RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

JN 588

APPLICATION NO:
F/2002/6108

LOCATION:
5 Luckmore Drive, Earley Reading.

APPLICANT:
Mrs McPHerson C/O Peter Watkins

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

EARLIEST DATE FOR DECISION: **12/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Phillip Taylor**

60

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs McPherson
C/O Peter Watkins
48 Bloomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/6108

Parish: **EARLEY**

Location: **5, Luckmore Drive, 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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 02/05/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6108

Applicant : Mrs McPHerson C/O Peter Watkins.

Location : 5, Luckmore Drive, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23rd April '02

Date of Neighbour Notifications : .....

Date of Site Visit : 23rd April 2002

Date Registered : 11/03/2002

Earliest Date for Decision : 12/04/2002

Latest Consultation Date/Site Notice Expiry Date : 12/04/2002

This application will have expired on: 06/05/2002. 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 :

Earley Town Council - No objection

Planning Issues :

Impact on Neighbouring Property

Policy - LBE1, LBE2
WBE1, WOS3
LD3.

Application Number: F/2002/6108

Appraisal :

The application property is a semi-detached house located on the eastern side of the cul-de-sac, Lockmore Drive.

The dwelling has previously been extended at two and single storey to the rear to provide a single storey dining room extension at the rear.

The proposal is for a conservatory attached to the rear of the dining room extension. It would project 3.9m and be 3.3m across. The room is pitched on all sides and fully glazed.

The attached neighbour is No 7 Lockmore drive. The properties are separated by a 1.7m fence which diverts south just past the dining room. This leaves a larger gap between the proposed conservatory and the boundary fence. The conservatory is 2.9m to the ridge but would not overbear on the neighbours rear block by 1.4m. The garden is well screened by dense hedging to No 3 and would therefore prevent any overlooking.

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

Application Number F/2002/6108
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: 5 Luckmore Drive Earley Reading. APPLICATION NUMBER: F/2002/6108	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Quiet residential Cilde-sac mixed large 30s detached

3. DESCRIPTION OF SITE/BUILDING red brick 30s semi existing recess s/s near ext conservatory on back of this. Boundary fence diverges at 40° away from conservatory.

4. RELATIONSHIP TO ADJOINING PROPERTIES attached no 7 1.7m lane unattached no 3

No objection from Neighbours (no 7)

5. SITE CONSTRAINTS none

TREES

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6108	Map No : 52
Case Officer : PT	Site Area : 0.06
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

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

Location : 5, Luckmore Drive, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mrs McPHerson C/O Peter Watkins.

Fee Required: £95 Fee Received: £95 (13)

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

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 : _____

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

...No pre-apps.....

.....

.....

.....

.....

.....

NEIGHBOURS

...S/N+ see map.....

.....

.....

FROM: Phillip Taylor

DATE: 19 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	
DC	
APP	
CO	
22 APR 2002	
COPIE	

Application Number: F/2002/6108

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

Site Address: 5, Luckmore Drive, Earley, Reading.

Applicant: Mrs McPHerson C/O Peter Watkins.

Your observations are required in respect of this application **by 12/04/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 19 March 2002

My ref: F/2002/6108

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/2002/6108
5, Luckmore Drive, 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6108**
5, Luckmore Drive, 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**********

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DX: 33506 – Wokingham

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

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Councillor A Spratling

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Received by Wokingham District Council

Application No: F/2002/6108

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

LOCATION:
5, Luckmore Drive, 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/2002/6108 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2002. 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
19 March 2002

Organisation_Name	Building_Name	address1	Postcode
		30ANDREWS ROADREADING	RG6 7PJ
		32ANDREWS ROADREADING	RG6 7PJ
		22LUCKMORE DRIVEREADING	RG6 7RP
		24LUCKMORE DRIVEREADING	RG6 7RP
		26LUCKMORE DRIVEREADING	RG6 7RP
		3LUCKMORE DRIVEREADING	RG6 7RP
		~~5LUCKMORE DRIVEREADING~~	~~RG6 7RP~~
		7LUCKMORE DRIVEREADING	RG6 7RP

neighbour consultation list

F/2002/6108

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

Tel: (0118) 974 6442

Date: 19 March 2002

My ref: F/2002/6108

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
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_____

_____

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 F Rolls

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

6108

Environmental Services

For office use only.
Application number: [illegible] 6108

Householder planning application form

11 MAR 2002



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	MRS. MCPHERSON 5 LUCKMORE DRIVE EARLEY
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 0723696
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.	5 LUCKMORE
4	Give brief details of the proposal for example, two storey side extension About the application	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.	POLYCARBON SHEET WHITE UPVC, GLASS & BRICK
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: 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.	£95-00	
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 Mrs. McPHERSON

Date 6-3-02

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

ADDRESS 5 LUCKMORE DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42168	MISS A. McPHERSON	2/ST. ALTERATION	1.3.94	C/A
FP94/2223	MISS A. McPHERSON	2/ST EXTENSION	8.2.94	APP
FP97/7075	"	Inst of Int. doors.	25.11.97	APP
E/2000/1315	Miss McPherson	S/St R. Ext	13.06.00	C/A
FP/2000/0800	" "	S/St R Ext	24.05.00	APP

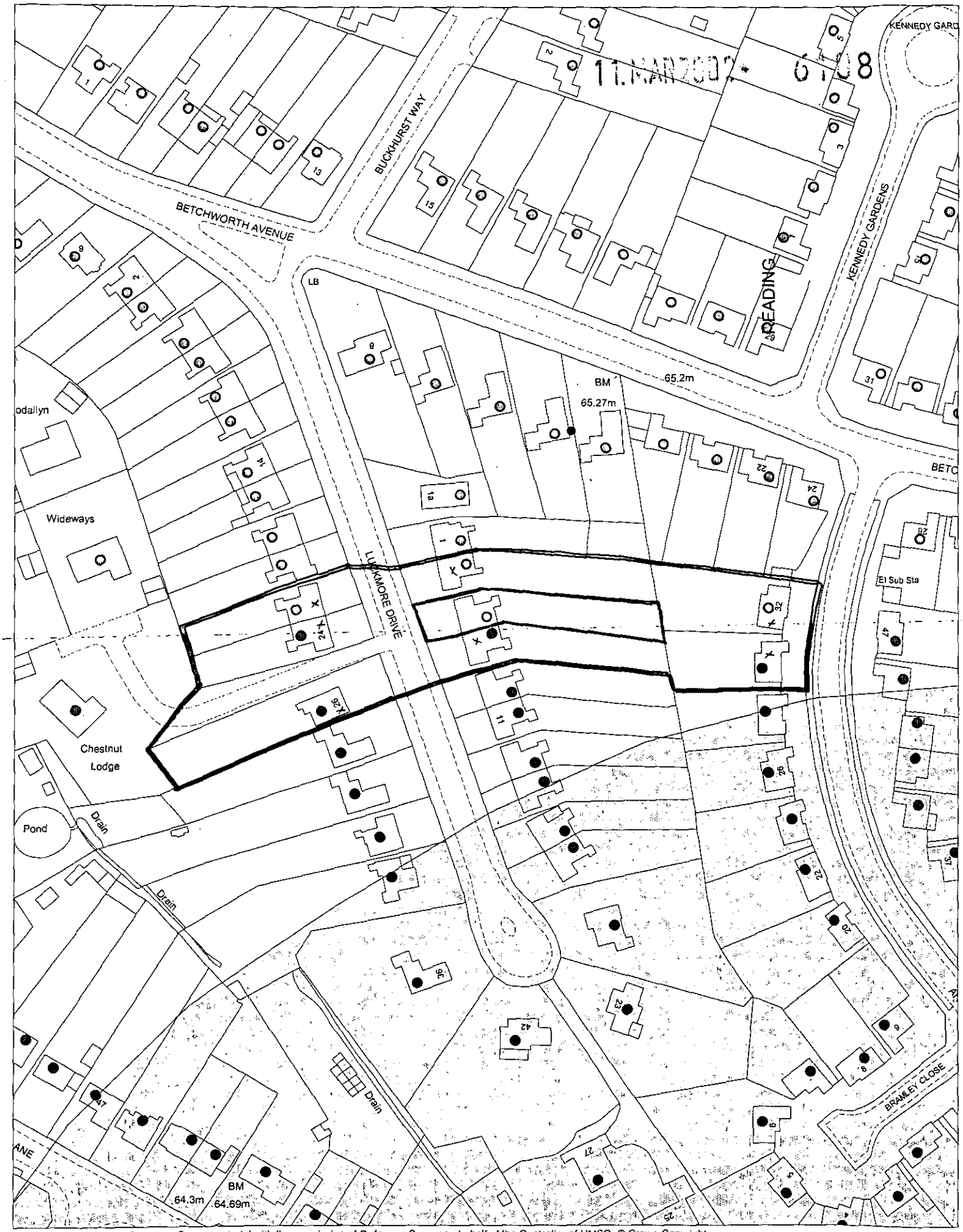
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

11.MAR2002 6318



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2002

Scale: 1 : 1250

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