APPLICATION NO:
F/2000/1025

LOCATION:
1 Turnbridge Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs P C Laird

PROPOSAL:
Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P C Laird
Weston Lodge
Sutherland Avenue
READING
Berkshire
RG2 7AS

Application Number: F/2000/1025

Parish: **EARLEY**

Location: **1 Turnbridge Close, Lower Earley, Reading**

Proposal: **Proposed first floor side extension to dwelling and *conversion of garage to dining room* plus erection of detached garage**

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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plan submitted to the Local Planning Authority on 6th July 2000 showing full hipped roof on 2 storey side extension.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 25/07/2000

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.

finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1025	JM
BUILDING CONTROL NUMBER.	FP 2000/0460	Martin
APPLICANT/AGENT	Mrs Laird	
ADDRESS OF SITE	1. Turnbridge Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	garage conversion detached garage first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 23/3/00	recd 23/3/00
ELEVATIONS	recd 23/3/00.	recd 6/7/00
FLOOR PLANS	- in	- in
garage	- in	recd 23/3/00

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Note to Martin	DC - fully hipped roof.	
DATE	3/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	3/8/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1025

Applicant : Mr & Mrs P C Laird .

Location : 1, Turnbridge Close, Lower Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : 7/4

Date of Site Visit : 17/4

Date Registered : 23/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :
Earley TC - No objection
Highways - Conditions.
Neighbour - Objects - loss of sunlight, overlooking
noise during construction.

Planning Issues :
Effect on street scene and neighbouring properties WPBC.
Identified settlement.

Application Number: F/2000/1025

Appraisal :

This application is for a first floor extension conversion of garage to residential and erection of detached garage.

Neighbours.

No 2 is situated 2m from the applicants boundary and has no side windows. The garage is adjacent to the applicants property. The double garage is 5.7m wide, 6.4m deep, has an eaves height of 2.2m and a ridge height of 4.3m. There is a 1.8m fence on the boundary. The roof of the garage is hipped on all sides and there is .5m between this structure and the boundary fence. Therefore any impact on the neighbour regarding overbearing, overshadowing and privacy issues is minimised. The 2 storey extension is 2.7m wide, 2.9m deep, 5.2m at eaves height and 7.7m at ridge height. Although the extension is .5m higher than that of the original roof it is a sufficient distance from No 2 for any impact to be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The proposed garage is 1m forward of the front footprint of the applicant's dwelling. Its hipped roof would reduce the bulk and consequent impact on the street scene. The 2 storey extension is .5m higher than the main roof, however, it is a sufficient distance from neighbouring properties for any impact to be minimised as the increase in height would be modest and would not easily be compared with nearby houses. There is sufficient parking to satisfy Council policies.

Recomendation : Approval: ☒ **Refusal:** ☐

(tick appropriate box).

Application Number F/2000/1025
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC04	SR04	Permission 6/7/00 Plan - full hipped roof on 2 storey side extension.

John Murden
25/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 1 Turnbridge Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/1025

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2. No side windows - garage on applicant's side

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 4 spaces.

LEVELS ~

BOUNDARY TREATMENT 1·8m fence between neighbours.

OTHERS ~

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1025**

1, Turnbridge Close, Lower Earley, Reading.

Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

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

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

Signed: _____ Date: _____

Councillor Rolls

Applicationo	Name & Address
F/2000/1025	Mr & Mrs LG Weatherly 2 Turnbridge Close Cutbush Grange Lower Earley RG6 1WR

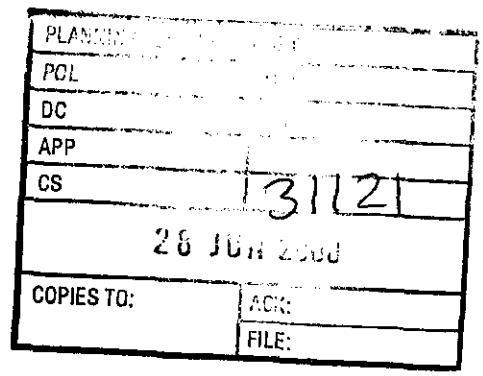
App approved,
Letter sent 01/08/00

Paul C Laird
Brambles
1 Turnbridge Close
Lower Earley
Reading
Berks. RG6 4UZ

Tel 0118 921 0993

26 June 2000

FAO Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Joss,

Application Number: F/2000/1025

Site Address: 1 Turnbridge Close, Lower Earley, Reading.

Proposal: Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

Further to our recent telephone conversation I am writing to clarify the positioning of the detached garage, which we are proposing to be erected at the above address.

I can confirm that the garage will be positioned, parallel with the boundary fence, 500mm within our own plot. This will leave a pathway 1metre wide between our house and the new garage. I trust that this mow provides you with all the information which you require to proceed with our application, but if you need any further information please do not hesitate to contact me.

Yours sincerely

Paul Laird

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	SEM
26 [illegible] 2000	
COPIES TO:	[illegible]

SENDER
Mr & Mrs L G Weatherley
2 Turnbridge Close
Cutbush Grange
Lower Earley
Reading, Berkshire RG6 4UZ

Joss Miller
Planning Officer
Wokingham District Council
PO BOX 157, Shute End
Wokingham
Berkshire RG40 1WR

Thursday 20th April 2000

Dear Ms Miller

Planning Application No: F/2000/1025

Proposed first floor extension to dwelling & conversion of garage to dining room plus the erection of a double-detached garage.

1 Turnbridge Close, Lower Earley – Mr & Mrs PC Laird

Thank you for your recent letter and the subsequent letter from Earley Town Council dated 14-4-00 with regards to the above planning application.

In principle we do not oppose the building of the first floor extension but we do have concerns about the first floor (up stairs) window to the back. We feel this will overlook our garden – maybe a frosted or opaque material could be considered.

The double-detached garage is incredibly close to the boundary as well as blocking out light to our back garden patio as the sun moves round during the day.* We would like to oppose the building of a double detached garage but would consider plans for a single garage closer to their existing dwelling.

The boundary pillar to remain in place and unchanged.

We also have concerns about the noise level any building work would create, the general untidiness and consideration for our property. We also strongly oppose weekend/evening working – we need to consider the safety of our small child and the disruption to our daily lives. We would consider all these elements to be intrusive should the application get passed.

Finally, there is a street lamp in-line with their existing property. Are there any plans to move this, if so where to? If it is to be moved we do not want it moved nearer to our property.

I trust you will consider our concerns in detail and advise us accordingly.

Yours sincerely

Mr & Mrs L G Weatherley

CC: Earley Town Council

*** We have lived in the property for over 10 years to appreciate the positioning of the sun to our garden.**

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 05 April 2000

Application Number: F/2000/1025

Proposal: Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

Site Address:
1, Turnbridge Close, Lower Earley, Reading.

Applicant:
Mr & Mrs P C Laird .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - PARKING (SR06)

IN08

DROPPED CROSSING TO EXTENDED TO FULL WIDTH OF PARKING AREA. (SR 14)

Signed: N.S. Trotter **Print name:** N TROTTER

13-4-00

FROM: Joss Miller

DATE: 05 April 2000

PP

CS

COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1025

Proposal: Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage..

Site Address: 1, Turnbridge Close, Lower Earley, Reading.

Applicant: Mr & Mrs P C Laird .

Your observations are required in respect of this application **by 29/04/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **05 April 2000**

My ref: F/2000/1025

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/2000/1025
1, Turnbridge Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1025**
1, Turnbridge Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **05 April 2000**

My ref: F/2000/1025

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1025**
1, Turnbridge Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.
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 6463

Date: **05 April 2000**

My ref: F/2000/1025

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
DX: 33506 – Wokingham

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1025**
1, Turnbridge Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1025

PROPOSAL:
Proposed first floor side extension to dwelling and conversion of garage to dining room plus erection of detached garage.

LOCATION:
1, Turnbridge Close, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2000

Officer: JM | Application No. F/2000/1025

Map No 66.. Site .....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED FIRST FLOOR ~~EXTENSION~~ SIDE EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO DINING ROOM PLUS ERECTION OF DETACHED GARAGE

Location: 1 TURNBRIDGE CLOSE

Parish: EARLEY Ward: Redhatch 7/4

Applicant: MR | MRS LAIRD

Fee Received 95-00 (S) 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	Who was notice served on ? When?	Phoned applicant 29/3	
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 : 7/4 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 + 1 Turnbridge Close, Lower Earley

2 & 24 Turnbridge Close

1 Pasture Close

1, 2 & 3 Congree Close 7/4

ADDRESS 1 Turnbridge Close PARISH Lower Earley

PLOT No. 49 AREA 18 SCHOOL SITE TO RES ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	Lower Earley Plan			
23136	T.A. Fisher	O/L.	7.3.88	C/A
29604	"	Det. House & Garage	13.4.88	C/A
31960	"	"	14.12.88	C/A
BRA6605	"	"	8.2.89	App
99/69441/F	Mrs M. Newman.	conv. garage → dining rm.	27/5/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87

DRAINAGE

091074

Environmental Services

For office use only.
Application number 23.MAR2000* 1025

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. & MRS. P.C. LAIRD WESTON LODGE SUTHERLAND AVENUE READING BERKSHIRE RG2 7AS 0118 9210993
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.	1 TURNBRIDGE CLOSE LOWER EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE TO DINING ROOM WITH TWO BEDROOMS OVER CONSTRUCTION OF GARAGE.
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.	BRICKWORK TO MATCH EXISTING TILES TO MATCH 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: 5
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
Maisie Newman	1 Tumbridge Close, Eastley	19/3/00

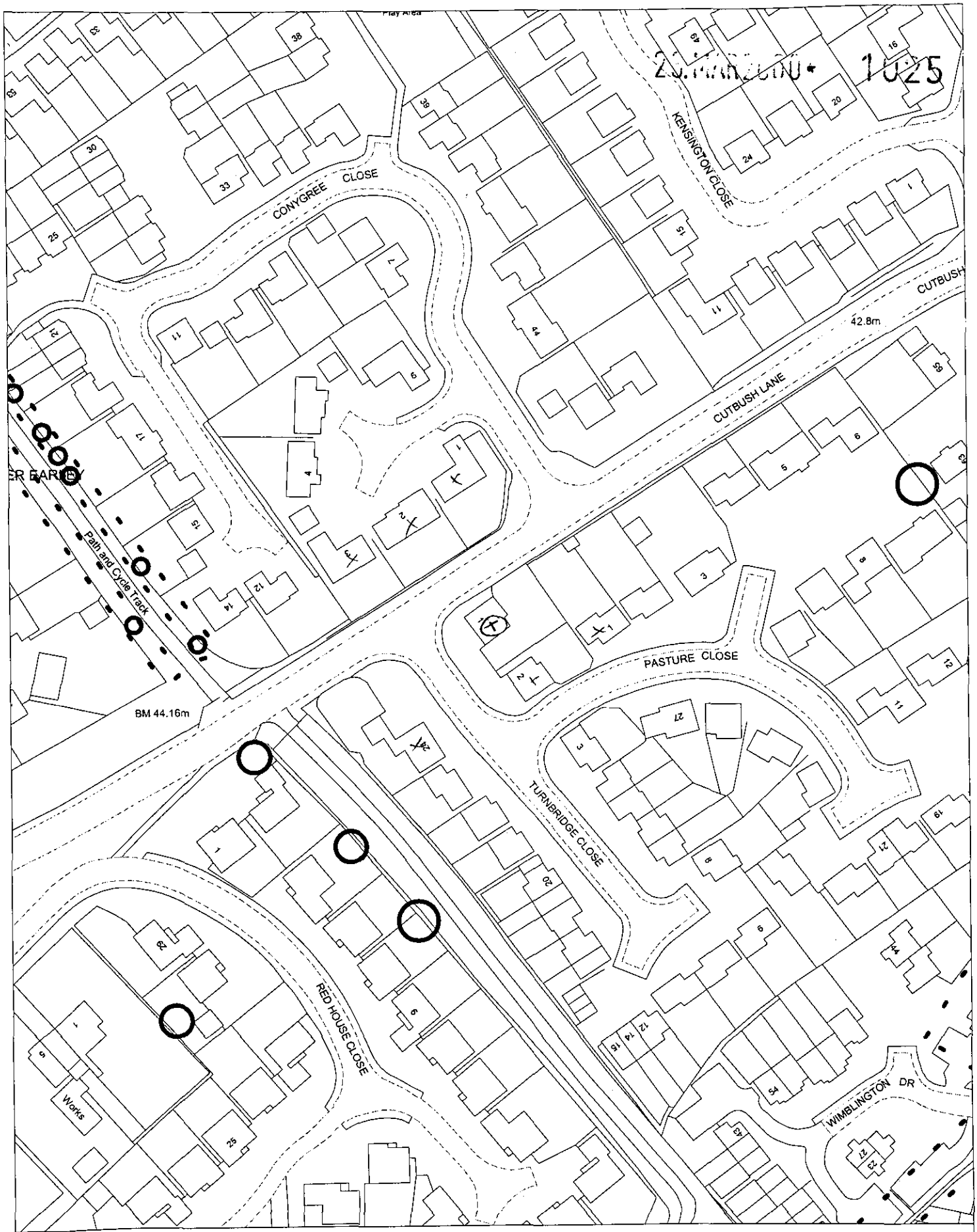
None of the land forms part of an agricultural holding.

Your signature: Heather M Laird

on behalf of

Date 19th March 2000

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 29 March 2000

N
W E
S