APPLICATION NO:
F/2002/6130

LOCATION:
630 Wokingham Road, Earley Reading.

APPLICANT:
Mr/Mrs Gane

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

EARLIEST DATE FOR DECISION: **22/04/2002**
Member Listing: 21/4/02
APPLICATION WILL HAVE EXPIRED ON:
09/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

82

RAILEX
Marbleboard
EASIFILE EP7

Application No: F/2002/6130 RK

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gane
630 Wokingham Road
Earley
Reading
Berks
RG6 7HN

Application Number: F/2002/6130

Parish: **EARLEY**

Location: **630, Wokingham Road, 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. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6130

Applicant : Mr/Mrs Gane .

Location : 630, Wokingham Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/03/2002

Earliest Date for Decision : 22/04/2002

Latest Consultation Date/Site Notice Expiry Date : 22/04/2002

This application will have expired on: 09/05/2002. 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 :

Andy Glencross: attached next informative
Earley P.C.: no objection

Planning Issues :

Application Number: F/2002/6130

Appraisal :

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

Application Number F/2002/6130
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C070~~	~~R070~~	
			INFORMATIVE:
			If great crested newts are encountered at any point during developt then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative for approvals

N16 N04 N06 N02: plans, 3/4/02, site elevations

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: UBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M Thorp

(Development Control Manager)

Date: 30.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 630 Wokingham Road Earley Reading.

APPLICATION NUMBER: F/2002/6130

OFFICER: Richard Kelly

DATE OF SITE VISIT: 11/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on gate post

2. DESCRIPTION OF SURROUNDINGS Semi detached + mixed houses. (Ribbon dev't.)

3. DESCRIPTION OF SITE/BUILDING Semi with 632

4. RELATIONSHIP TO ADJOINING PROPERTIES

632 has entry in each at boundary such that it is c. 3.5m ht.

5. SITE CONSTRAINTS

TREES none affected

ACCESS/PARKING unaffected.

LEVELS Garden slopes down from house.

BOUNDARY TREATMENT 1.8m fence + hedging.

OTHERS

Application Number: F/2002/6130 – 630 Wokingham Road, Earley

Appraisal:

This application is for a single storey rear extension to form a conservatory. Permission is required as a result of previous extensions using up permitted development rights. This application raises one issue:

Impact on adjoining properties: LBE1, WBE1

The adjoining property of 632 (with which the house is semi detached) has an existing 1.7m single storey rear extension, such that the proposal would extend only 0.85m beyond it. It is not considered that this would cause harm.

Approve ~~**Refuse**~~

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Richard Kelly DATE: 7th May 2002

Location:	630 Wokingham Road, Earley, Reading
Proposal:	Proposed single storey rear extension to dwelling to form conservatory
Application Number:	F/2002/6130

In response to your consultation dated 25th March 2002 for the above application, the tree and landscape comments are as follows:

The proposed conservatory would not directly affect any significant landscape features. However, there are a number of trees within the rear garden which whilst not protected by TPO should be retained under the development proposals.

In order to ensure the successful retention of these trees the applicant should be required to submit for approval tree protective fence details in accordance with BS 5837 : 1991 - Trees in Relation to Construction.

ROBERT PETROW
Consultant Landscape Architect

FROM: Richard Kelly

DATE: 25 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6130

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

Site Address: 630, Wokingham Road, Earley, Reading.

Applicant: Mr/Mrs Gane .

Your observations are required in respect of this application **by 22/04/2002** .

PLANNING	
POL	
DC	
APP	
CS	
22 APR 2002	
COPIES TO	ACK:
	FILE:

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

Date: 04 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6130

Location: 630, Wokingham Road, Earley, Reading.

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

Applicant: Mr/Mrs Gane .

Case Officer: Richard Kelly

The new plans show the following: Elevations to side plus floor plans.

Comments are required by 22/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE) 1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps)/ 6130 (Ludhouse) Date Rec. 3/4/02

Location: 630 Wokingham Road, Earley, Reading

Parish Earley

Applicant: Mr and Mrs Gore

Description of attached plans Revised plans to show elevations to side + floor plans

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 22/4/02

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 4/04/02

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	HPT 54855
POL	TLS
DC RK	ENF
APP	
CS	
03 APR 2002	
COPIES TO	ACK:
	FILE:

Planning Services Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG401WR

28th March 2002

Application NumberF/2002/6130 630 Wokingham Road Earley Reading RG6 7HN

Dear Mr Kelly
Please find enclosed revised details as requested the main drawings showing the development from the west and boundary wall details hope these are of help.

Yours sincerely

Jim Gane
01189 616964
07721 722739.

Richard Kelly

From: Andy Glencross
Sent: 03 April 2002 12:41
To: Richard Kelly
Subject: PA F/2002/6130 630 Wokingham Rd Earley

Hi Richard

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

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

Tel: (0118) 974 6229

Date: 25 March 2002

My ref: F/2002/6130

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6130
630, Wokingham Road, 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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6130**
630, Wokingham Road, 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 Swindells

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

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

Tel: (0118) 974 6229

Date: 25 March 2002

My ref: F/2002/6130

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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 sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Kelly** Application Number: **F/2002/6130**
630, Wokingham Road, 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 Carpenter

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

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

Tel: (0118) 974 6229

Date: 25 March 2002

My ref: F/2002/6130

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6130
630, Wokingham Road, 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 Richard Kelly on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: Richard **Kelly** Application Number: **F/2002/6130**
630, Wokingham Road, 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 C Smith

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

Organisation_Name	Building_Name	address1	Postcode
		445WOKINGHAM ROADREADING	RG6 7EL
		447WOKINGHAM ROADREADING	RG6 7EL
		449WOKINGHAM ROADREADING	RG6 7EL
		628WOKINGHAM ROADREADING	RG6 7HN
		630WOKINGHAM ROADREADING	RG6 7HN
		632WOKINGHAM ROADREADING	RG6 7HN
		72SKELMERDALE WAYREADING	RG6 7YB
		74SKELMERDALE WAYREADING	RG6 7YB
		76SKELMERDALE WAYREADING	RG6 7YB
	447B	447BWOKINGHAM ROADREADING	RG6 7EL

Neighbours Consulted F/2002/6130 25.3

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6130
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/6130

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

LOCATION:
630, Wokingham Road, 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/2002/6130 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 Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2002. 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

Application Number : F/2002/6130	**Map No :** 53
Case Officer : RK	**Site Area :** 0 04
Valid Date : 14.3.02	**Received Date: 14/03/2002**

Level : Delegated Application

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

Location : 630, Wokingham Road, Earley, Reading.

Parish : EA **Ward : LIT** 25.3.02 B

Applicant : Mr/Mrs Gane .

Fee Required: £95 **Fee Received: £95** (2)

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	WEST ELEVATION TO SHOW ALL OF PROPOSED .	25.3.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT .	25.3	
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 25.3.02

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

DINTON PASTURES - GREAT CRESTED NEWTS ✓.

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

NEIGHBOURS

...3/N + see map.....

.....

.....

OTHERS

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

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 14.MAR2002* 6130

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 GANE 630 WOKINGHAM ROAD EARLEY READING RG6 7HN 01189 616964
2	Agent's Name Address and postcode Phone number	JIM GANE 630 WOKINGHAM RD EARLEY READING 01189 616964
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.	630 WOKINGHAM RD EARLEY READING BERKS RG6 7HN
4	Give brief details of the proposal for example, two storey side extension About the application	WOODGRAIN UPVC CONSERVATORY GLASS ROOF.
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	UPVC WINDOWS, GLASS ROOF MATCHING FACE BRICKS
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

ADDRESS 630 WOKINGHAM ROAD PARISH ~~WOODLEY~~ EARLEY 1.K.86

PLOT No. ORD. SHEET No. SU 7671 53

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PO/550/70	Mr. B. J. Shrives	Single Storey Extension	29-10-70	App. N
BRA 10892	MR. J. GANE	2/ST. LET.	14.10.91	APP
F/2002/6130	Mr. & Mrs. Gane	S/St/R - Consen.		

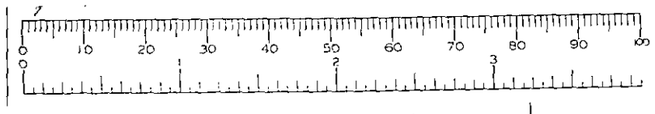
DATE OF COMPLETION

MINISTRY DECISION

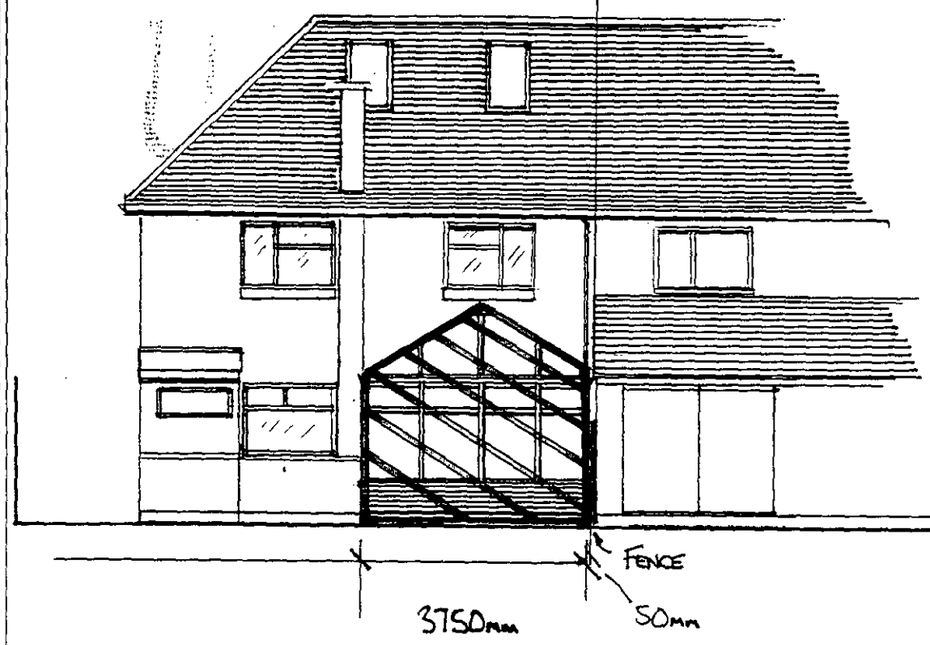
SPECIAL ORDERS

DRAINAGE

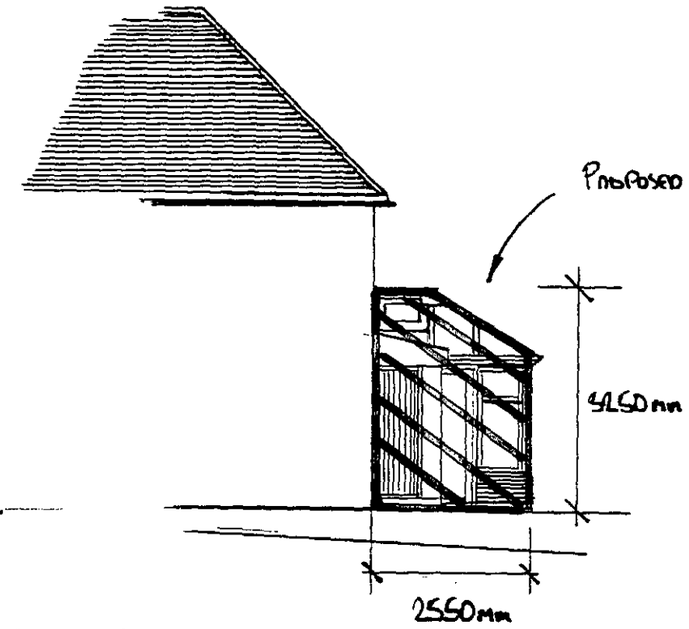
14 MAR 2002 6130



South Elevation 1:100

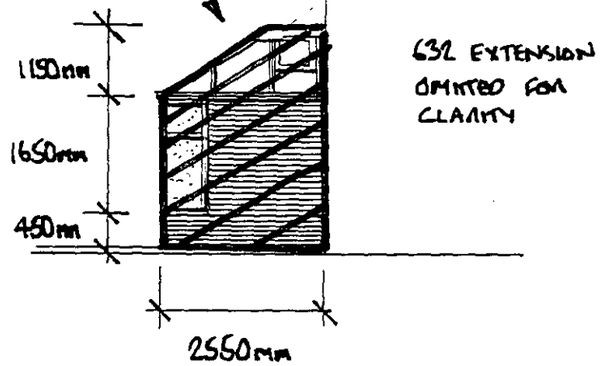


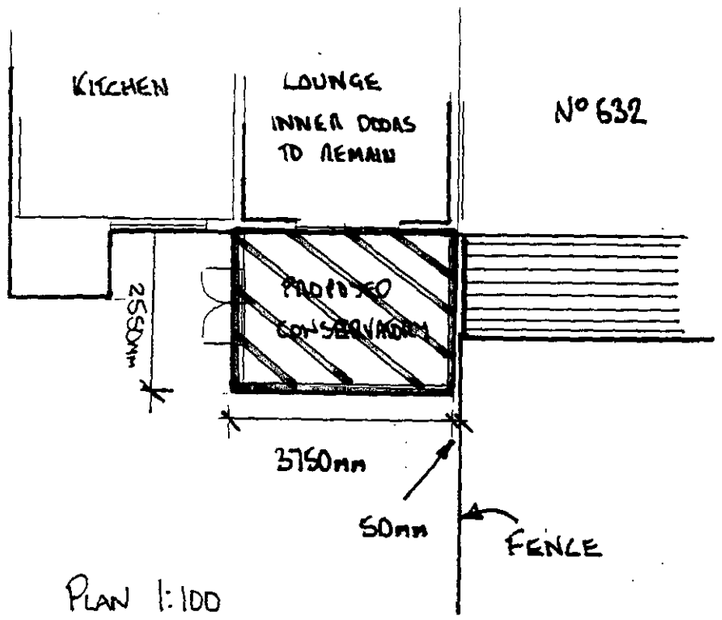
West Elevation 1:100



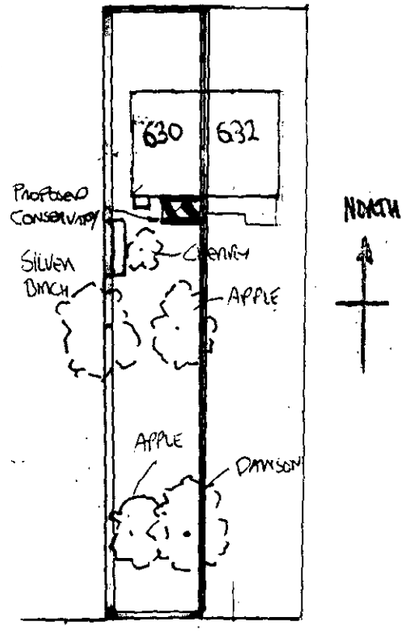
East Elevation 1:100

APPROVE

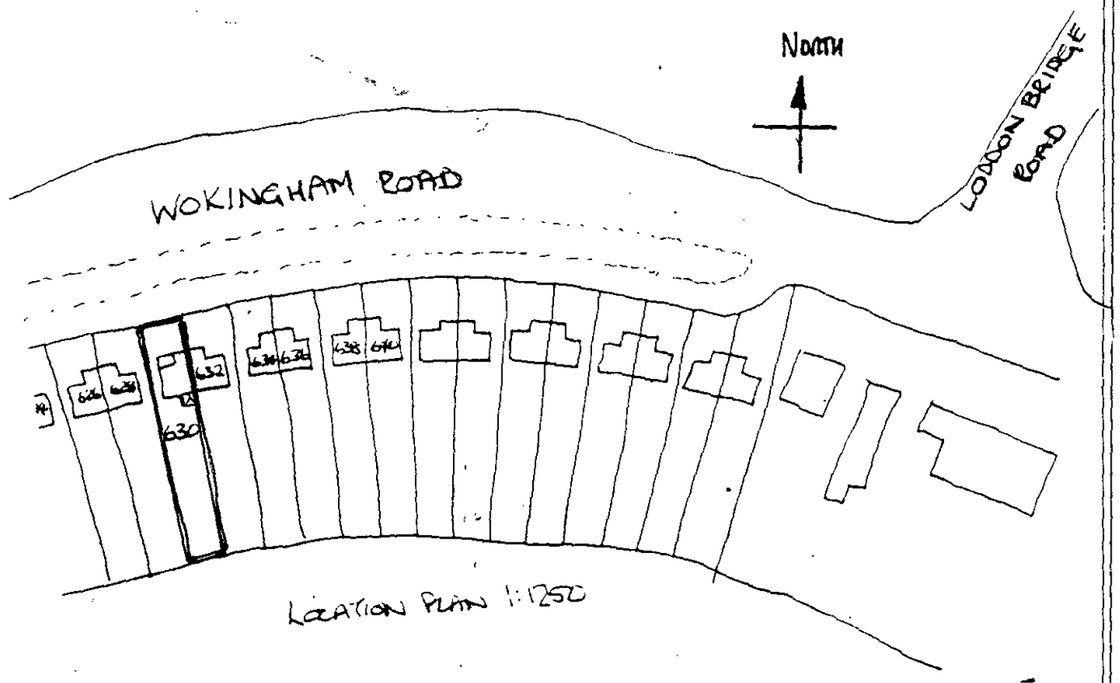




Plan 1:100



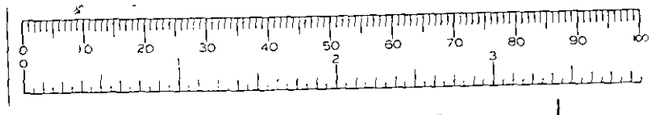
Block Plan 1:500



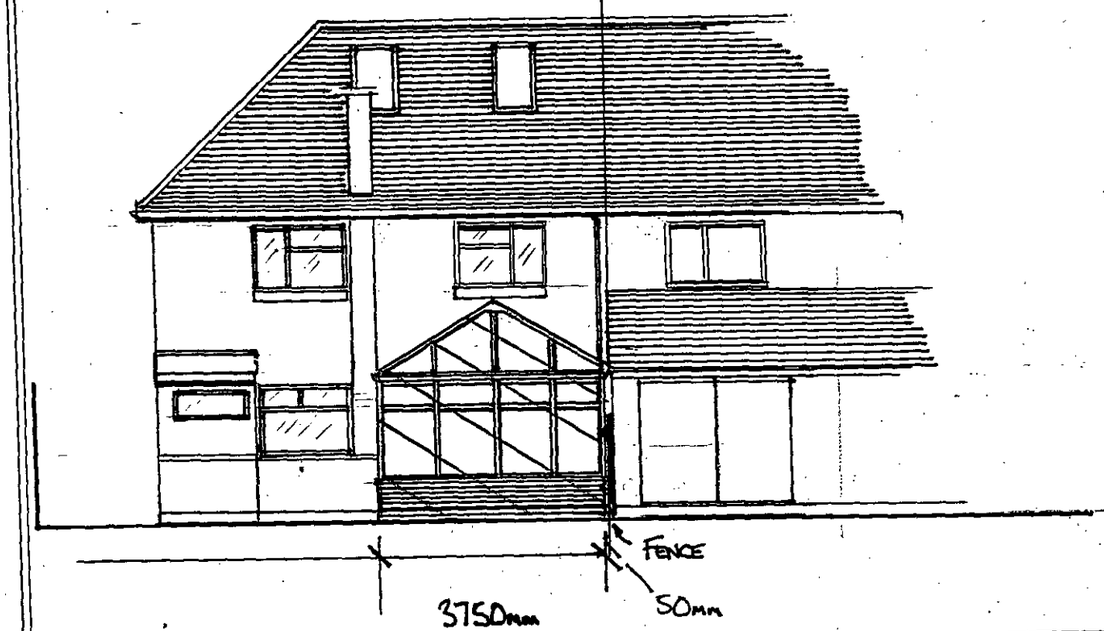
Location Plan 1:1250

Proposed Brown Woodgrain on White UPVC Conservatory and Brick & Concrete Base With Glass Roof For Mr & Mrs Gane
630 Wokingham Road Earley Reading Berks RG6 7HN Elevations 1:100 Block Plan 1:500 Site Location 1:1250 12/3/02 Jim Gane

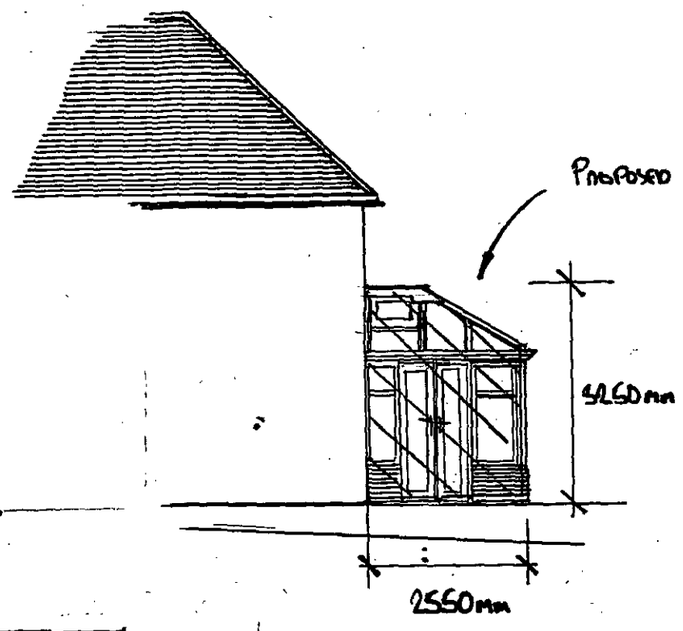
ADDITIONAL PLAN



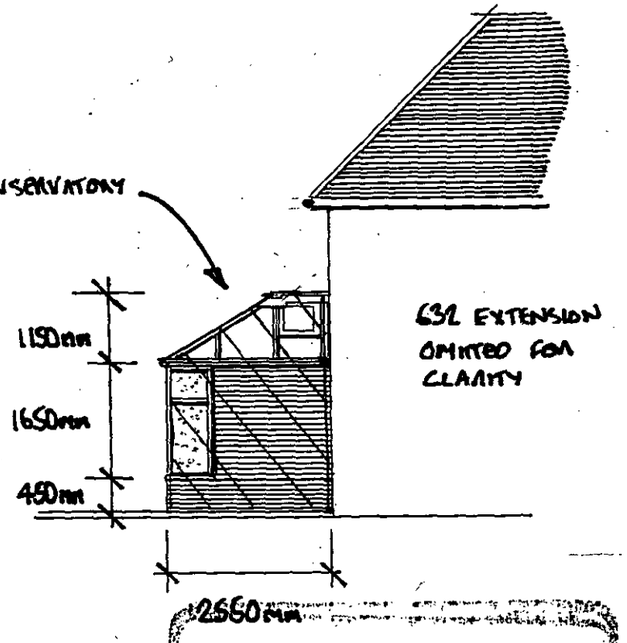
South Elevation 1:100

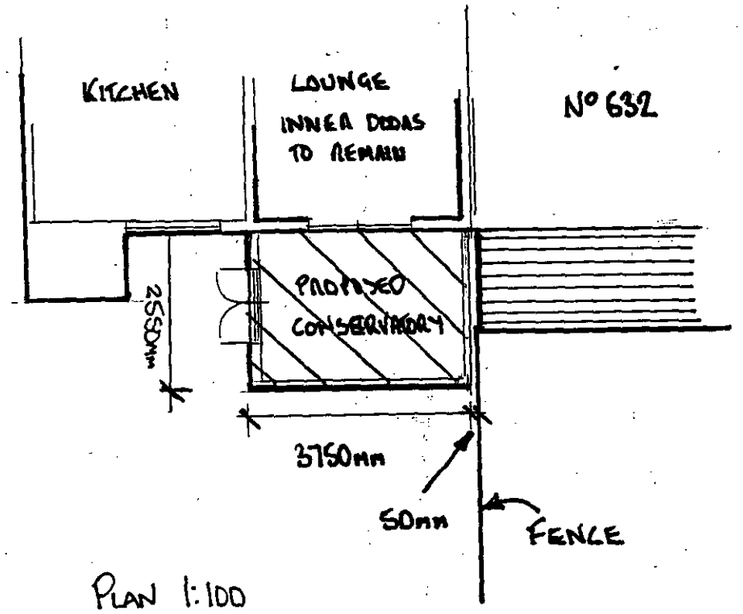


West Elevation 1:100

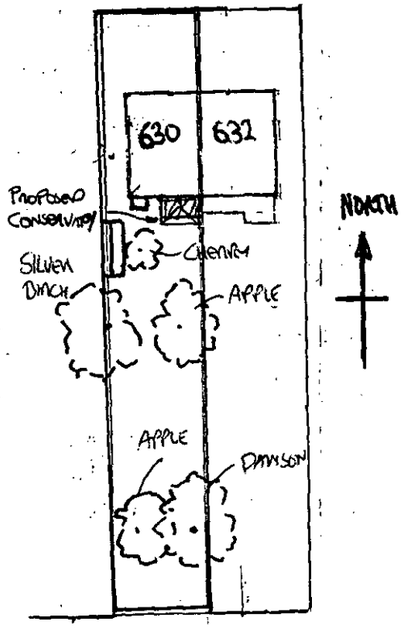


East Elevation 1:100

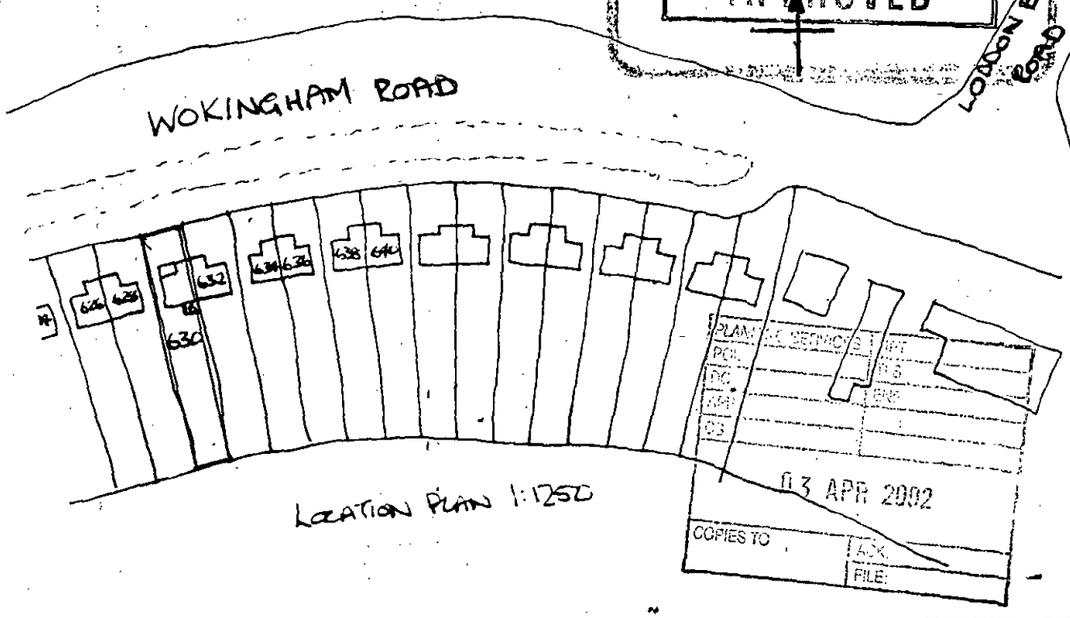




Plan 1:100

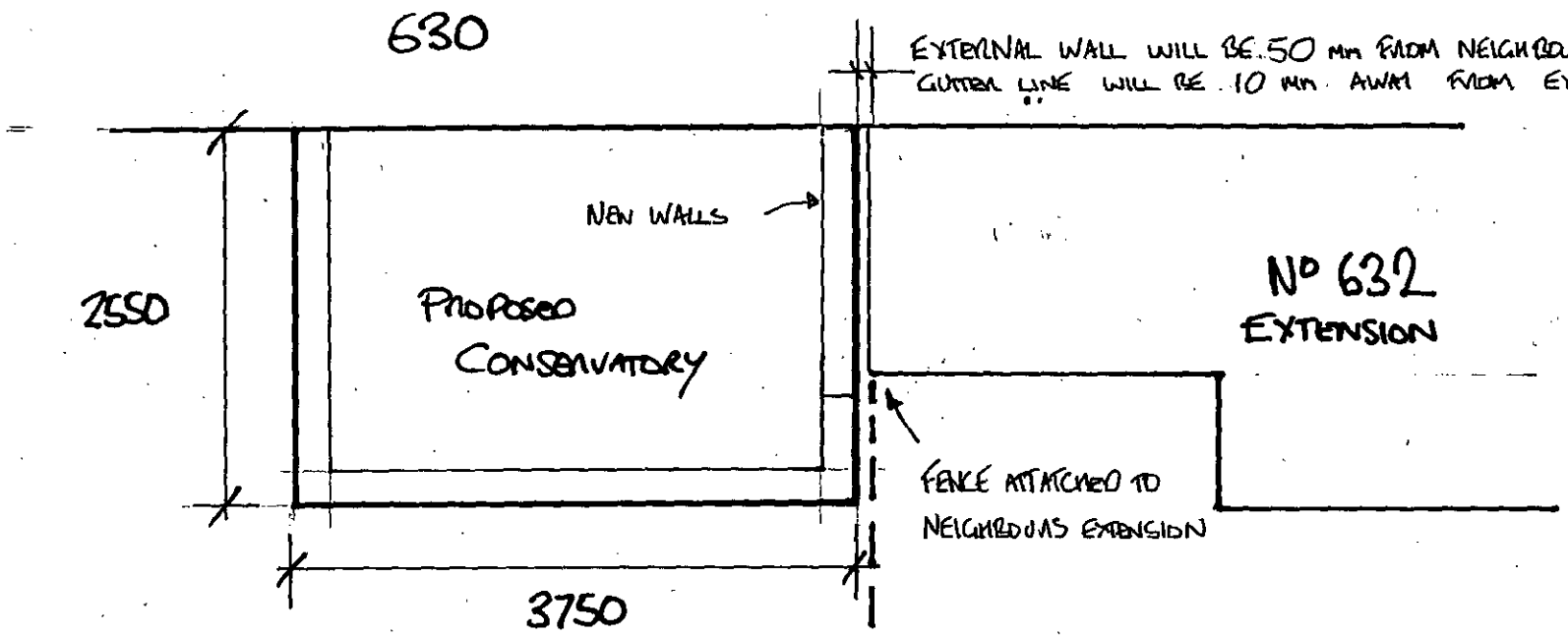


Block Plan 1:500



Location Plan 1:1250

Proposed Brown Woodgrain on White UPVC Conservatory and Brick & Concrete Base With Glass Roof For Mr & Mrs Gane
630 Wokingham Road Earley Reading Berks RG6 7HN Elevations 1:100 Block Plan 1:500 Site Location 1:1250 12/3/02 Jim Gane
Revised Detail West Elevation 28/3/02



ADDITIONAL PLAN

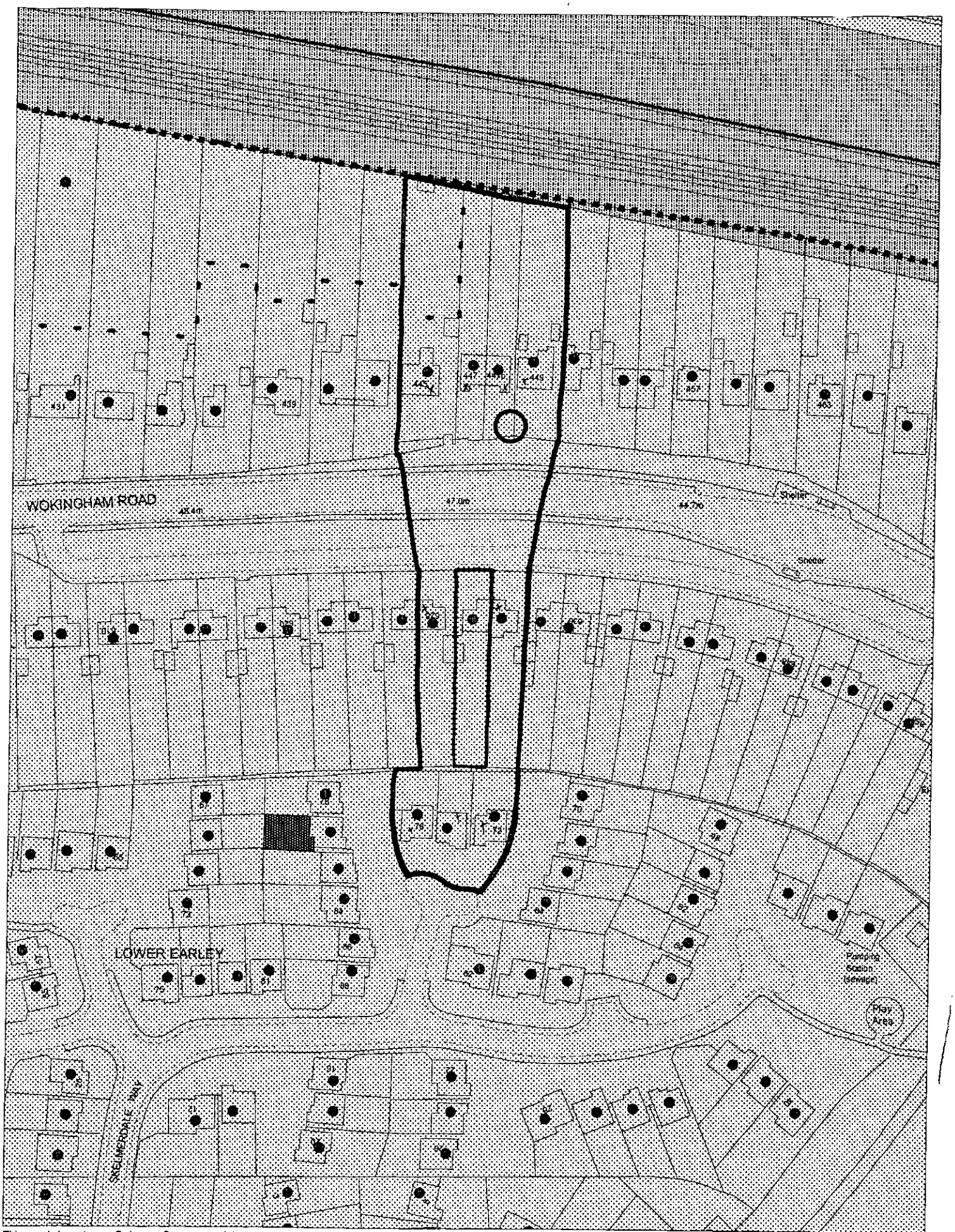
APPROVED

PLANNING SERVICES	HPT
POL	TLG
DC	ENF
APP	
GS	
03 APR 2002	
COPIES TO	

Boundary Detail Proposed Conservatory 630 Wokingham Road Earley Reading Berks

RG6 7HN Scale 1:50 F/2002/61310

14.MAR2002* 6130



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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2002

Scale: 1 : 1250

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