RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

19/4

APPLICATION NO:
F/2002/6116

LOCATION:
130 Hilmanton, Lower Earley Reading.

APPLICANT:
Mr/Mrs Dubell C/O J White

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

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

67

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dubell
C/O J White
Poachers Pocket
Knights Lane
Ball Hill
Newbury
Berks RG20 0NW

Application Number: F/2002/6116

Parish: **EARLEY**

Location: **130, Hilmanton, 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 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

Notice checked by: _____

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

6116

FROM: Louise Smith

DATE: 22 March 2002

DELIVERED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICE
POL | LDS
DC | ENF
APP
22 APR 2002
COPIES TO | ACK | FILE

Application Number: F/2002/6116

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

Site Address: 130, Hilmanton, Lower Earley, Reading.

Applicant: Mr/Mrs Dubell C/O J White.

Your observations are required in respect of this application **by 14/04/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6116

Applicant : Mr/Mrs Dubell C/O J White.

Location : 130, Hilmanton, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/3

Date of Neighbour Notifications : .....

Date of Site Visit : 25/3

Date Registered : 12/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 07/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :
Greenfield Settlement
Impact on Neighbouring Properties
" " Street scene

Application Number: F/2002/6116

Appraisal :

The site is a detached dwelling, situated within the identified settlement of Lower Earley. The application proposes a single storey rear extension to form a conservatory. This would project 4m to the rear of the property and covers a width of 4m, with a pitched roof (2.2m to the eaves and 3.4m to the ridge).

Impact on Neighbouring Properties :-
No overlooking would result from the development due to the side screening provided by the 2.2m close boarded boundary fence and coniferous trees to the West boundary.

Due to the scale, siting and light weight structure of the proposal, there would be no overshadowing or overbearing impact on neighbouring properties.

Impact on Street Scene :-
As the development would be screened to the rear of the property it would not adversely affect the character of the street scene. No 129 has a timber framed conservatory at the rear of the property which is visible from the road.

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

Application Number F/2002/6116
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 130 Hilmanton Lower Earley Reading.

APPLICATION NUMBER: F/2002/6116

OFFICER: Louise Smith

DATE OF SITE VISIT: 25/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Modern Estate - cul-de-sac - uniformity in housing design - brown brick. 2 storey detached, integral double gges open plan front boundaries.

3. DESCRIPTION OF SITE/BUILDING
2 storey - detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set to same front level as No 31 but extends further to the rear, set further back from road of No 129 + 132

5. SITE CONSTRAINTS

TREES

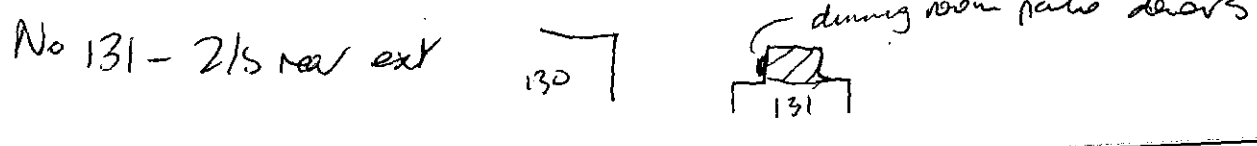
ACCESS/PARKING N/A

LEVELS Same.

BOUNDARY TREATMENT Front open plan.

OTHERS
No 129 - rear cons. (wooden framework) - visible from road

Right 2m high close board fence.
rear - " " + trees.
left 2m high close board fence + tall conifer trees.



Application Number : F/2002/6116	Map No : 57
Case Officer : LS	Site Area : 0.0
Valid Date : 12/03/02	Re

WOKINGHAM UNITARY

Aiming for Excellence

Level : Delegated Application

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

Location : 130, Hilmanton, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs Dubell C/O J White.

Fee Required: £95 Fee Received: £95 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shinfield.

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

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

Tel: (0118) 974 6463

Date: 22 March 2002

My ref: F/2002/6116

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6116
130, Hilmanton, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6116**
130, Hilmanton, 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: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Hare

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

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

Tel: (0118) 974 6463

Date: 22 March 2002

My ref: F/2002/6116

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F 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

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Development Control Manager

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Signed: _____ Date: _____

Councillor F Rolls

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

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

Tel: (0118) 974 6463

Date: 22 March 2002

My ref: F/2002/6116

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6116
130, Hilmanton, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6116**
130, Hilmanton, 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: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor A Spratling

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

Received by Wokingham District Council

Application No: F/2002/6116

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

LOCATION:
130, Hilmanton, 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 and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6116 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
22 March 2002

Organisation_Name	Building_Name	address1	Postcode
		38FALCON AVENUEREADING	RG2 8EL
		40FALCON AVENUEREADING	RG2 8EL
		42FALCON AVENUEREADING	RG2 8EL
		44FALCON AVENUEREADING	RG2 8EL
		128HILMANTONREADING	RG6 4HJ
		129HILMANTONREADING	RG6 4HJ
		~~130HILMANTONREADING~~	~~RG6 4HJ~~
		131HILMANTONREADING	RG6 4HJ
		134HILMANTONREADING	RG6 4HJ
		135HILMANTONREADING	RG6 4HJ
		136HILMANTONREADING	RG6 4HJ

Neighbours consultation list

F/2002/6116

6116

Environmental Services

For office use only.
Application number 12 MAR 2002 • 6116

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR + MRS DURELL 130 HILMANTON LOWER EARLEY READING RG6 4HJ 01189 755113
2	Agent's Name Address and postcode Phone number	J. White Poachers Pocket Knights Lane Ball Hill Newbury RG20 ONW 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.	AS (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTN TO FORM CONSERVATORY
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 WALLS BRAWN PVC-U FRAMES
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: N/A	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 DUBELL

Date 8/3/82

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

1764

ADDRESS 130 HILMANTON PARISH EARLEY

PLOT No. 31 AREA II LOWER EARLEY ORD. SHEET No. SU7369 (65)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23554	BOVIS	DET. HOUSE & GARAGE	18/7/85	CA
BR 25234	"	" " "	19/3/86	APP

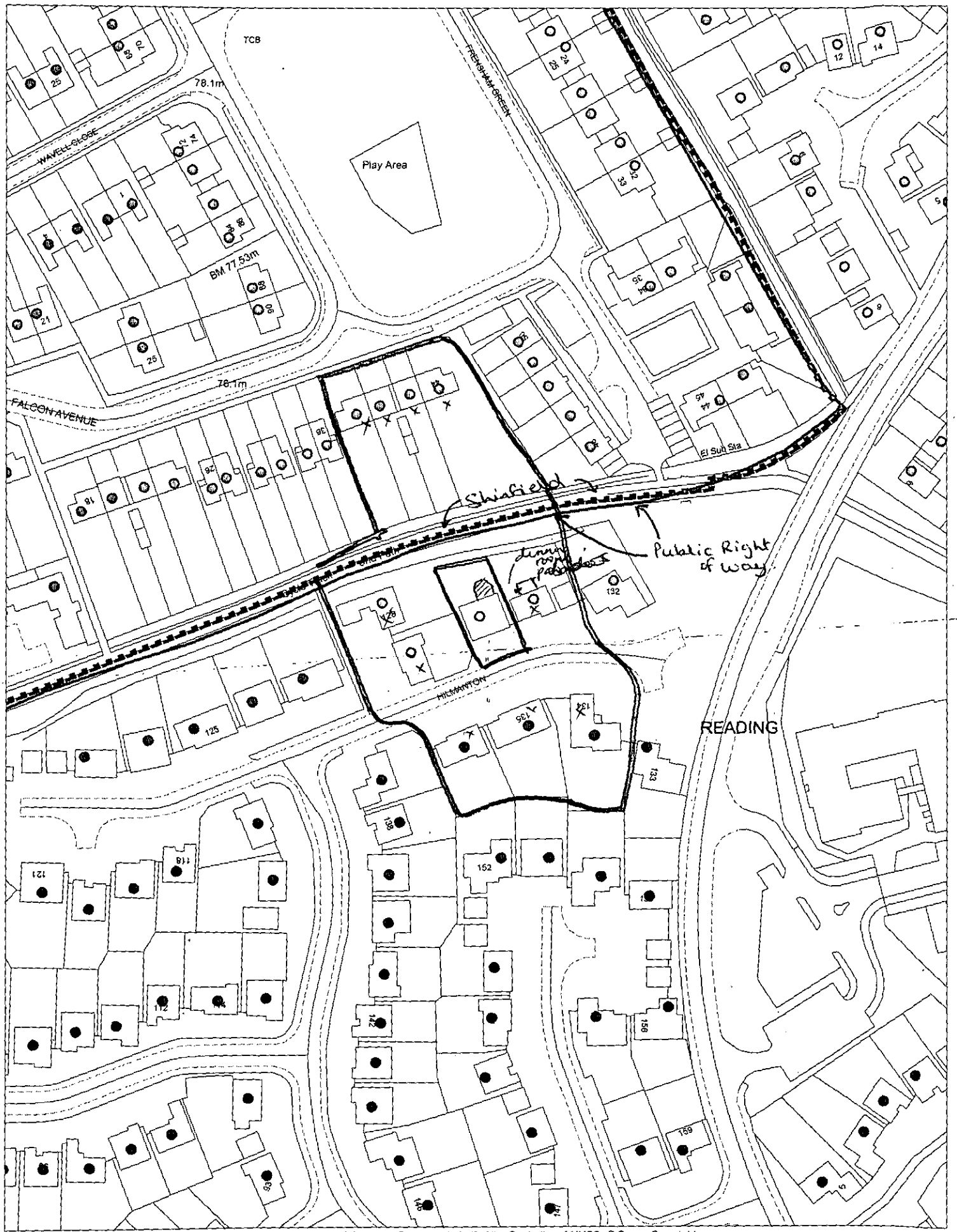
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.MAR2002 6116



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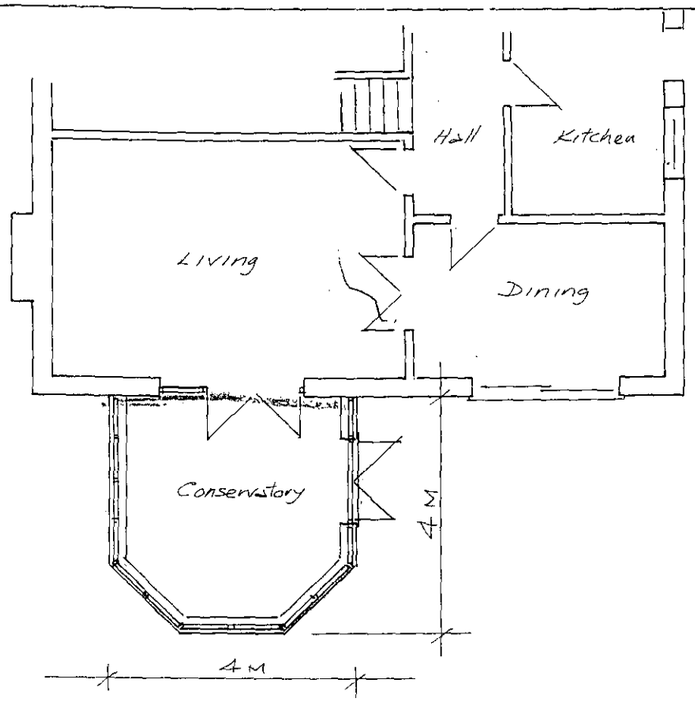
Development Control Section, Environmental Services, Wokingham District Council.
19 March 2002 Scale: 1 : 1250

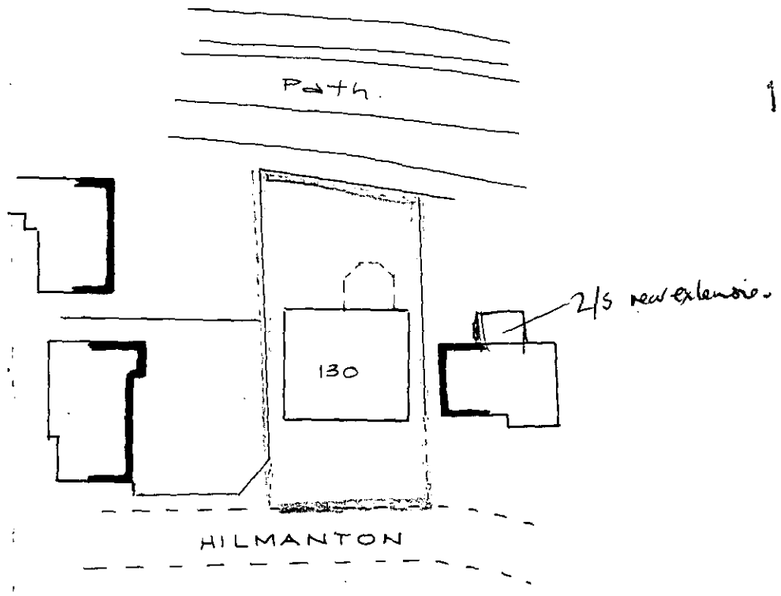
N W E S

DRG N°: 80302 W

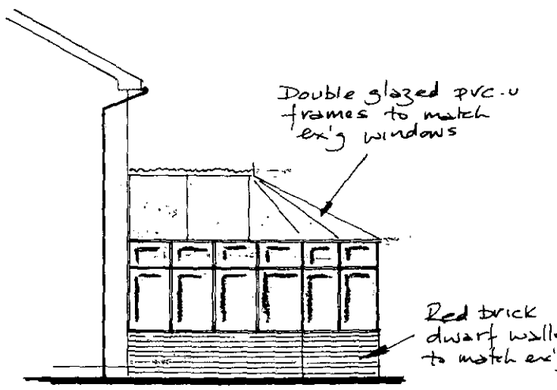
12 MAR 2002 6116



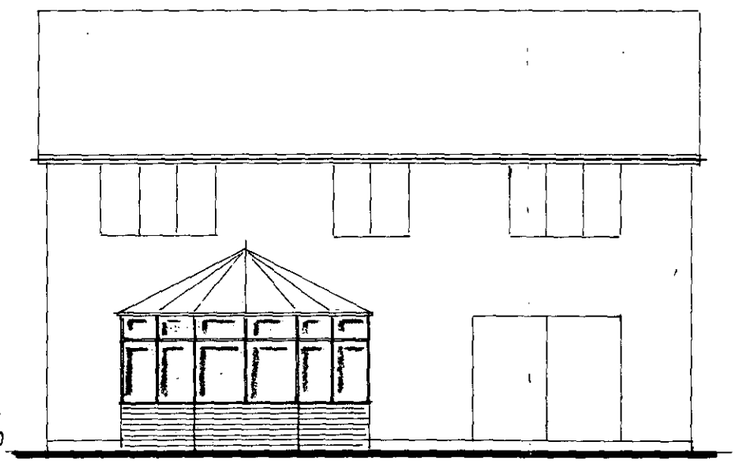
Plan



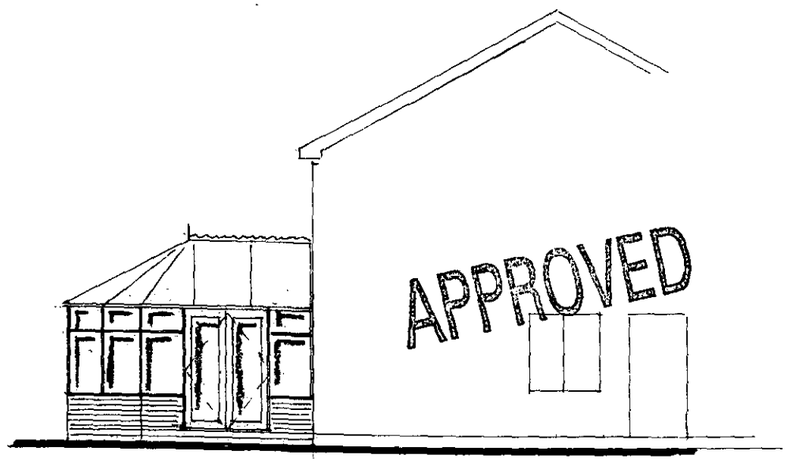
Site Plan 1:500



Side Elevation



Rear Elevation



Side Elevation

PROPOSED CONSERVATORY

FOR MR & MRS DUBELL AT 130 HILMANTON. LOWER EARLEY. READING

SCALE:- 1:100