11/9/02

APPLICATION NO:
F/2002/7261

LOCATION:
40 Pitts Lane, Earley Reading.

APPLICANT:
Mr/Mrs A Read

PROPOSAL:
Proposed single storey rear extension to dwelling and single storey front and side extension to garage.

EARLIEST DATE FOR DECISION: **07/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/09/2002

CASE OFFICER: **Mr P Leo** DPG

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Read
40 Pitts Lane
Earley
READING
Berkshire
RG6 1BT

Application Number: F/2002/7261

Parish: **EARLEY**

Location: **40 Pitts Lane, Earley, Reading**

Proposal: **Proposed single storey rear extension to dwelling and single storey front and side extension to garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

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

Berkshire Structure Plan Policies LD3, EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/09/2002

Notice checked by: C Hurst

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.

Application Number: F/2002/7261 – 40 Pitts Lane, Earley

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to dwelling to form additional kitchen space and a single storey front and side extension to garage.

The property to be extended is a 1930s detached house. It is brick built with a hipped roof. A brick built garage with a concrete tiled pitch roof is located to the north facing side of the property. The site lies in the identified settlement.

The proposed development falls to be assessed against the policies in the Loddon Area Local Plan (adopted) and Wokingham District Local Plan (Deposit).

1. Impact upon neighbouring properties

Firstly, turning to the impact of the single storey rear extension to form additional kitchen space. There will be no detrimental impacts in terms of the extension being overbearing, or causing overshadowing or overlooking given that:-

- It will be a single storey extension with a monopitch roof; and,
- The extension will not be particularly visible. From the south, at no. 38 Pitts Lane, there is a 2.5m high hedge on the boundary that will assist in screening the extension at ground floor level plus the only window at first floor level has obscure glazing. Further, from the west and north, the extension will be screened by the existing house i.e. no.40. Further, from the east views are screened by a hedge of 2m in height.

Secondly, turning to the impact of the extensions to the garages. There will be no detrimental impacts in terms of the extension being overbearing, or causing overshadowing or overlooking given that:-

- It is a single storey front and side extension of approximately 4.2m in height to the ridge. Although the garages will be high, overshadowing or overbearing will not be significant given that there is a distance of approximately 4m between the garage and the neighbouring property. In addition, no part of the proposed encroaches on the 25° angle from the window of the nearest habitable room at no. 42 Pitts Lane and the roof is pitched with an eaves height of 2.2m.
- There is a hedge of approximately 2.5 metres in height that will partially screen the garages from the neighbouring property of no. 42 Pitts Lane.
- Views from the west will be screened by mature vegetation of approximately 5 to 6m in height.

2. Impact upon the character of the area

Firstly, turning to the impact of the single storey rear extension to form additional kitchen space. There will be no detrimental impacts given that:

- The extension will harmonise with the property as the brickwork and roof tiles will match the existing and it is appropriate in terms of its scale and design.

Secondly, turning to the impact of the extensions to the garage. There will be no detrimental impacts given that:

- The extensions will harmonise with the garage and the main property as the brickwork and roof tiles will match the existing and it is appropriate in terms of its scale and design.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
Informatives for approvals			
N16			
Loddon Area Local Plan		**LBE1, LBE2**	
South East Area Local Plan		**WOS1, WOS2, WOS3, WBE1**	
Wokingham District Local Plan			
Green Belt Local Plan			
Berkshire Structure Plan		**LD3 (Adopted S.P.)** ENV.	
Minerals Local Plan			

WORK SHEET FOR : Mr F Leo

Application Number : F/2002/7261

Applicant : Mr/Mrs A Read .

Location : 40, Pitts Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and single storey front and side extension to garage.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/07/2002

Earliest Date for Decision : 07/09/2002

Latest Consultation Date/Site Notice Expiry Date : 07/09/2002

This application will have expired on: 25/09/2002. 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 TC - no obj.

Planning Issues :

Application Number: F/2002/7261

Appraisal :

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

Application Number F/2002/7261
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 40 Pitts Lane Earley Reading.

APPLICATION NUMBER: F/2002/7261

OFFICER: Mr F Leo

DATE OF SITE VISIT: 13/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. At entrance to driveway

2. DESCRIPTION OF SURROUNDINGS

Mix of dwellings.

3. DESCRIPTION OF SITE/BUILDING

- Detached property (Brick built) with hipped roofs.
- Brick built garage with pitched concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

- SW boundary is a hedge of approx 2.5m
- Obscure glazed window in elevation of no. 38
- Boundary with no. 42 is 2m high hedge
- Views down driveway but majority of the house is screened by mature vegetation of approx 5-6m in height
- Some shadowing effects caused by vegetation to ground floor window.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Additional garage

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Application Number : F/2002/7261	Map No : 41
Case Officer : FL	Site Area : 0.41
Valid Date : 31/7/02	Received Date: 31/07/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and single strorey front and side extension to garage.

Location : 40, Pitts Lane, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mr/Mrs A Read .

Fee Required: £110 Fee Received: £110 (5)

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	other elevations of (side + rear) garage	15/8	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Woodley

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

OTHERS

100 - pre-apps

NEIGHBOURS

1, 3/N.t See map:

.....

.....

.....

.....

.....

.....

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7261
CASE OFFICER: Mr F Leo

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

D·G

7261

FROM: Mr F Leo

DATE: 15 August 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7261

Proposal: Proposed single storey rear extension to dwelling and single storey front and side extension to garage..

Site Address: 40, Pitts Lane, Earley, Reading.

Applicant: Mr/Mrs A Read .

POL	TLS
DC	ENF
APP	
CS	
28 AUG 2002	
COPIES TO	ACK
	FILE

Your observations are required in respect of this application by 07/09/2002

NO OBJECTION

SIGNED: _____

22 AUG 2002

DATE: _____

Clerk To Earley Parish/Town Council.

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

Tel: 0118 974 6502

Date: 15 August 2002

My ref: F/2002/7261

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

Dear Councillor

Application Number: F/2002/7261
40, Pitts Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey front and side extension to garage.

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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Mr F Leo** Application Number: **F/2002/7261**
40, Pitts Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey front and side extension to garage.
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 J Lissaman

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

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

Tel: 0118 974 6502

Date: 15 August 2002

My ref: F/2002/7261

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/2002/7261
40, Pitts Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey front and side extension to garage.

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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7261**
40, Pitts Lane, Earley, Reading.
Proposed single storey rear extension to dwelling and single storey front and side extension to garage.
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**********

Received by Wokingham District Council

Application No: F/2002/7261

PROPOSAL:
Proposed single storey rear extension to dwelling and single storey front and side extension to garage.

LOCATION:
40, Pitts 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/2002/7261 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 Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/09/2002. 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
15 August 2002

Organisation_Name	Building_Name	address1	Postcode
		38PITTS LANEREADING	RG6 1BT
		40PITTS LANEREADING	RG6 1BT
		42PITTS LANEREADING	RG6 1BU
		71PITTS LANEREADING	RG6 1BX
		73PITTS LANEREADING	RG6 1BX
		75PITTS LANEREADING	RG6 1BX
		77PITTS LANEREADING	RG6 1DD

36, Pitts Lane, Reading

neighbour consultation list F/2008/7261

Environmental Services

For office use only.
Application number: 31.JUL.2002 7261

Householder planning application form

31 JUL 2002
7261

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	MR & MRS A. READ 40 PITTS LANE EARLEY READING RG6 1BT 0118 966 6668
2	Agent's Name Address and postcode Phone number	
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.	40 PITTS LANE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO HOUSE & SINGLE STOREY EXTENSION TO GARAGE
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.	RED BRICKS TO MATCH EXISTING WITH BROWN ROOF TILES TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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 & MRS A. READ

Date 30.07.02

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

EARLY 1.4.86

ADDRESS 40 PITTS LANE PARISH ~~WOODLEY~~

PLOT No. Old Property ORD. SHEET No. SU. 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
257/49	Mr. O.P.F. Sutton	Addition to Garage	12/7/49	App.	App.
11885	HICKS	O/APP 7 DWELLINGS P/40-50	22.11.74	N/A	ROE
*14704	"	"	15.1.81	N/A	REF &
22576	"	O/L. 1 BUNGALOW, 5 HOUSES	13.2.84		Ref
96/64236/P	SEE SEP. CARD 40-50				
F/2002/7261	Mr + Mrs Read	S/St R. ext, S/St Fr + Side ext to gar.			

DATE OF COMPLETION

MINISTRY DECISION * 14704 appeal dismissed 4.6.81

SPECIAL ORDERS TPO 459/84

DRAINAGE