APPLICATION NO:
F/2001/4990

LOCATION:
8 Measham Way, Lower Earley Reading.

APPLICANT:
Mr & Mrs Lloyd C/O Greg Farrell

PROPOSAL:
Proposed single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **02/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/11/2001

CASE OFFICER: **Helen Pollock**

APPROVED

No OBS 30/11/01 SV

D1 101

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lloyd
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/4990

Parish: **EARLEY**

Location: **8, Measham Way, Lower Earley, Reading.**

Proposal: **Proposed single storey rear extensions to dwelling.**

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

Anna Cronin
Head of Planning & Transportation
Date: 23/11/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4990	HP
BUILDING CONTROL NUMBER	FP 2002/275 Small	
APPLICANT/AGENT	Greg Farrell	
ADDRESS OF SITE	8 Measham Way Lower Earley	
DESCRIPTION OF PROPOSED WORK	S/S rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Lloyd 02-A	Lloyd 01A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	23/11/01	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC. REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4990

Applicant : Mr & Mrs Lloyd C/O Greg Farrell.

Location : 8, Measham Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/10.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/10/2001

Earliest Date for Decision : 02/11/2001

Latest Consultation Date/Site Notice Expiry Date : 02/11/2001

This application will have expired on: 27/11/2001. 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 :

None Received.

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon Street Scene

Application Number: F/2001/4990

Appraisal:

The proposed development is for two single storey rear extensions to form a utility and family room. The property is detached and has an integral garage. A 1.8m fence encloses the rear garden.

The utility area would be 3.3m wide and would extend 1.3m beyond the existing rear building line and would infill an area to the rear of the kitchen 1.1m deep, it would have a single pitched roof, 2.3m to the eaves and 3.7m to the intersection with the main house. The proposed family room would be 4.2m deep and 3.3m wide, with a pitched roof, 2.3m to the eaves and 3.7m to the ridge.

1. **Impact upon neighbouring properties**

The proposed development is single storey in nature, the neighbouring properties extend back beyond No.8 and the proposed extensions would have no adverse effects upon neighbouring properties.

2. **Impact upon the street scene**

The proposed development would not be visible from Measham Way, is designed to be in keeping with the existing dwelling and the materials used would match existing; as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4990
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 8 Measham Way
Lower Earley Reading.

APPLICATION NUMBER: F/2001/4990

OFFICER: Helen Pollock

DATE OF SITE VISIT: 18/10.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached hse with attached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 2 driveway

LEVELS hse set down from Rd by ≈ 1m

BOUNDARY TREATMENT 1.8m

OTHERS

1.8m enclosure

- left hand neighbour = 6m back of 8. (n° 10) - no impact.

Right = 2.5m back of 8. + Con. (n° 6)

8 - 8 1 1st floor window opp existing side of hse :. no impact

Received by Wokingham District Council

Application No: F/2001/4990

PROPOSAL:
Proposed single storey rear extensions to dwelling.

LOCATION:
8, Measham Way, 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/2001/4990 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/11/2001. 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 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.

Head of Planning and Transportation

09 October 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 OCT 2001

Officer: HP | Application No. F/2001/4990

Map No. 58 Site ...0.03....

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

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

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

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

Description:

(F) Proposed Single Storey rear extensions to dwelling.

Location: 8 Measham Way

Parish: Earley Ward: Redhatch.

9/10/01 B.

Applicant: Mr & Mrs Lloyd

Fee Received 95.00 Required ..... Additional ..... Refund .....

(LJ)

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 : 9/10/0123 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:

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ADDRESS 8 MEASHAM WAY PARISH EARLEY

PLOT No. 172 AREA H ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19731	HERON	LINKED DET. HOUSE & GARAGE	30.6.83	CIP
BR 21565	"	"	16.11.83	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

02.001.1001* 4090

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 LLOYD 8 MEASHAM WAY LOWER EARLEY READING
Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4 Give brief details of the proposal for example, two storey side extension. About the application	REAR EXTENSION

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.	BRICK & 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: 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.		
	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

signature: [signature]

Date 27/9/01

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

4990

FROM: Helen Pollock

DATE: 09 October 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/4990

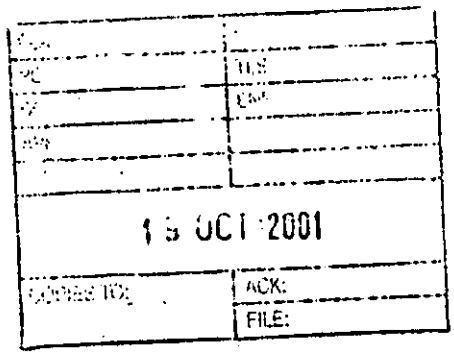
Proposal: Proposed single storey rear extensions to dwelling..

Site Address: 8, Measham Way, Lower Earley, Reading.

Applicant: Mr & Mrs Lloyd C/O Greg Farrell.

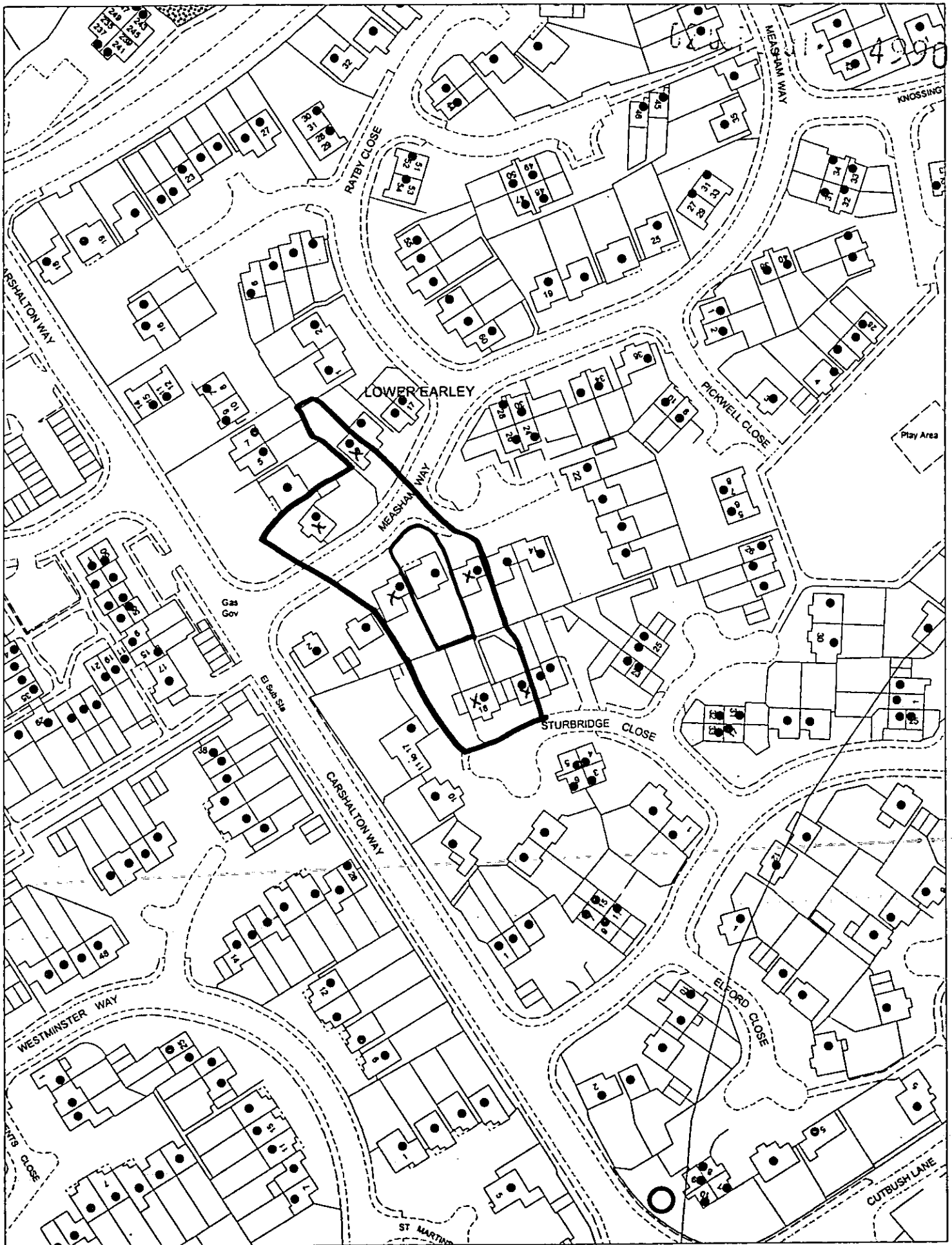
Your observations are required in respect of this application **by 02/11/2001** .

No Objection



SIGNED: _____ DATE: 18 OCT 2001

Clerk To Earley Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.
8 October 2001

Scale: 1 : 1250

N
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