APPLICATION NO:
F/2001/3867

LOCATION:
41 Eastcourt Avenue, Earley Reading.

APPLICANT:
Mr Derrick C/O J White

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

EARLIEST DATE FOR DECISION: **28/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/06/2001

CASE OFFICER: **Helen Pollock**

APPROVED

279

00

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Derrick
C/O J White
Poachers Pocket
Knights Lane
Ball Hill
Newbury
Berkshire RG20 ONW

Application Number: F/2001/3867

Parish:	**EARLEY**
Location:	**41, Eastcourt Avenue, 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. 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.

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

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

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/06/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3867

Applicant : Mr Derrick C/O J White.

Location : 41, Eastcourt Avenue, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/06/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/06/01

Date Registered : 24/04/2001

Earliest Date for Decision : 28/05/2001

Latest Consultation Date/Site Notice Expiry Date : 28/05/2001

This application will have expired on: 19/06/2001. 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 :

Earley T. C. : No objection

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2001/3867

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 2.9m wide, 5m deep and have a hipped roof, 2.3m to the eves and 3.1m to the ridge.

The property is semi-detached, with a 1.8-2m brick wall along its rear boundaries with No.39 and 43 Eastcourt Avenue.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be largely screened by the existing walls, is single storey in nature with a hipped roof (which takes the massing away from the boundary).

2. Impact upon the character of the streetscene

The conservatory would not be visible from Eastcourt Avenue, the materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3867
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C015	R015	

2m wall to nº 43 + single storey flat roofed ext. to ~~both~~ 43 + 41.

Patio doors next to provision @ 43.

2 obscurely glazed bathroom windows to side of nº 39, overlooking patio of +/- where proposal will go. → no impact.

~~—~~

2m wall to 39.

— tall vegetation to rear

RECORD OF SITE VISIT

SITE ADDRESS: 41 Eastcourt Avenue Earley Reading.

APPLICATION NUMBER: F/2001/3867

OFFICER: Helen Pollock

DATE OF SITE VISIT: 12/06/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front wall.

2. DESCRIPTION OF SURROUNDINGS

Residential Semi detached & terr houses with attached garages.

3. DESCRIPTION OF SITE/BUILDING

Semi detached hse with attached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi with n° 43 forward of 39 by ~ 2m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING garage + ~~2~~ 1/2 driveway.

LEVELS N/A

BOUNDARY TREATMENT

OTHERS

FROM: Helen Pollock

DELEGATED

DATE: 04 May 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3867

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

Site Address: 41, Eastcourt Avenue, Earley, Reading.

Applicant: Mr Derrick C/O J White.

Your observations are required in respect of this application **by 28/05/2001** .

NO OBJECTION

PLANNING SERVICES	MPT
POL	TLS
DC	EBF
APP	
CS	
21 MAY 2001	
COPIES TO:	ACK:

SIGNED: _____ DATE: 17 MAY 2001

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3867

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

LOCATION:
41, Eastcourt Avenue, 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 28/05/2001. 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

04 May 2001

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

Tel: 0118 974 6480

Date: **04 May 2001**

My ref: F/2001/3867

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2001/3867
41, Eastcourt Avenue, 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3867**
41, Eastcourt Avenue, 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 Storry

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

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

Tel: 0118 974 6480

Date: **04 May 2001**

My ref: F/2001/3867

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3867**
41, Eastcourt Avenue, 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 Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 APR 2001

Officer: HP | Application No. F/2001/3867

Map No. 46 Site 0.04

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: 41 EAST COURT AVENUE

Parish: EARLEY Ward: Whitegates 4.5.01.D

Applicant: MR DERRICK

Fee Received 95-00 (1) 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	Signed on behalf of agent		
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 : 4.5.09 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:

S/N + see map

24.APR.2001* 3867

BUILDING CONSULTANT JOHN WHITE

POACHERS POCKET
Knights Lane, Ball Hill
Newbury, RG20 0NW

Phone/Fax: 01635-254757
E mail:
john-june@poachers-pocket.freeserve.co.uk

Ref. MR. DERRICK
41 EASTCOURT AVE
EARLEY
READING
RG6 1HH

For expediency I would appreciate if you would post the red planning notice direct to the above.

Thanks

JW

ADDRESS 41 EASTCOURT AVENUE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7472 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
299/50	Mr. C. Noyes	Domestic Shed	12/9/50	App. NI
PD555/73	Mr S. Bryan	Extn Kitchen	28 8 73	App N/
40663	MR. G. DERRICK	S/S - Ext.	31.3.93	CA
FP/93/503	"	"	18.5.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 24.APR.2001* 3867

Householder planning application form

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

1	Your name Address and postcode Phone number	MR DERRICK 41 EASTCOURT AVE EARLEY READING RG6 1HH
2	Agent's Name Address and postcode Phone number	J WHITE POACHERS POCKET KNIGHTS LANE, BALL HILL NEWBURY RG20 0NW 01635-254757
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.	41 EASTCOURT AVE EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR
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.	RED BRICK WALL & WHITE PVC-U FRAMES TO MATCH EXG
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

		Existing:	Proposed:
9	How many bedrooms does the property have?	N/A	
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 [signature]

Date 23/4/01

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

DRG. Nº 220401 W

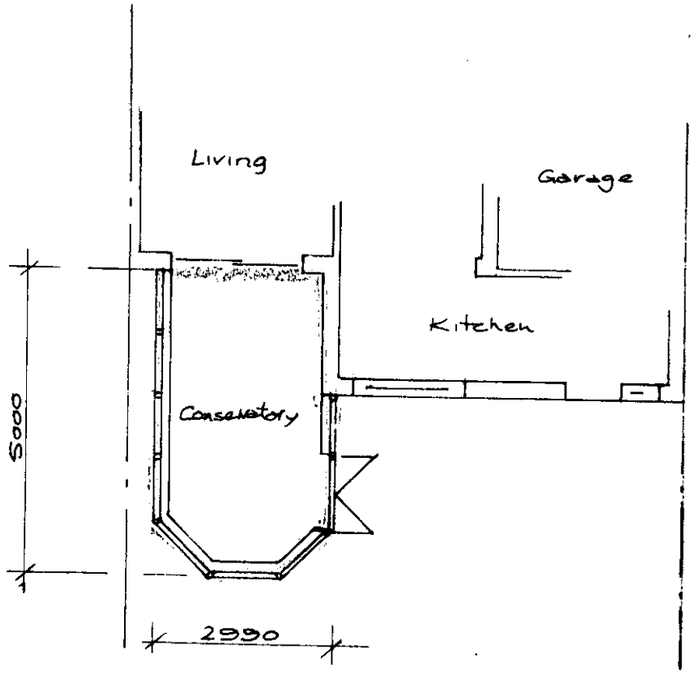
24.APR.2001* 3867

PROPOSED CONSERVATORY

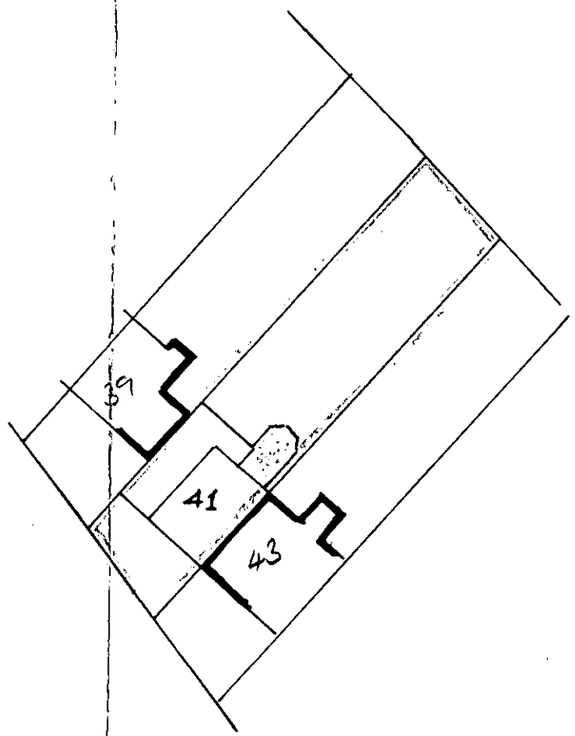
FOR MR & MRS DERRICK

AT 41 EASTCOURT AVE. EARLEY. READING

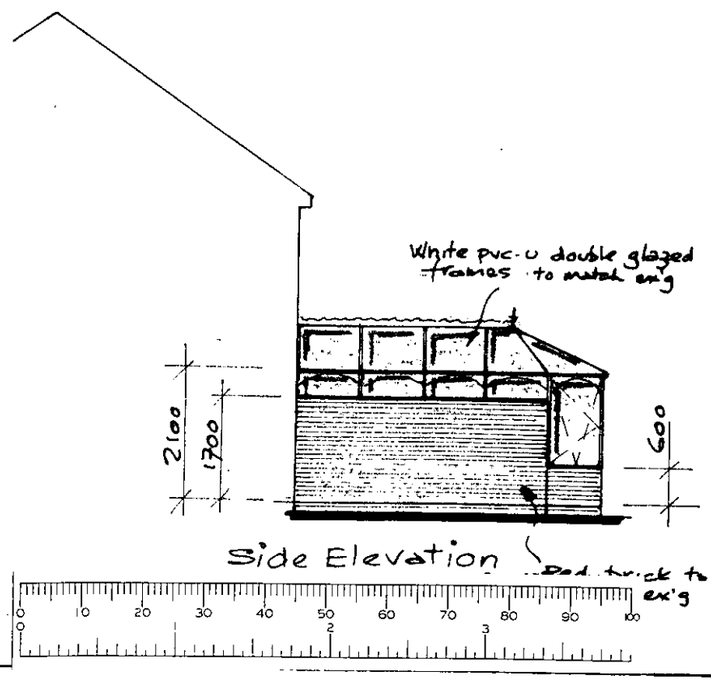
SCALE :- 1:100



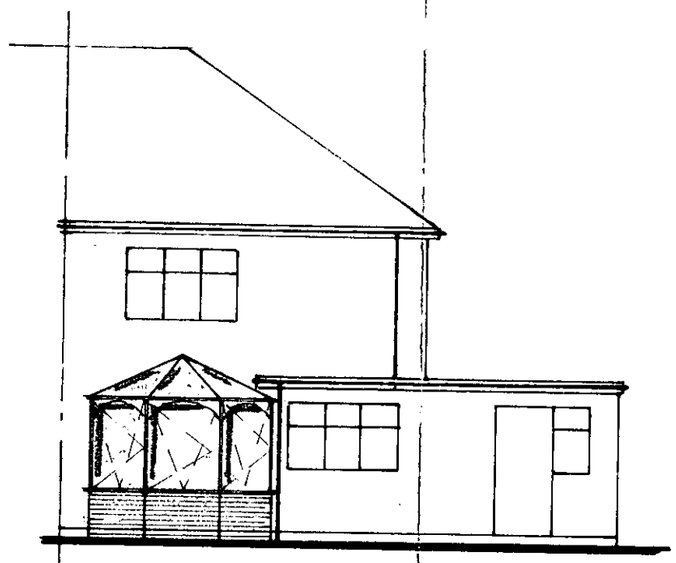
Plan



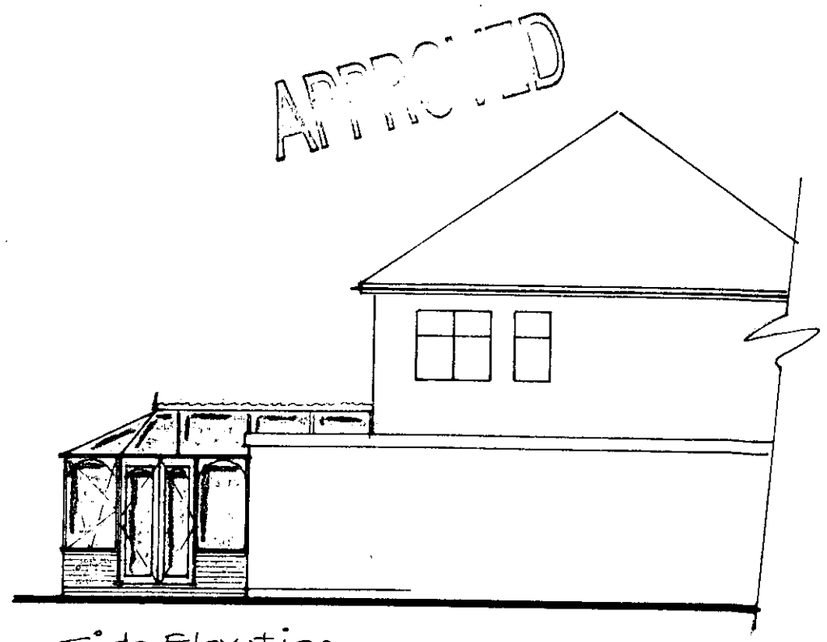
Site Plan 1:500



Side Elevation



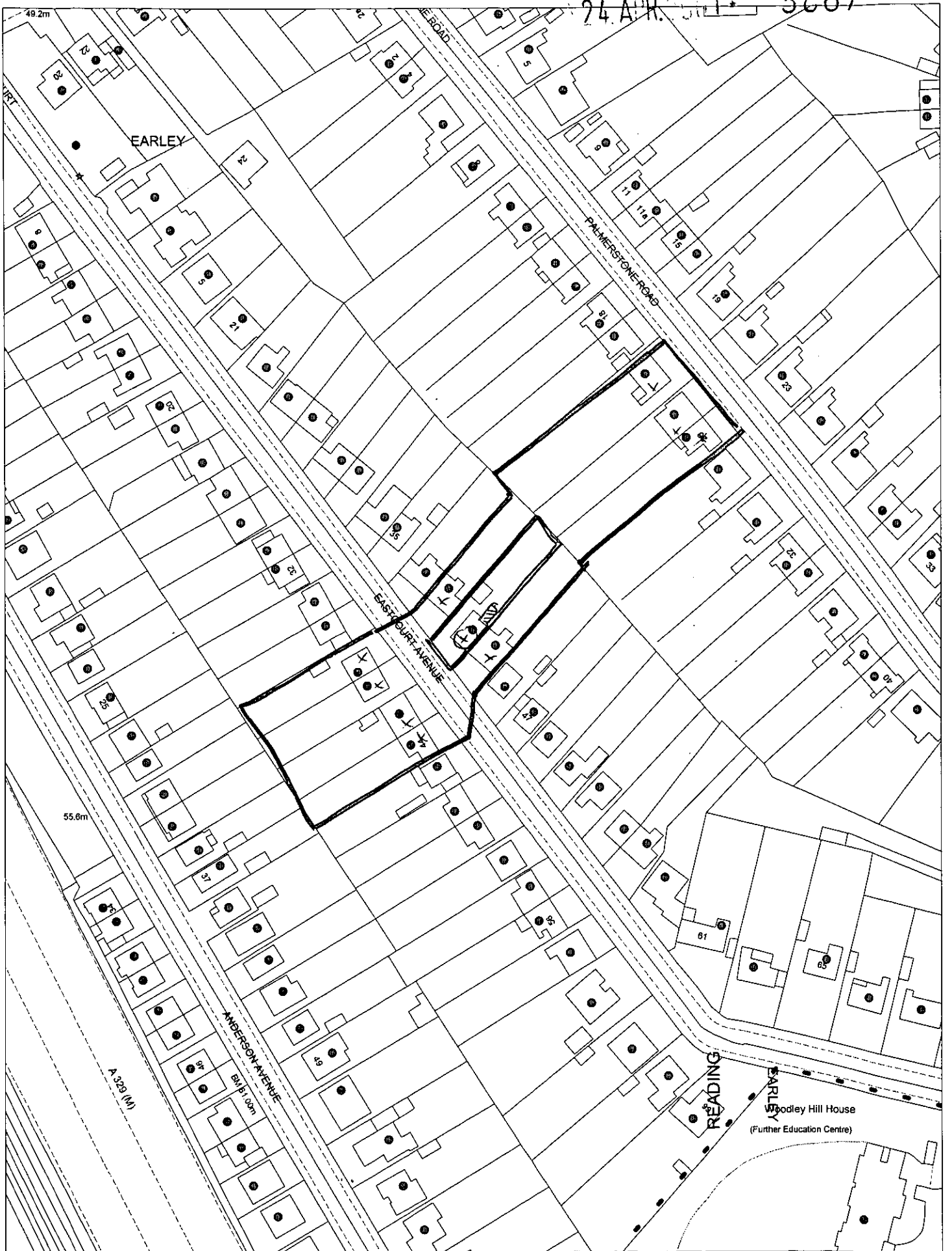
Rear Elevation



Side Elevation

APPROVED

24 APR 2001 3867



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Development Control Section, Environmental Services, Wokingham District Council.
26 April 2001

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 20 April 2001

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