APPLICATION NO:
F/2002/5988

LOCATION:
69 Mays Lane, Earley Reading.

APPLICANT:
Miss Stockwell C/O Surrey Building Services

PROPOSAL:
Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **15/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Phillip Taylor**

1166

01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss Stockwell
C/O Surrey Building Services
14 Glamis Close
Frimley
Surrey
GU16 8YR

Application Number: F/2002/5988

Parish: **EARLEY**

Location: **69, Mays Lane, Earley, Reading.**

Proposal: **Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension 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.

Condition
3. The bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5988	PT
BUILDING CONTROL NUMBER	FL2002/3189	
~~APPLICANT~~/AGENT	Surrey Building Searches	
ADDRESS OF SITE	69 Mays Lane ARLEY	
DESCRIPTION OF PROPOSED WORK	Loft conversion (side + rear dormers) + rear conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	211/09/01/016	211/09/01/01B — Item Part 1
FLOOR PLANS	211/09/01/02	211/09/01/02.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None.	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	18/6/02	

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 : Phillip Taylor

Application Number : F/2002/5988

Applicant : Miss Stockwell C/O Surrey Building Services.

Location : 69, Mays Lane, Earley, Reading.
Proposal : Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/04/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/04/02

Date Registered : 15/03/2002

Earliest Date for Decision : 15/04/2002

Latest Consultation Date/Site Notice Expiry Date : 15/04/2002

This application will have expired on: 10/05/2002. 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 - Refusal on basis of breach of draft guidelines on parking provision and detrimental impact on character of the front garden by use as hard surface.

Highways Dept. - Unconditional Approval.

Highways Agency - No comment

Environment Agency - Conditional approval. - Soakaways - see file note.

Planning Issues :

Impact on character of the area, neighbouring properties and highways

Policy : LBE1, LBE2
WOS3, WBE1
LD3, EM1

Application Number: F/2002/ 5998 – 69 Mays Lane, Earley

Appraisal

The application property is a medium sized bungalow set on the northern side of Mays Lane within the identified settlement.

The proposal is for a loft conversion with side and rear dormers and for a conservatory attached to the rear.

The side dormer measuring 2.3m across with a pitched roof would provide headroom in the en-suite. The larger rear dormer measuring 4.8m across with a pitched/flat roof combination would be the only window to the new bedroom.

The conservatory would measure 4.0m across with a 5.0m rearward projection. The roof would be pitched on the sides and hipped at the rear.

Impact on Neighbouring Properties

The neighbouring properties are a large detached house No.63, which is set some 14.0m from the application property and screened by a hedge and fencing. The other adjacent neighbour is No.71, which is set approximately 7.0m back from No.69. There is a bedroom window facing No.69.

The proposed en-suite dormer would be obscure glazed and would not overlook No.71. The bedroom dormer would face the bedroom windows of No.71 but the roof of the ground floor bedroom and kitchen obscures the view. The ridge of this roof would be some 200mm below the top of the bedroom window.

The conservatory is situated away form the boundary with 63 and would be screened by the hedge and fence. No overlooking can occur of either neighbouring properties.

Impact on the character of the area

Only the smaller side dormer would be visible from the road. It would have a ridge level with the main roof but bearing in mind its size and the pitch, it is not considered to damage the streetscene.

Highways

Highways have recommended unconditional approval for the proposal.

√ Approval

Application Number F/2002/5988
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045	~~first~~ [redacted]
			bathroom, side

RECORD OF SITE VISIT

SITE ADDRESS: 69 Mays Lane Earley Reading. APPLICATION NUMBER: F/2002/5988	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Quiet dead end road. Residential - adjacent to Railway

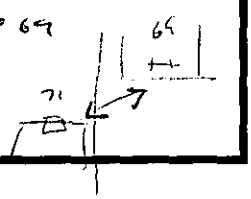
3. DESCRIPTION OF SITE/BUILDING Chalet medium detached. neighbours to west 63 separated by [illegible]

[illegible]

Conservatory: No problem Neighbour well away.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 71 has bedroom window facing No 69 all set by 7-8m

partially obscured by pitch at time



5. SITE CONSTRAINTS Full ridge height but not a shadow problem

TREES

ACCESS/PARKING

LEVELS Hol

BOUNDARY TREATMENT 1.7m lower

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~2 FEB 2002~~ 15 MAR 2002	Map No. 46 Site ...004..
Officer: PT | Application No. F|2002|5988	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED SIDE & REAR DORMER EXTENSIONS TO DWELLING TO FORM ROOMS IN LOFT SPACE. SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 69 MAYS LANE

Parish: EARLEY Ward: Whitegates 25.3.02 B.

Applicant: MISS STOCKWELL

Fee (1) Received 95-00 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	No block plan. Increased no of bedrooms? Show parking spaces on plan + position of dormers & conservatory.	13/2	15/3
3	Forms unsigned	NOT WDC forms.	13/2	15/3
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Roof plan	13/2	15/3
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 : 25.3.02.B 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 .....
Highways Agency ✓ adj to A329(M)

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:

.....
.....
.....

NEIGHBOURS:

.....
.....
S/N + See map.
.....
.....
.....
.....
No pre-apps.
.....

Organisation_Name	Building_Name	address1	Postcode
		16MAYS LANEREADING	RG6 1JX
		63MAYS LANEREADING	RG6 1JX
		69MAYS LANEREADING	RG6 1JX
		71MAYS LANEREADING	RG6 1JX

Neighbours Consulted F/2002/5988 25.3

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

Tel: (0118) 974 6442

Date: 25 March 2002

My ref: F/2002/5988

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 G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/5988
69, Mays Lane, Earley, Reading.
Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension 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/2002/5988**
69, Mays Lane, Earley, Reading.
Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension 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 G Storry

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

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

Tel: (0118) 974 6442

Date: 25 March 2002

My ref: F/2002/5988

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Trevor Watson
Development Control Manager

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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 J Lissaman

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

Received by Wokingham District Council

Application No: F/2002/5988

PROPOSAL:
Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

LOCATION:
69, Mays Lane, 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/2002/5988 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 15/04/2002. 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
25 March 2002

JM

Our Ref : SP/2002/005471-1/1
Your Ref : F/2002/5970

Date : 05 April 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	
DC PT	ENF
APP	
CS	
08 APR 2002	
COPIES TO	

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

FAO: Phillip Taylor

PROPOSAL: SINGLE STOREY EXTENSION
LOCATION: 34 CHARVIL HOUSE ROAD, CHARVIL, READING

Thank you for your letter dated 15 March 2002, received on 19 March 2002. Please quote the following reference in any correspondence: SU77NE/8/30. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU773358	65m	Strathmore Drive	Industrial/Commercial

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

building.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of

ROGER PRING & SONS

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

PLANNING SERVICES | HPT S016
POL | TLS
DC PT | ENF
ADS |
08 APR 2002
COPIES TO | ACK
FILE

ARCHITECTURAL & SURVEYING CONSULTANTS

Environmental Services Department,
Planning Section,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/5835
My ref. RP/389

5 April 2002

Dear Sirs,

Re; Full Plans Application No. F/2002/5835,
27, Kiln Ride, Finchampstead, Wokingham, Berkshire, RG40 3PN.
Conversion of existing garage and construction of new at

My clients liked the combination of the yellow brick extension and the existing painted render at number 19 Kiln Ride now that the extension there has been completed.

In view this they have requested that your approval is sought for their detached garage to be constructed using the same bricks. For your information there is a small amount of yellow brickwork on the existing front elevation.

I look forward to hearing from you shortly.

Yours faithfully

RPring.

Roger Pring.

C/c Mr and Mrs D. White.

REGISTERED NO. 2284491

HIGHWAYS AGENCY

PLANNING SERVICES	HPT 54918
POL	TLS
DC PT	ENF
APP	
CS	
04 APR 2002	
COPIES TO	ACK:
	FILE:

4th Floor Wing C
Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Our ref:
Your ref: F/2002/5988

P Taylor Esq.
Wokingham District Council
Planning Services
P O Box No. 157
Shute End
WOKINGHAM
RG40 1WR

Direct Line: 01306 87 8324
Fax: 01306 87 8100

2 April 2002

Dear Mr Taylor

Site Address : No.69, Mays Lane, Earley, Reading

Proposal : Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

Thank you for your 25 March letter regarding the above-mentioned consultation. The Highways Agency has no comments to make on this planning application.

I am also writing to inform you that, on the 9 July last year, a new division was set up to deal with all the planning applications previously handled in the Area Teams called Planning, Programming & Development (PPD).

In order to assist us in dealing with applications as quickly as possible, I would be grateful if, in future, you could please address all planning applications and associated correspondence to the PPD team on the 4th floor. Thank you for your help in this matter.

I am also enclosing, for your attention, a copy of a TR108 form (April 1997), which gives some guidance about the circumstances in which you should notify the Secretary of State for Transport, Local Government and the Regions about planning applications. You will note that you are required to send us a completed TR108 form together with a copy of the planning application plans showing the development site and layout of the access and transport assessment, if submitted. This will enable us to give you appropriate advice promptly.

I would be grateful if you could please bring this to the attention of your colleagues who are also involved in the processing of planning applications.

Yours sincerely

N. J. Pearson

N J PEARSON
Planning, Programming & Development. E-mail: nick.pearson@highways.gsi.gov.uk

INVESTOR IN PEOPLE
Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DTLR TRANSPORT LOCAL GOVERNMENT REGIONS
An executive agency of the Department of Transport, Local Government and the Regions

FROM: Phillip Taylor

DATE: 25 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5988

Proposal: Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

Site Address: 69, Mays Lane, Earley, Reading.

Applicant: Miss Stockwell C/O Surrey Building Services.

Your observations are required in respect of this application **by 15/04/2002**.

22 APR 2002

Councillors considered that this application should be refused, since, if allowed the parking provision would, it is considered, be in breach of the District Council's draft guidelines, recently published, and the percentage of the front garden given over to parking would be of detriment to the street scene.

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

See Part One all plans

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 25 March 2002

Application Number: F/2002/5988

Proposal: Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

Parish: EARLEY TOWN

Site Address:
69, Mays Lane, Earley, Reading.

Applicant:
Miss Stockwell C/O Surrey Building Services.

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).

Signed: _____ **Print name:** Adam 26/03/02.

15.MAR2002* 5988

Tel. (0118) 974 6429 or 6433

Date: 13 March 2002

Your Ref:

My Ref: F/2002/5988

Miss Stockwell
C/O Surrey Building Services
14
Glamis Close
Frimley
Surrey
GU16 8YR

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 Sir/Madam

Reference Number: 2002/5988

Site Address: 69, Mays Lane, Earley, Reading.

Proposal: Proposed side and rear dormer extensions to dwelling to form rooms in loft space. Single storey rear extension to form conservatory.

I return your application, as it is invalid and cannot be determined for the following reason(s);

This application should be on WDC forms. Forms enclosed.

Please provide a 1:500 block plan showing the position of the proposed dormers and conservatory in relation to the adjoining properties. Also show the parking layout.

Please provide 6 copies of a first floor layout plan.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only.
Application number: 15.MAR2002* 5988

Householder planning application form

15 MAR 2002

WOKINGHAM UNITARY
Aiming for Excellence

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	MISS STOCKWELL. 69 MAYS LANE. FARLEY READING.
2	Agent's Name Address and postcode Phone number	SURREY BUILDING SERVICES 14, GUARDI CLOSE FRIMLEY. SURREY GU16 8YR 01252 838168.
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 I ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION WITH DORMER & REAR 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.	TILE 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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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.

Your signature: [signature]

on behalf of Miss Stockwell.

Date 13/03/02.

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

ADDRESS 69 Mays Lane PARISH Earley

PLOT No. Old Property ORD. SHEET No. Su. 7472 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

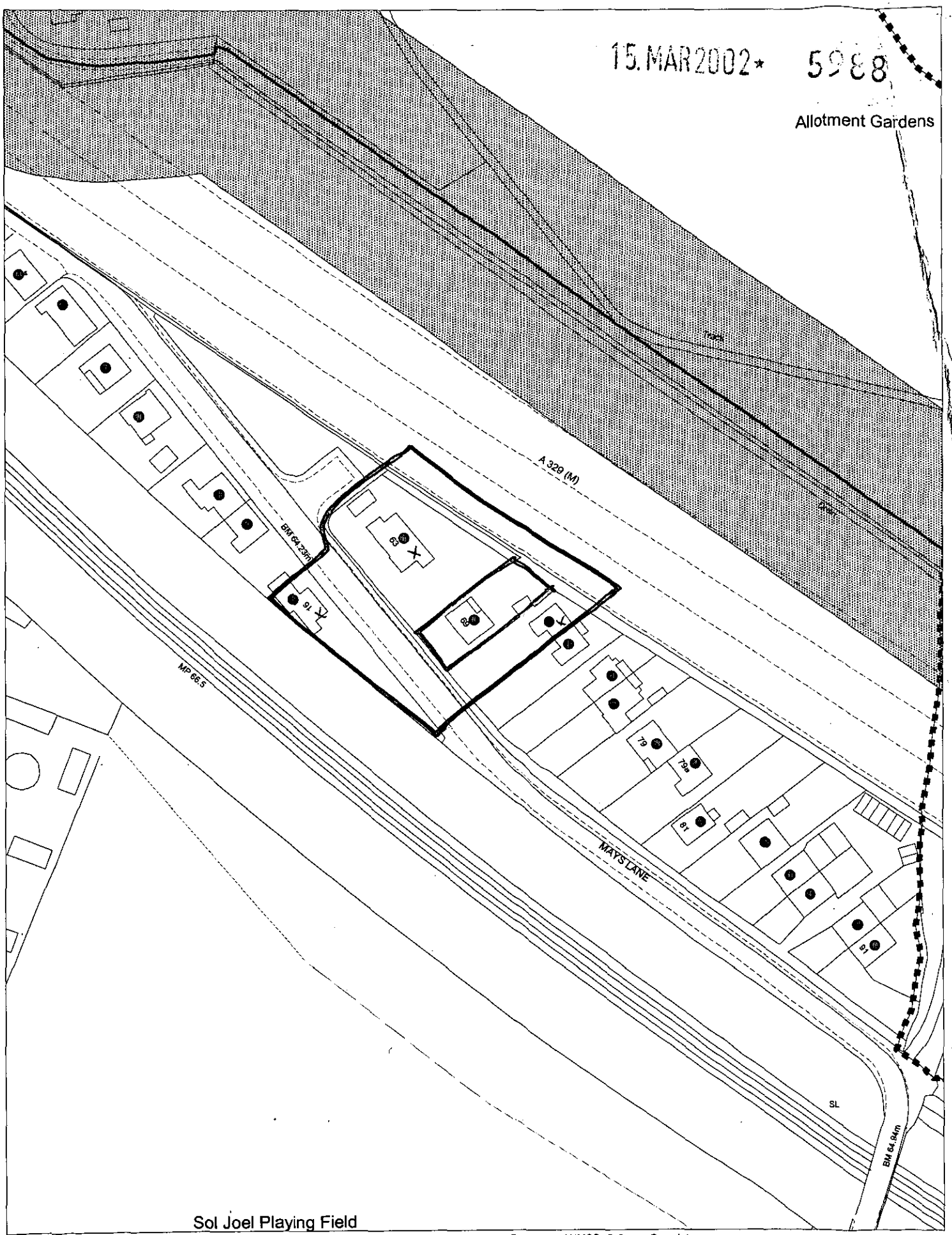
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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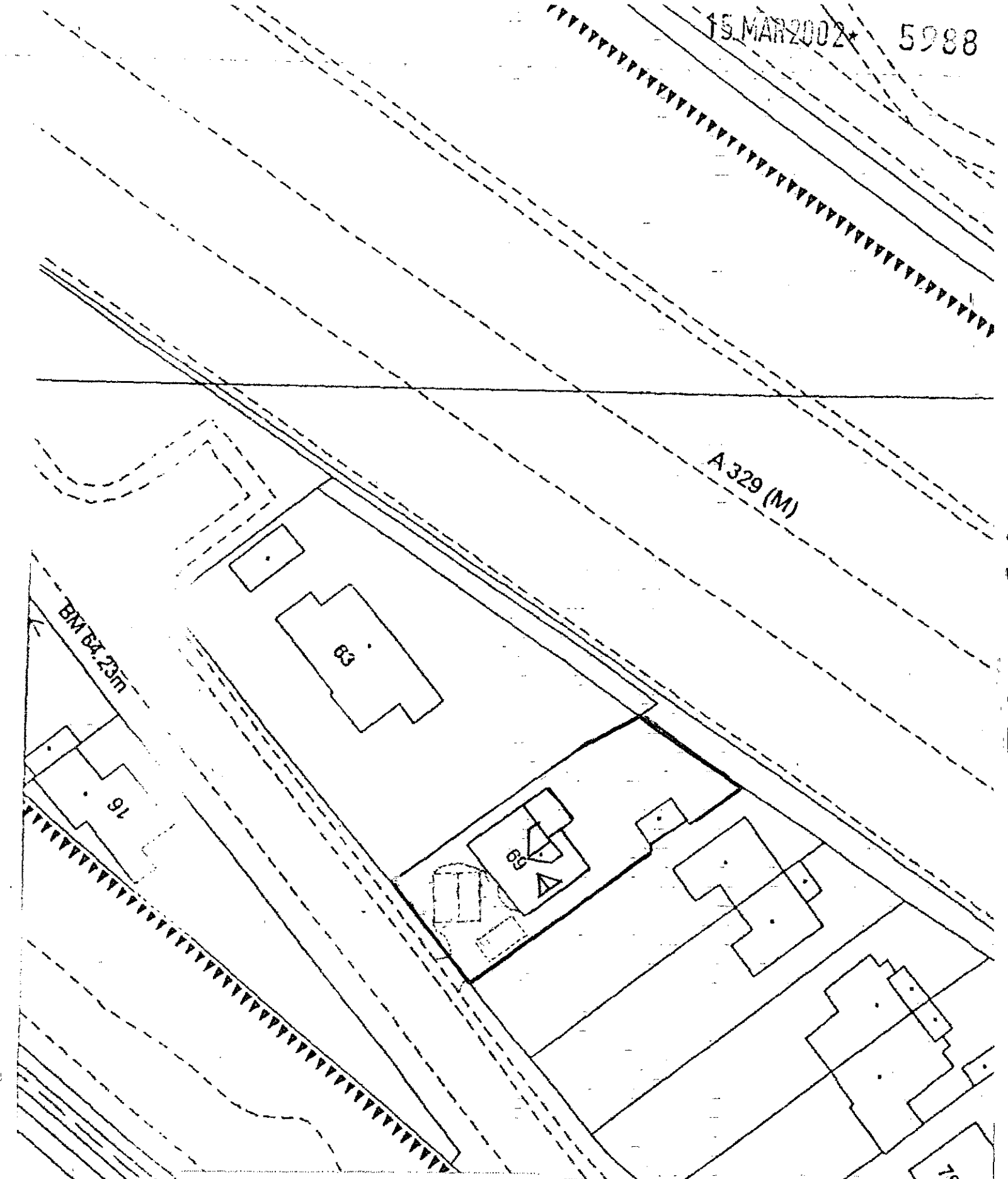
Development Control Section, Environmental Services, Wokingham District Council.
28 February 2002 Scale: 1 : 1250

15 MAR2002 5988



BLOCK PLAN 1:500

69, MAYS LANE, EARLEY