APPLICATION NO:
F/2001/3177

LOCATION:
20 Carshalton Way, Lower Earley Reading.

APPLICANT:
Mr Lee C/O Anglian Home Improvements (Simon Dickerson)

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

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

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Lee
C/O Anglian Home Improvements (Simon Dickerson)
Conservatory Admin Dept
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2001/3177

Parish: **EARLEY**

Location: **20, Carshalton Way, Lower 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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 08/03/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3177

Applicant : Mr Lee C/O Anglian Home Improvements (Simon Dickerson).

Location : 20, Carshalton Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	06/02/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 12/01/2001

Earliest Date for Decision : 11/02/2001

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

This application will have expired on: 09/03/2001. 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 :

Earley T.C ! No objection

Planning Issues :

1) Impact upon neighbouring Properties

2) Impact upon Street Scene

Application Number: F/2000/3177

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3m wide, 3m deep and have a gently sloping flat roof, 2.1m to the eves and 2.6m to the ridge.

This is a mid terrace property, with a small patio area and a sloping rear garden, which increases in height by roughly 1.5-2m up to the rear boundary with Rushey Way. A 1.8m fence encloses the rear garden.

1. Impact upon neighbouring properties

Although this is a terrace property and the proposed conservatory is to be only 100mm from the boundary with No.18 solid panels are proposed to this elevation and the height of the proposal is only 2.6m at its highest point, as such it is considered there would not be a significant detrimental impact upon the neighbouring property (no objection letters have been received).

2. Impact upon the character of the street scene

The conservatory would not be visible from Carshalton Way, but could be viewed from Rushey Way, which is to the rear of the property, however the garden slopes down away from the highway, which means the conservatory would be largely obscured by the rear fencing. The materials used would be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3177
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

~~ASSE 6~~

Access to rear of 20 via Rusley way - gate in 1.8m fence.

≃ 1m paving then sloaping grass up to Rusley way.

→ Propose skip on verge at Rusley way - check with highways.

→ ≃ 2ft below 1st floor window is visable from Rd.

RECORD OF SITE VISIT

SITE ADDRESS: 20 Carshalton Way
Lower Earley Reading.

APPLICATION NUMBER: F/2001/3177

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
Residential - Terrace Square. 1980's.

3. DESCRIPTION OF SITE/BUILDING
mid terrace property - 2 Storey. rear garden backs on to Rusley way. Communal land to front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Terrace with nos 18 + 22.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS

BOUNDARY TREATMENT 1.8m fencing to rear + sides.

OTHERS

Rd raised up from houses by ≈ 1.5-2m.
- ground floor 18 has a window next to fence of 20 + a door + window on other side, 1 bed + 1 bath @ 1st floor. Bath closest to 20 + obscure glazed.
- Same for 22.

FROM: Helen Pollock

DATE: 19 January 2001

DELEGATED

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
19 FEB 2001
COPIES TO: | ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3177

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

Site Address: 20, Carshalton Way, Lower Earley, Reading.

Applicant: Mr Lee C/O Anglian Home Improvements (Simon Dickerson).

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

NO OBJECTION

Skip OK but
add informative
need to get
a licence.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JAN 2001
Officer: HP	Application No. F/2001/3177

Map No. 58 Site ...0.0.1...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 20 CARSHALTON WAY

Parish: EARLEY Ward: Redhatch
19.1.01.B

Applicant: MR LEE

Fee Received 95-00 (7) 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 : 19.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

..... S/N + see map .....

12.JAN.2001 * 3477

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

10th January 2001

AM 99/04363 Lee

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT:20 CARSHALTON WAY LOWER EARLEY READING BERKSHIRE RG6 4EP

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours sincerely,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PAI

COURT F

ADDRESS 2-48 CARSHALTON WAY PARISH EARLEY

LOT No. 1-28 AREA R LOWER EARLEY (REVISED NUMBERING 09.2.84) ORD. SHEET No SU. 7470 58 75.70

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945		LOWER EARLEY PLAN		
07235, 95		ROADS		
19337	COYLE HOMES	SITE COMPOUND	20.6.83	N/A CIA
09936	GOUGH COOPER	0/L		CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

12.JAN.2001* 3177

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	MR LEE
	Address and postcode	20 CARSHALTON WAY, LOWER EARLEY, READING, BERKSHIRE. RG6 4EP
	Phone number	
2	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS CONS ADMIN DEPT, PO BOX 65, NORWICH. NR6 6EJ
	Phone number	01603 420775.
3	Site	20 CARSHALTON WAY LOWER EARLEY, READING BERKSHIRE RG6 4EP.
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT PVCU CONSERVATORY TO REAR OF PROPERTY.

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.	WALLS: WHITE PVCU FRAMES / DOUBLE GLAZING. ROOF: CLEAR POLYCARBONATE	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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 MR LEE

Date 10/1/2001

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

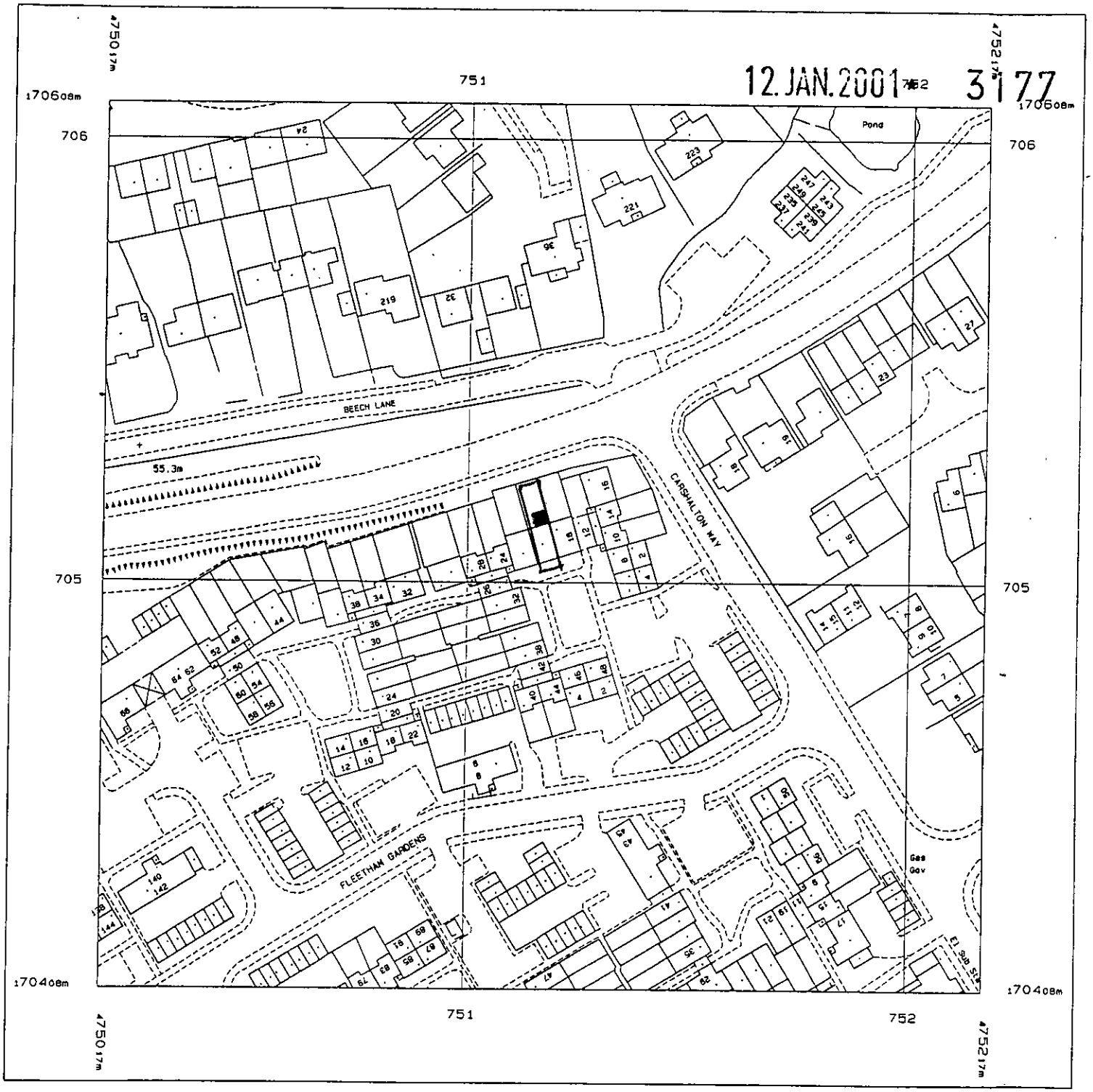
Survey

Superplan®

Planning Extract - 1

Site-centred

12.JAN.2001 3177



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7570NW

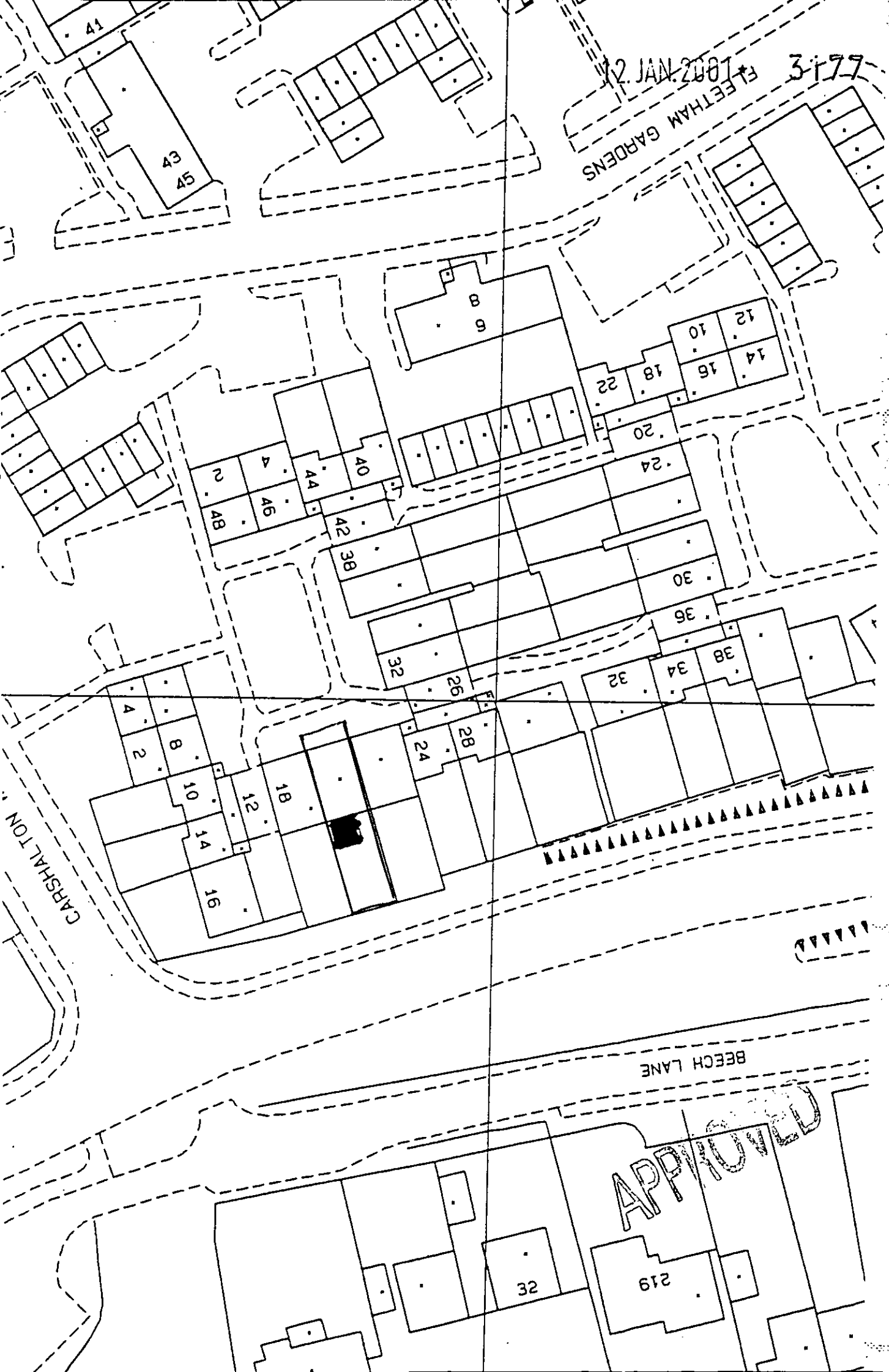
The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 475117 170508

Supplied by: National Map Centre

Serial Number: 40997


12 JAN 2001 3177
FLEETHAM GARDENS
CARSHALTON
BEECH LANE
APPROVED
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219

Received by Wokingham District Council

Application No: F/2001/3177

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

LOCATION:
20, Carshalton Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2001. 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

19 January 2001

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

Tel: 0118 974 6480

Date: **19 January 2001**

My ref: F/2001/3177

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/2001/3177
20, Carshalton Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3177**
20, Carshalton Way, Lower 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6480

Date: **19 January 2001**

My ref: F/2001/3177

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

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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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



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Development Control Section, Environmental Services, Wokingham District Council.

18 January 2001

Scale: 1 : 1250

N W E S

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

Tel: 0118 974 6480

Date: **19 January 2001**

My ref: F/2001/3177

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3177**
20, Carshalton Way, Lower 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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