APPLICATION NO:
F/2001/3482

LOCATION:
3 Clove Close, Earley Reading.

APPLICANT:
Mr C Worsley

PROPOSAL:
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 27/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

4

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3482**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Worsley
3 Clove Close
Earley
READING
Berkshire
RG6 5GJ

Application Number: **F/2001/3482**

Parish: **EARLEY**

Location: **3 Clove Close, Earley, Reading**

Proposal: **Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall of the south-east elevation of the proposed extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The day room windows 2 No. in the south-east elevation and first floor bay window in the south-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided as per parking plan for 96/63436/F. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

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

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. 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 LBE1, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 26/04/2001

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.

Applicationo	Name & Address
F/2001/3482	Mrs S Raison 10 Basil Close Earley Reading
F/2001/3482	Mr G Ellison 11 Basil Close Earley Reading

App APPROVED
Letter sent 16/05/01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3482

Applicant : Mr C Worsley .

Location : 3, Clove Close, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 02/03/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 27/04/2001. 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 :

Highways: Approval with conditions

Shinfield PC: ~~Earley TC~~: No objections

Neighbours: 2 letters of objections

Earley TC: No objections

Planning Issues : (identified settlement)

1) neighbours.

2) streetscene.

3) highways

26/04/01

Application Number: F/2001/3482
Appraisal:

The proposal is for a 2-storey side extension to a previously extended 2-storey detached house in a small cul-de-sac. This application is a renewal of a previous planning application which was approved on the 22nd April 1996, ref. 96/63436/F.

The proposed two-storey side extension will be 3.35 metres wide and will be constructed on part of the side garden (which is 0.5 metres lower than the existing house level) and to be within a metre of the adjoining side boundary. At ground floor level and at first floor level it will be flush with the front and rear elevations of the existing house. The roof pitch, eaves height and ridge height of the two-storey side extension would match that of the existing main roof.

At ground floor level, there will be two new side windows and at first floor level a new front bay window part of which may overlook neighbouring properties. It is considered therefore that obscured glass be used so to prevent any overlooking. It is considered that the other proposed windows to be inserted in the front and rear elevations will not cause any overlooking of neighbouring properties.

1) Impact on neighbouring properties

No. 10, to the south, approximately a metre lower, 2-storey extended detached house. Main windows at ground floor level and at first floor level face proposal. Located 11.5 metres away from the proposal behind 1.8 metre high fencing and a 4 metre (approximately) high Lawson Cypress hedge on boundary. Therefore it is considered that due to the distance, orientation and boundary treatment the occupants of this property would not be overshadowed or overlooked.

However this neighbour is concerned that the proposed 2-storey side extension due to the difference in level (see letter on file) would be very imposing and would reduce light from their garden.

No. 11, to the south, approximately a metre lower, 2-storey detached house. Main windows at ground floor level and at first floor level face proposal. Located 11.5 metres away from the proposal behind 1.9 metre high fencing on boundary. Therefore it is considered that due to the distance and orientation the occupants of this property would not be overshadowed or overlooked.

However this neighbour has a number of concerns regarding the proposed 2-storey side extension. These include (see letter on file) overlooking, flooding, removal of the boundary fence during construction and that it would also reduce light from their garden.

2) Impact on street scene /visual impact.

The proposed 2-storey extension would be tucked away behind the detached double garage and therefore would not be easily visible from Tamarind Way when looking into Clove Close. The proposed materials for the 2-storey side extension will match existing - considered acceptable.

3) Highways

Conditional approval.

Recommendation : Approval: [✓] ~~Refusal : [ ]~~
(tick appropriate box)

Application Number F/2001/3482
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2	C014	R014	External Finishes to Match
3.	C044	R044	No windows to be inserted in "Flank Wall" "South East Elevation" of the proposed extension
4.	C045	R045	Obscure Glazing
			The "Day Room Windows" ~~in the~~ 2 No. in the "South East Elevation"
			and "First Floor bay window" in the "South East Elevation"
5.	C049	R049	
6.	C122	R122	"As per parking plan for 96/63436/F
			Informatives
	N04		Planning Permission only (Not BR Approval)
	N06		Within Curtilage
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1 LTV1/6
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			ENV1
~~MINERALS LOCAL PLAN POLICIES:~~			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Hutchison
(Development Control Manager)

Date: 26/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 3 Clove Close Earley Reading.

APPLICATION NUMBER: F/2001/3482

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage wall

2. DESCRIPTION OF SURROUNDINGS Residential.
No. 10 Basil Close, 2storey detached house at right angles to proposal. Windows at grd floor + at first floor face proposal.
No 11, Basil Close 2storey extended detached house at right angles to proposal.

3. DESCRIPTION OF SITE/BUILDING 2storey modern detached house, corner plot of cul-de-sac. Orange brick + mock tudor panelling with brown concrete tiled roof. Brown stained windows and doors, fascia boards + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES Modern detached properties with open plan front gardens
Refer to Location plan /

5. SITE CONSTRAINTS

TREES — 4m high conifer hedging on adjacent boundary.

ACCESS/PARKING — As existing double garage with 2 car spaces on drive

LEVELS — Nos 10+11, Basil Close slightly lower approx (0.5m)

BOUNDARY TREATMENT — No. 10, Basil Close, 1.8m fencing + part 4m high Lawson cypress hedging

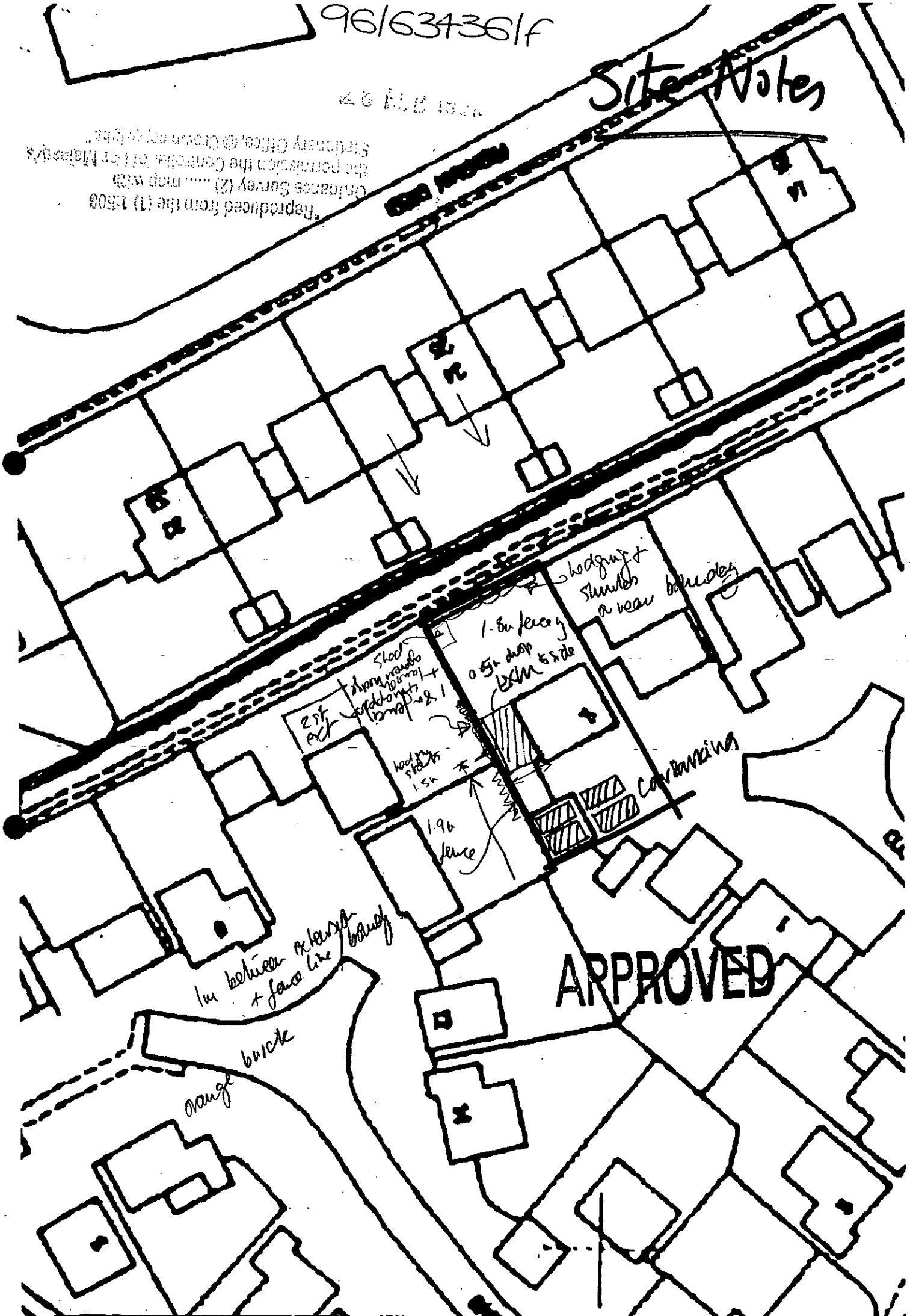
OTHERS
— No. 11, Basil Close, 1.9m fencing + part 4m high Lawson cypress hedging.
— Rear boundary 1.8m high fencing + shrubs / hedging etc.
— No. 4. fencing + single storey garage.

Levels
* 0.5m drop 1m from side of No. 3.

96/63436/F

Site Notes

"Reproduced from the (1) 1:500
Ordnance Survey (2) ..... map with
the permission of the Controller of Her Majesty's
Stationery Office, © Crown copyright."



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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3482

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/2001/3482
3, Clove Close, Earley, Reading.
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3482**
3, Clove Close, Earley, Reading.
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)
I wish this application to be listed should the officers recomrnendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6441

Date: **12 March 2001**

My ref: F/2001/3482

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
DX: 33506 – Wokingham

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3482**
3, Clove Close, Earley, Reading.
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)
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 6441

Date: **12 March 2001**

My ref: F/2001/3482

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

Dear Councillor

Application Number: F/2001/3482
3, Clove Close, Earley, Reading.
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

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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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3482**
3, Clove Close, Earley, Reading.
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)
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/2001/3482

PROPOSAL:
Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

LOCATION:
3, Clove Close, 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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 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

12 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3482
CASE OFFICER: Andrew Thorley

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

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3482**

3, Clove Close, Earley, Reading.

Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

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

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

Signed: J Rolls

Councillor Rolls

Date: 14/3/01



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAR 2001
Officer: AT	Application No. F/2001/3482

Map No. 58 Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED 2 STOREY SIDE EXTENSION TO DWELLING (RENEWAL OF CONSENT 96/63436/F)

Location: 3 CLOVE CLOSE

Parish: EARLEY Ward: Redhatch 12.3-01 D

Applicant: MR C WORSLEY

Fee Received 95-00 (1) 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			
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 : 12.3.04 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 : Shinfield
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:

..... no pre-apps .....
.....
.....

NEIGHBOURS:

..... site notice & see maps for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

AT

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

29th March 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/3409
Location: Ryeish Green Comprehensive School
Proposal: Proposed erection of a building for use as a music and drama centre
Officer [redacted]
Observations: No comment

F/2001/3438
Location: 24 Wellington Court, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling
Officer: A Thorley — AT
Observations: No comment

F/2001/3456
Location: 6 Magill Close, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Officer: H Pollock — HP
Observations: No comment

F/2001/3478
Location: 264 Shinfield Road, Shinfield, Reading
Proposal: Proposed single storey rear extension to dwelling.
Officer: M Andrew — AT
Observations: No comment

Martin Durkin

F/2001/3482 ADJOINING PARISH CONSULTATION
Location 3 Clove Close, Earley
Proposal: Proposed two-storey side extension to dwelling (Renewal of consent 96/63436/F).
Officer: A Thorley — AT
Observations: No comment

Continued...

0118 988 5315

LB/2001/3490
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed replacement of fireplaces in drawing room and bedroom one of listed building.
Officer: N Brown – NB
Observations: No comment

F/2001/3492
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed erection of detached garage for 4 cars with storage in the roof.
Officer: M Durkan – MD
Observations: No comment

VAR/2001/3493
Location: 9 Diddenham Farm Cottages, Lambwood Hill, Grazeley
Proposal: Proposed variation to condition 7 of consent 16254 to remove agricultural restriction from dwelling.
Officer: M Durkan – MD
Observations: No comment

F/2001/3524
Location: 50 Woodside Way, Whitley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: [redacted]
Observations: No comment

CON/2001/3544
Location: Land adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood
Proposal: Consultation from West Berks Council on application to erect new 33/11kv primary sub-station.
Officer: [redacted]
Observations: No comment

F/2001/3349 6 Great Lea, Three Mile Cross
New Plans: Plan amended to show window in side elevation of bedroom 1
Observations: No comment — NB

LB/2001/3387 Cutbush, Cutbush Lane, Shinfield
New Plans: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres.
Observations: No comment – ES

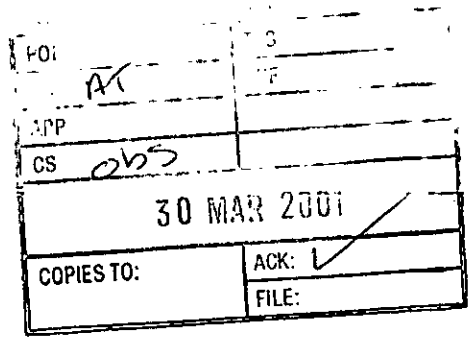
Yours faithfully

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

10 Basil Close
Earley
Reading
Berks RG6 5GL

Andrew Thorley
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR



29th March 2001

Dear Mr. Thorley,

Application No: F/2001/3482

Site Address: 3 Clove Close, Earley, Reading

With reference to the above application to renew the consent for a two storey side extension, we would like to object for two reasons.

Firstly the external wall with be only approximately 40 feet from the back of our house. The ground level at 3 Clove Close is higher than the ground level at 10 Basil Close and therefore the wall would be very imposing.

Secondly, our garden is north facing and the shadow cast by our house means that we have limited sunshine in the back garden. The proposed extension would reduce our light even further.

Yours sincerely,

S Raison

Mrs. S Raison

cc. Mrs Maddy Bristow
Earley Town Council Planning Department

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 29/3 Time 11.00

WHILE YOU WERE OUT

Name Mrs Raison

Of

Phone No. Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2001/3982

Renewal consent.

Just wanted to let you know that she is sending in a letter of objection to above app.

Signed Jan

11 Basil Close
Lower Earley
Reading
Berkshire
RG6 5GL

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

20th March, 2001

DO AT
AP Obs
CS
COPIES TO:
ACK:
FILE:

Attention: Andrew Thorley, Planning Officer

Dear Mr Thorley,

Re: Application Number F/2001/3482 - 3 Clove Close, Earley, Reading

Further to the Councils letter 12/03/2001 concerning the above application, I would like to make the following points:

1) I am concerned about my privacy if the extension is close to the fence - any windows would be looking straight down into my garden.

2) I suffer from flood problems where the garage of 3 Clove Close backs onto my garden. Despite my efforts, my rear garden is waterlogged during the Winter and it has been impossible to grow any plants near the garage as the water cannot seep away. In the recent bad weather, the water has run down the lawn and flooded the patio. I am worried that if the extension goes up to the fence the other side, my garden will be permanently flooded during the Winter. I will have to plant a Willow or some other water loving tree to try and soak it up which is not something I wanted to do.

3) I assume the fence between the properties would not be removed during building as I am concerned over the security of my property and animals wandering into the garden. I would not allow any building equipment, etc into my garden because of the established plants. It would also affect my privacy if I wished to sit in the garden.

4) At present, the Sun sets behind 3 Clove Close and does not cast a shadow over my rear garden until late afternoon in the Summer. If the extension is close to the fence it would mean I would get the shadow earlier in the afternoon.

I do not feel the above objections are unreasonable from my point of view as the proposal will affect my enjoyment and use of my property as stated.

Yours sincerely,

Gary J Ellison

FROM: Andrew Thorley

DATE: 12 March 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3482

Proposal: Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F).

Site Address: 3, Clove Close, Earley, Reading.

Applicant: Mr C Worsley .

Your observations are required in respect of this application **by 05/04/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 12 March 2001

Application Number: F/2001/3482

Proposal: Proposed two storey side extension to dwelling (Renewal of consent 96/63436/F)

Parish: EARLEY TOWN

Site Address:
3, Clove Close, Earley, Reading.

Applicant:
Mr C Worsley .

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).

① C049, R049.
② C122, R122. – As per parking plan for app no. 63436.

Signed: _____ **Print name:** Adam Coggins 14/03/01

MASTER CARD FOR

ADDRESS CLOVE CLOSE PARISH EARLEY

PLOT No. AREA HH ORD. SHEET No. SU. 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIV. OF READING	O/L. EXPANSION OF UNIV.	16.9.84	N/A C/A
949/73	"	O/L. RES DEV.	22.11.73	N/A R
01945	PYE & OTHERS.	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235 95	BOVIS	B.F.K.L.T.Y. - DISTR. ROADS	24.11.77, 15.12.77	N/A C/A
22511	COSTAIN	SITE COMPOUND	15.11.84	N/A 15.11.86
22484	"	2 NON-ILL. SIGNS	15.11.84	N/A R
22482	"	GARAGE TO SALES & 2 SHOW HOUSES	13.12.84	N/A C/A
22893	"	SIGNBOARD & 3 FLAGS	30.1.85	31.7.86

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

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ADDRESS 3 CLOVE CLOSE PARISH EARLEY

PLOT No. 24 AREA HH ORD. SHEET No. SU. 7470 58

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	COSTAIN	DET. HOUSE & GARAGE	4.5.84	N/A C/A
BR22886	"	"	27.6.84	APP N/A
96/63436/F	C. WORSLEY	2/ST. EXTENSION	22.4.96	C/A
EP96/5109 A	"	"	27.3.96	REF
		"	28.5.96	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 3 Clove Close

PARISH Farley

PLOT No. 24 AREA HH

ORD. SHEET No. SU. 1470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	COSTAIN	DET. HOUSE & GARAGE	4.5.84	N/A C/A.
BR22886	"	"	27.6.84	APP N/A
96/63436/F	C. WORSLEY	2/ST. EXTENSION	22.4.96	C/A
FP96/5109 A	"	"	27.3.96	REF
		"	28.5.96	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

C D Worlsey
C/o P R Roe
15 Loxwood
Earley
Berkshire

F|2001|3482

Application No 96/63436/F

Parish EARLEY PARISH

Proposal PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location 3 Clove Close Earley

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
All new external work shall be carried out using materials that resemble in type, colour and texture, those of the existing building.
03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no additional window or other opening shall be constructed in the first floor side of the development.
04
The glass in the southern elevation of the proposed first floor bay window shall not at any time be glazed other than with obscure glass.
05
The height of the existing side boundary fence (to the south) shall be increased to 2m along the entire depth of the extension hereby approved.
06
Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order), the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation.

REASONS :

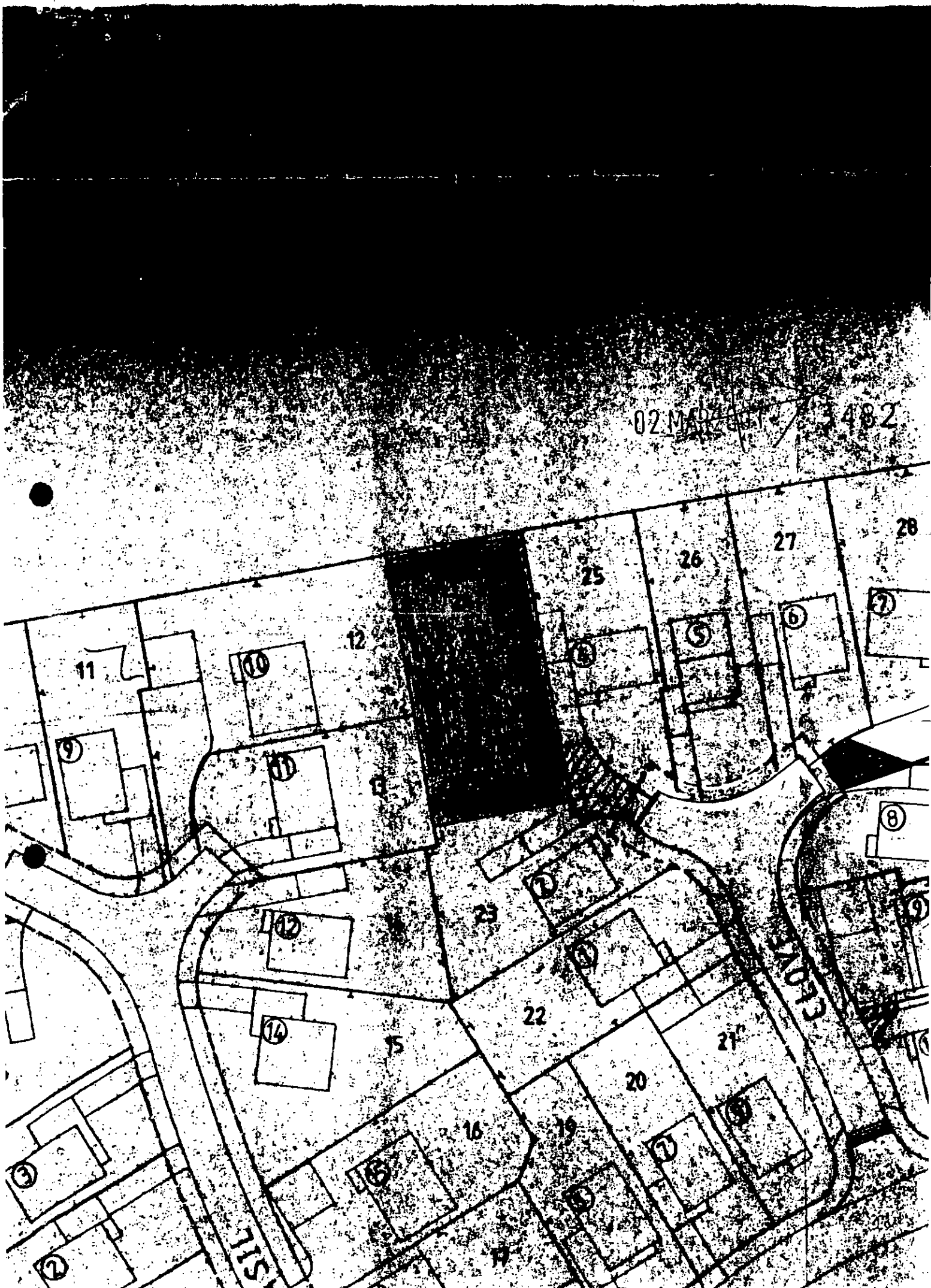
01
This reason is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure the satisfactory external appearance of the development.
03
In order to protect the privacy of neighbouring dwellings.
04
In order to protect the privacy of neighbouring dwellings.
05
In order to protect the privacy of neighbouring dwellings.
06
To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's vehicle parking standards.

01
Informative
02
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property. The applicant should also note that this permission does not give any right to access onto adjoining property for construction or maintenance purposes.

Date 22 April 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



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02.MAR2001* 3482

COLIN WORSLEY

3,CLOVE CLOSE READING BERKS RG6 5GJ
Phone 0118 9866110
Mrs. Worsley . 07860 630 575

28 February 2001

Dear Sir

Reference FP96/5109

Please find enclosed a cheque for £95 for the renewal of my planning application nos FP96/5109.
I enclose completed section 66 certificate in duplicate along with a plan showing the property demise .
Please advise if you require any further information.

Yours Sincerely

Colin Worsley

02.MAR2001* 3482

COLIN WORSLEY

3,CLOVE CLOSE READING BERKS RG6 5GJ
Phone 0118 9866110

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

C D Worlsey
C/o P R Roe
15 Loxwood
Earley
Berkshire

F/2001/3482.

Application No 96/63436/F

Parish EARLEY PARISH

Proposal PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location 3 Clove Close Earley

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Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order), the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation.

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01
Informative
02
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Date 22 April 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

1789/a

SECTION 66 CERTIFICATE

Application No. ~~F/96/5104~~

02 MAR 2001 3482

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that: COLIN DAVID WORSLEY AND GILLIAN MARIE WAL

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date . . . . 24/02/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

MASTER CARD FOR

ADDRESS CLOVE CLOSE PARISH EARLEY

PLOT No. AREA HH ORD. SHEET No. SU. 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01219/84	UNIV. OF READING	9/L. EXPANSION OF UNIV.	16.9.84	N/A C/A
949/73	"	9/L. RES DEV.	22.11.73	N/A R
01945	PYE & OTHERS.	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235, 95	BOVIS	E.E.K.L.E.Y - DISTR. ROADS	24.11.77, 15.12.77	N/A C/A
22511	COSTAIN	SITE COMPOUND	15.11.84	N/A 15.11.86
22484	"	2 NON-ILL. SIGNS	15.11.84	N/A R
22482	"	GARAGE TO SALES & 2 SHOW HOUSES	13.12.84	N/A C/A
22893	"	SIGNBOARD & 3 FLAGS	30.1.85	31.7.86

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

ADDRESS 3 CLOVE CLOSE PARISH EARLEY

PLOT No. 24 AREA HH ORD. SHEET No. SU. 7470 SE

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Plan No.	Applicant	Description of Development	Date of Decision	Decision
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96/63436/F	C. WORSLEY	2/ST. EXTENSION	22.4.96	C/A
FP96/5109 A	"	"	27.3.96	REF
		"	28.5.96	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 3 Clout Close PARISH Earley

PLOT No. 24 AREA 14H ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21357	COSTAIN	DET. HOUSE & GARAGE	4.5.84	N/A C/A
BR22886	"	"	27.6.84	APP N/A
96/63436/F	C. WORSLEY	2/ST. EXTENSION	22.4.96	C/A
EP96/5-109 A	"	"	27.3.96	RCA
			28.5.96	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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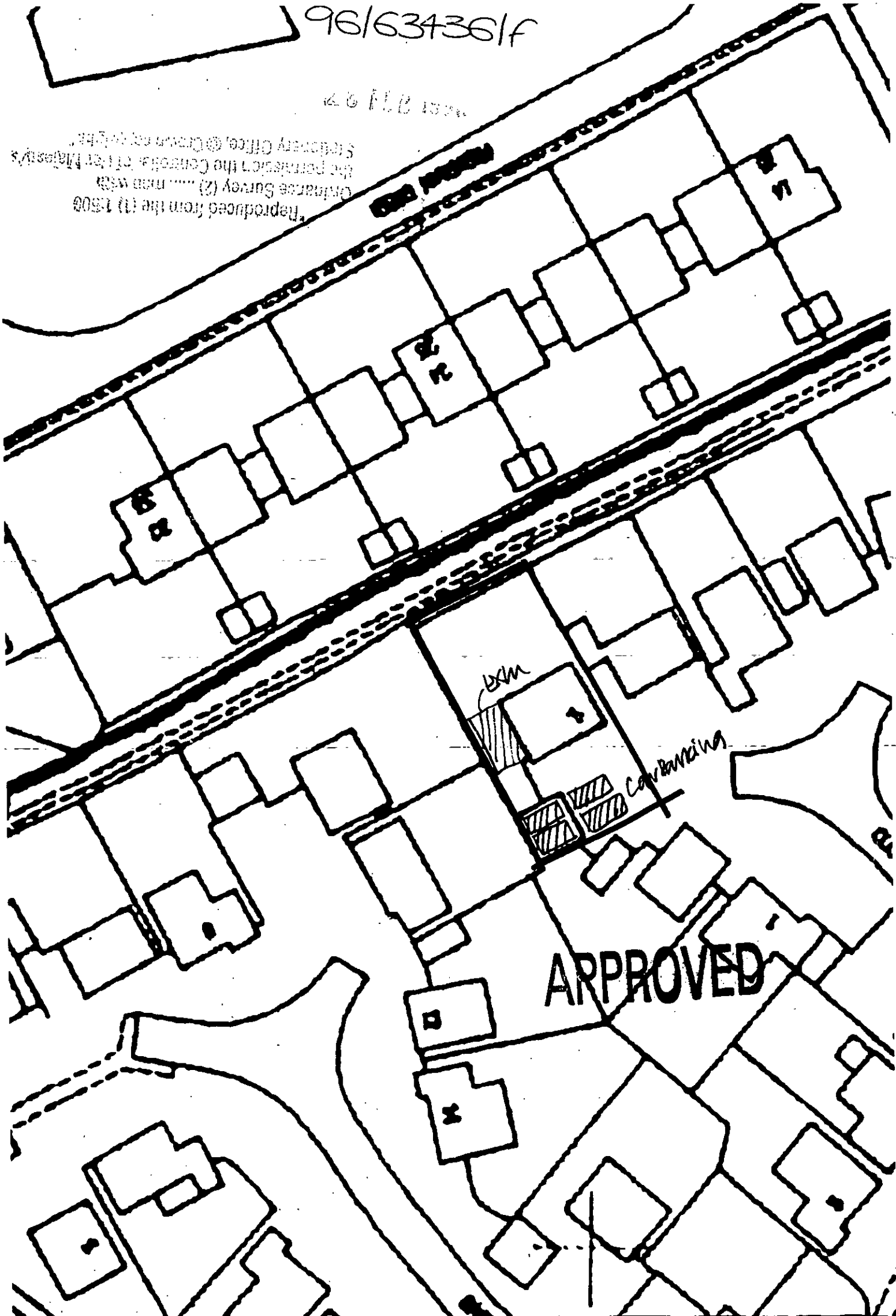

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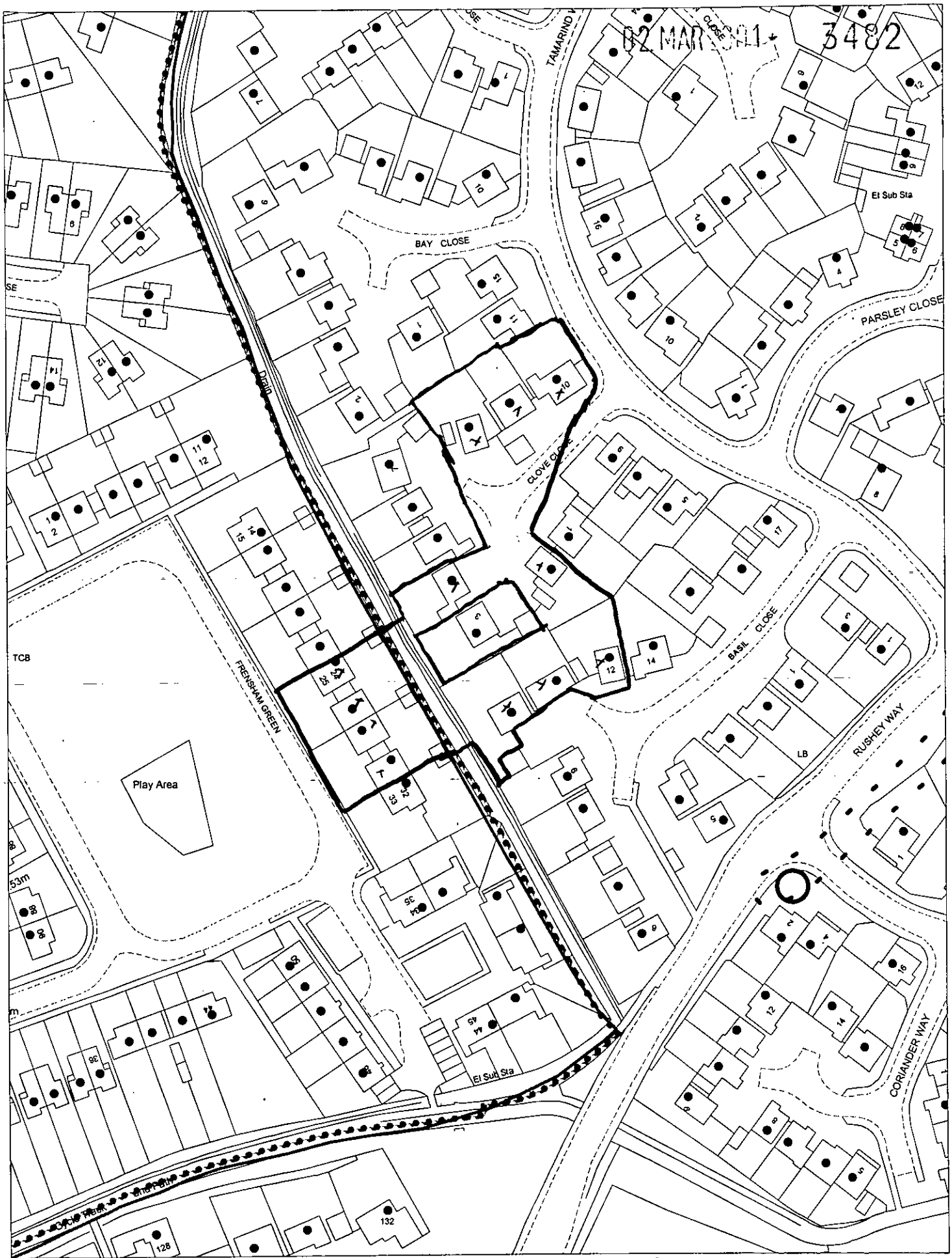

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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

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