N/A
15402.	"	"	8.5.81	N/A C/A
29692			19.2.88	C/A
BRA4218	MR. M. GAUNTLET	[illegible]	[illegible]	APP

DATE OF COMPLETION

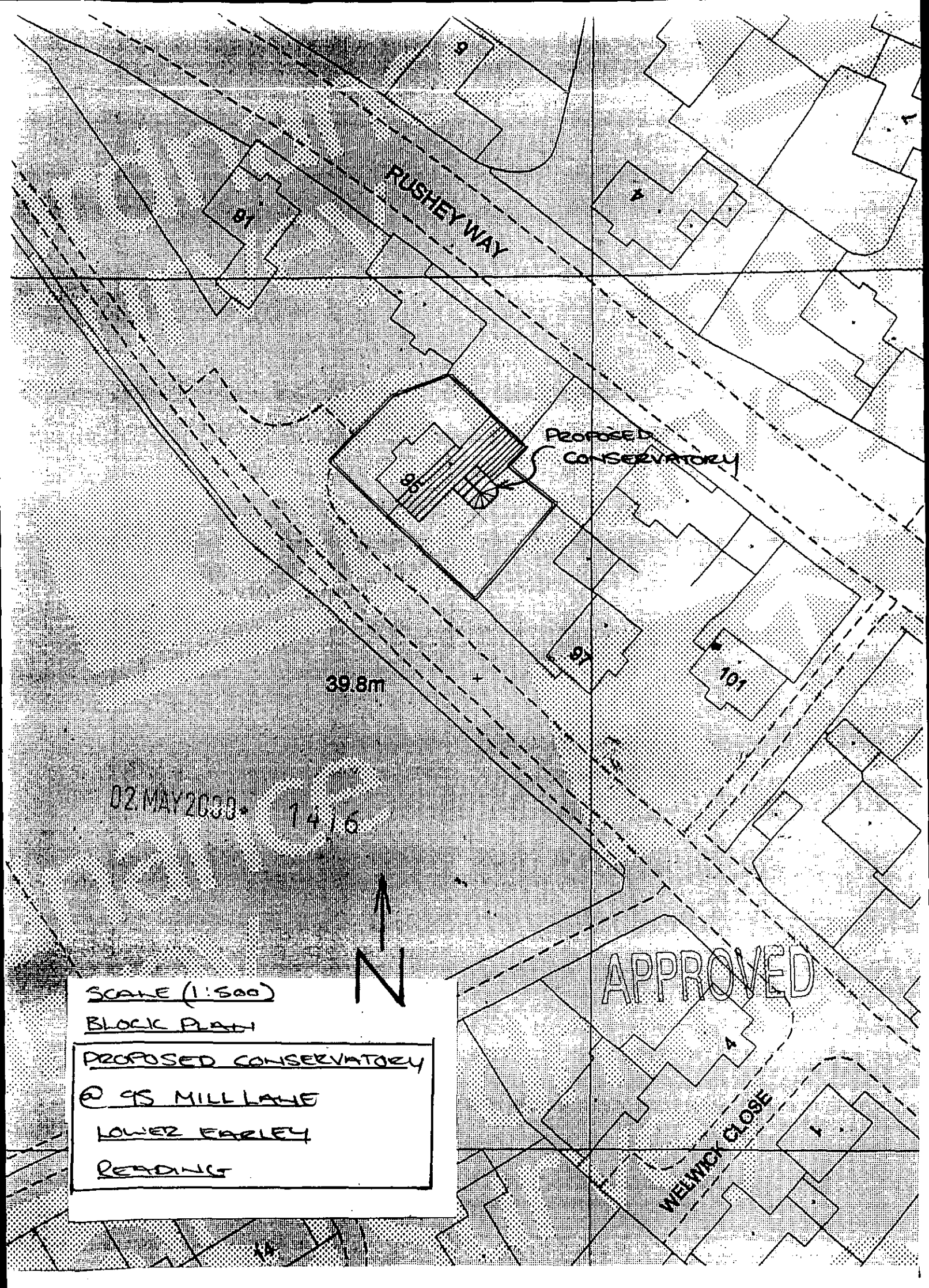
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.MAY2000* 1416



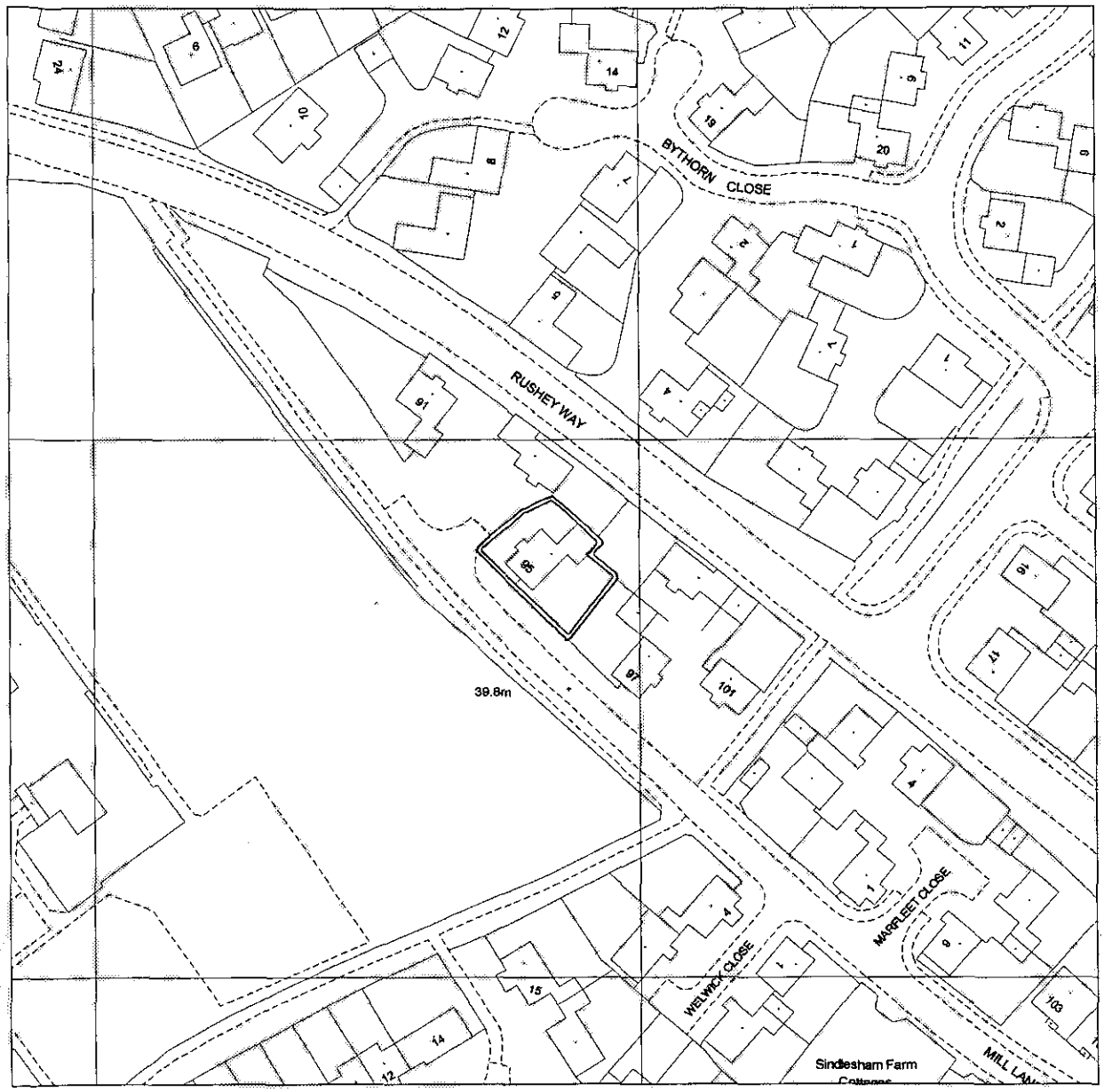
RUSHEY WAY
PROPOSED CONSERVATORY
39.8m
02 MAY 2000 1416
N
APPROVED
WELWICK CLOSE
SCALE (1:500)
BLOCK PLAN
PROPOSED CONSERVATORY
@ 95 MILL LANE
LOWER EARLEY
READING

Ordnance Survey

Siteplan

02.MAY2000* 1416

1:1250 Scale



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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

APPROVED

95 MILL LANE, LOWER EARLEY
READING
RG6 3UH

Centre coordinates : 476284mE 170780mN

National Grid sheet reference at centre of this Siteplan: SU7670NW.

Supplied by : Dome, Guildford
Serial Number : 3449

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/