To committee 28/02/01

APPLICATION NO:
F/2001/3118

LOCATION:
10 Owston, Lower Earley Reading.

APPLICANT:
Mr D Stevenson

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

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 01/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D L Stevenson
10 Owston
Lower Earley
Reading
Berkshire
RG6 3DX

Application Number: F/2001/3118

Parish: **EARLEY**

Location: **10, Owston, Lower Earley, Reading.**

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

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

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

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

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

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

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

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

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2, LTV1 and LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 and WOS3.

John Mitchell
Development Control Manager
Date: 28/02/2001

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.

Application No **Received** **Earley**
F/2001/3118 **04.01.01**

Applicant: **Mr. Stevenson**
Location : **10, Owston, Earley.**
Proposal : **Proposed single storey rear extension to dwelling and front porch.**

1. **Planning History** – The site is located within the identified settlement of Earley in a predominantly residential area, and comprises a detached two-storey house with integral garage. There is no planning history for this site.

2. **Proposal** – The proposal is for a single storey rear extension to form a new kitchen/diner area, the replacement of the existing kitchen window with a pair of double doors, the insertion of a small new window in the side elevation to illuminate the ground floor cloakroom and for an enclosed front entrance porch.

   The application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

3. **Consultations** -
   - ***Earley Town Council:*** No objections.
   - ***Neighbours/Letters:*** None received.

4. **Appraisal** – The main considerations are:

   A. Impact on neighbouring properties (Policy LBE1 & LBE2 of the Loddon Area Local Plan and Policy WOS3 of the Wokingham District Local Plan Deposit Draft).

   B. Impact on the street scene (Policy LBE2 & LTV6 of the Loddon Area Local Plan and Policies WBE1 & WOS2 of the Wokingham District Local Plan Deposit Draft).

A. Impact on neighbouring properties

It is proposed to erect a pitched roof, brick built, rear extension 2.9 metres wide, 2.5 metres deep (max) with a ridge height of 3.6 metres and an eaves height of 2.7 metres. In addition it is proposed to enclose an existing open porch in brick. The rear garden is bounded with 1.85 metre high fencing and a 1.85 metre brick wall.

No. 9, to the south east, is positioned 1 metre away on the boundary line, adjacent to a 1.85 metre high boundary fence. The rear elevation of the house would be in line with the proposed extension. Main windows at ground floor

and at first floor face the rear garden there are no windows on the flank elevation. Therefore due to the orientation the occupants of this property will not be affected.

The proposed new window to be inserted in the side elevation of the house, on the ground floor, would not be visible from neighbouring properties.

It is also proposed to enclose the existing open entrance porch located on the front elevation of the house. There would be no change in external dimensions. It would be constructed in brick, with a new entrance door and clear glazed side panels. The lean to pitch roof will be retained as existing.

Due to the location of No.10, Owston in relation to neighbouring properties, it is considered there will be no detrimental effect on neighbouring properties. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon street scene

The roof of the proposed single storey rear extension and the front enclosed porch would be visible from the road. The materials proposed would match existing. Therefore the proposals would not be detrimental to the character of the street scene. There is therefore no conflict with development plan policies in terms of impact upon street scene.

5. **Conclusion** – It is considered that due to the nature and location of the proposed development, there would be no detrimental impact to neighbouring properties, and to the street scene.

6. **Recommendation** – GRANT Planning Permission subject to the following conditions:

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

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

3. The cloakroom window in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

REASONS

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

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

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

INFORMATIVES

1. You are advised, in compliance with The Town & 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: EN1
Loddon Area Local Plan policies: LBE1, LBE2, LTV1 & LTV6.
Deposit Draft Wokingham District Plan policies: WBE1, WOS2 & WOS3.

Andrew Thorley

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3118

Applicant : Mr D Stevenson .

Location : 10, Owston, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling and front porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/01

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. 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 TC: No Objection
D.C. Rolls: No Objection (See note).
Neighbours: No comments received

Planning Issues : (identified settlement)
No Pg history for site
modern 1983 house.

1) Neighbours
2) Streetscene

Application Number F/2001/3118
Conditions/[redacted]

No	Std Con	Std Reas	Non Std Conditions / [redacted]

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

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

3. The cloakroom window in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

REASONS

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

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

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

INFORMATIVES

1. You are advised, in compliance with The Town & 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: EN1
Loddon Area Local Plan policies: LBE1, LBE2, LTV1 & LTV6.
Deposit Draft Wokingham District Plan policies: WBE1, WOS2 & WOS3.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 10 Owston Lower Earley Reading.

APPLICATION NUMBER: F/2001/3118

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front of house

2. DESCRIPTION OF SURROUNDINGS Residential / Modern Estate / 1983
No 9, 2 storey detached house, integral garage at front facing open plan frontage, cul-de-sac.

3. DESCRIPTION OF SITE/BUILDING 2 storey 1983 detached house, with integral garage + enclosed rear garden. Orange/brown brick, brown stained cladding at first floor over garage at rear, brown concrete tile roof, brown fascia boards and black guttering. Brown stained windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan / on end plot of a group of 3 no in a row.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As exists at front in garage + on driveway.

LEVELS — N/C

BOUNDARY TREATMENT — No 9, flank wall then a 1.8m fence which projects 3.240metres, then a 1.24m fence which continues whole length of boundary.

OTHERS — Rear boundary, 1.85m fence

— Side boundary, 1.85m high brick wall.

— Front boundary, open plan frontage, no boundary treatments.

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3118

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/2001/3118
10, Owston, Lower Earley, Reading.
Proposed single storey rear extension to dwelling and front porch.

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/2001/3118**
10, Owston, Lower Earley, Reading.
Proposed single storey rear extension to dwelling and front porch.
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 6441

Date: **11 January 2001**

My ref: F/2001/3118

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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10, Owston, Lower Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3118**
10, Owston, Lower Earley, Reading.
Proposed single storey rear extension to dwelling and front porch.
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: **11 January 2001**

My ref: F/2001/3118

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/2001/3118
10, Owston, Lower Earley, Reading.
Proposed single storey rear extension to dwelling and front porch.

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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/2001/3118**
10, Owston, Lower Earley, Reading.
Proposed single storey rear extension to dwelling and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3118
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3118

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

LOCATION:
10, Owston, Lower Earley, Reading.

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

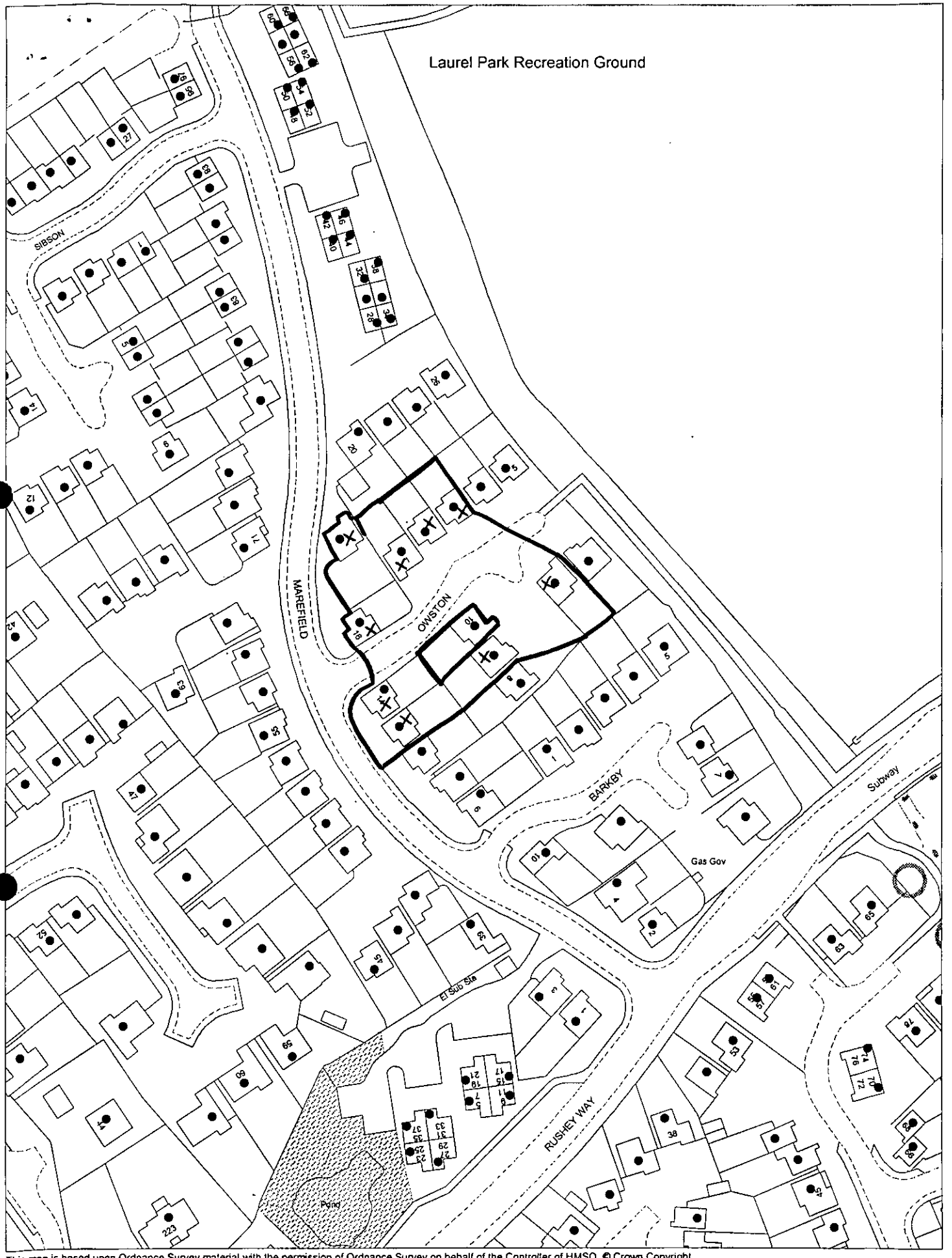
WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

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finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3118	AT
BUILDING CONTROL NUMBER	BN2001/1097	Alan
APPLICANT/AGENT	Mr D. L. Stevenson	
ADDRESS OF SITE	10, Owston Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext & front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 4/4/01	Rec'd 4/1/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/4/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

269. APPLICATION NO: 2001/3118, PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH, 10 OWSTON EARLEY, FOR MR STEVENSON

The Committee considered a report on this application set out on Agenda pages 2672 to 2689.

RESOLVED: That Application No: 2001/3118 be approved, subject to the conditions set out on Agenda page 2763.

Application No	Received	Earley
F/2001/3118	04.01.01	

Applicant: Mr. Stevenson
Location : 10, Owston, Earley.
Proposal : **Proposed single storey rear extension to dwelling and front porch.**

1. **Planning History** – The site is located within the identified settlement of Earley in a predominantly residential area, and comprises a detached two-storey house with integral garage. There is no planning history for this site.

2. **Proposal** – The proposal is for a single storey rear extension to form a new kitchen/diner area, the replacement of the existing kitchen window with a pair of double doors, the insertion of a small new window in the side elevation to illuminate the ground floor cloakroom and for an enclosed front entrance porch.

   The application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

3. **Consultations** -
   - ***Earley Town Council:*** No objections.
   - ***Neighbours/Letters:*** None received.

4. **Appraisal** – The main considerations are:

   A. Impact on neighbouring properties (Policy LBE1 & LBE2 of the Loddon Area Local Plan and Policy WOS3 of the Wokingham District Local Plan Deposit Draft).

   B. Impact on the street scene (Policy LBE2 & LTV6 of the Loddon Area Local Plan and Policies WBE1 & WOS2 of the Wokingham District Local Plan Deposit Draft).

A. Impact on neighbouring properties

It is proposed to erect a pitched roof, brick built, rear extension 2.9 metres wide, 2.5 metres deep (max) with a ridge height of 3.6 metres and an eaves height of 2.7 metres. In addition it is proposed to enclose an existing open porch in brick. The rear garden is bounded with 1.85 metre high fencing and a 1.85 metre brick wall.

No. 9, to the south east, is positioned 1 metre away on the boundary line, adjacent to a 1.85 metre high boundary fence. The rear elevation of the house would be in line with the proposed extension. Main windows at ground floor

and at first floor face the rear garden there are no windows on the flank elevation. Therefore due to the orientation the occupants of this property will not be affected.

The proposed new window to be inserted in the side elevation of the house, on the ground floor, would not be visible from neighbouring properties.

It is also proposed to enclose the existing open entrance porch located on the front elevation of the house. There would be no change in external dimensions. It would be constructed in brick, with a new entrance door and clear glazed side panels. The lean to pitch roof will be retained as existing.

Due to the location of No.10, Owston in relation to neighbouring properties, it is considered there will be no detrimental effect on neighbouring properties. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon street scene

The roof of the proposed single storey rear extension and the front enclosed porch would be visible from the road. The materials proposed would match existing. Therefore the proposals would not be detrimental to the character of the street scene. There is therefore no conflict with development plan policies in terms of impact upon street scene.

5. **Conclusion** – It is considered that due to the nature and location of the proposed development, there would be no detrimental impact to neighbouring properties, and to the street scene.

6. **Recommendation** – GRANT Planning Permission subject to the following conditions:

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

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

3. The cloakroom window in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

REASONS

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

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

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

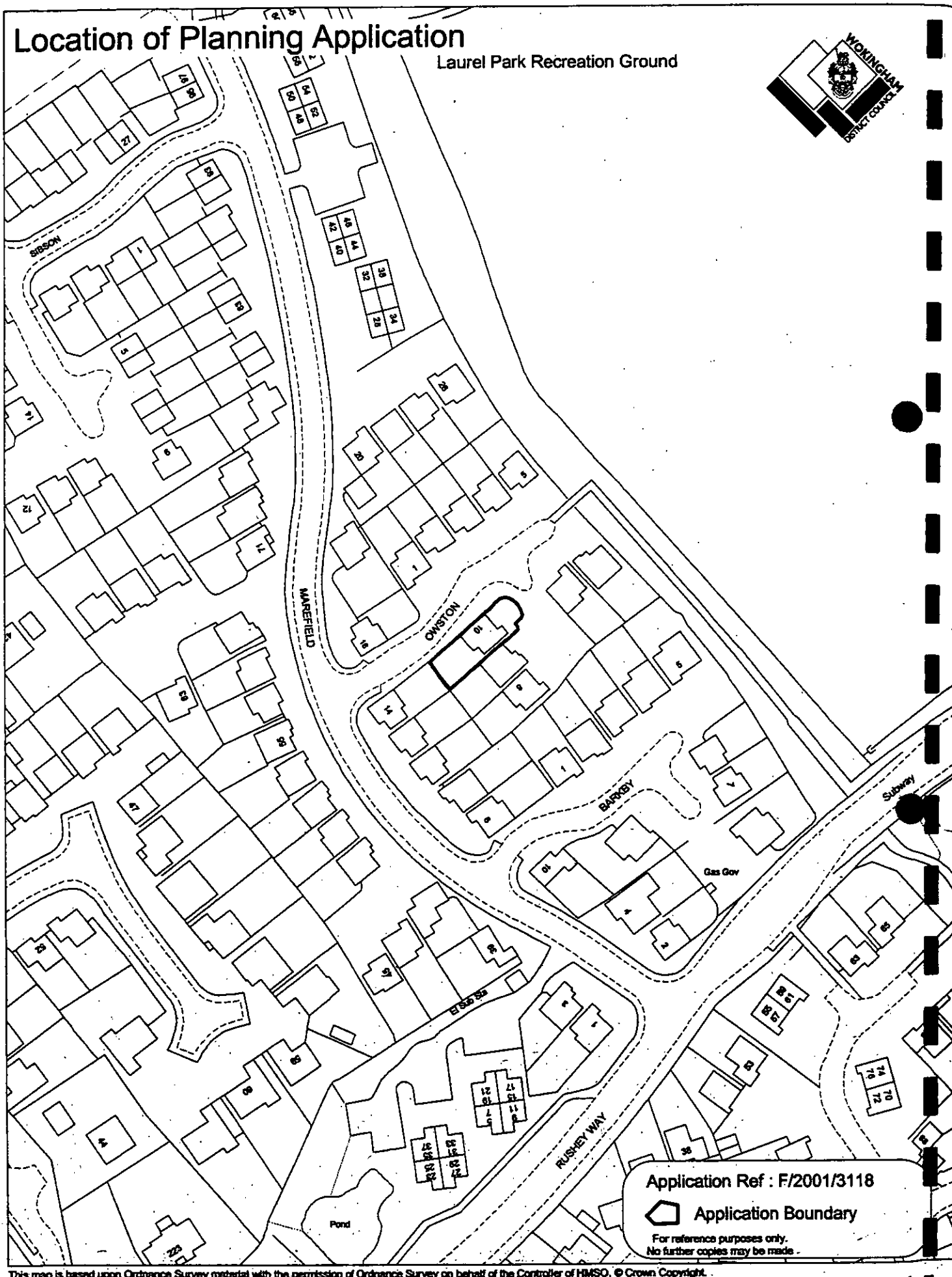
INFORMATIVES

1. You are advised, in compliance with The Town & 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: EN1
Loddon Area Local Plan policies: LBE1, LBE2, LTV1 & LTV6.
Deposit Draft Wokingham District Plan policies: WBE1, WOS2 & WOS3.

Andrew Thorley

Location of Planning Application

Laurel Park Recreation Ground



Application Ref : F/2001/3118

Application Boundary

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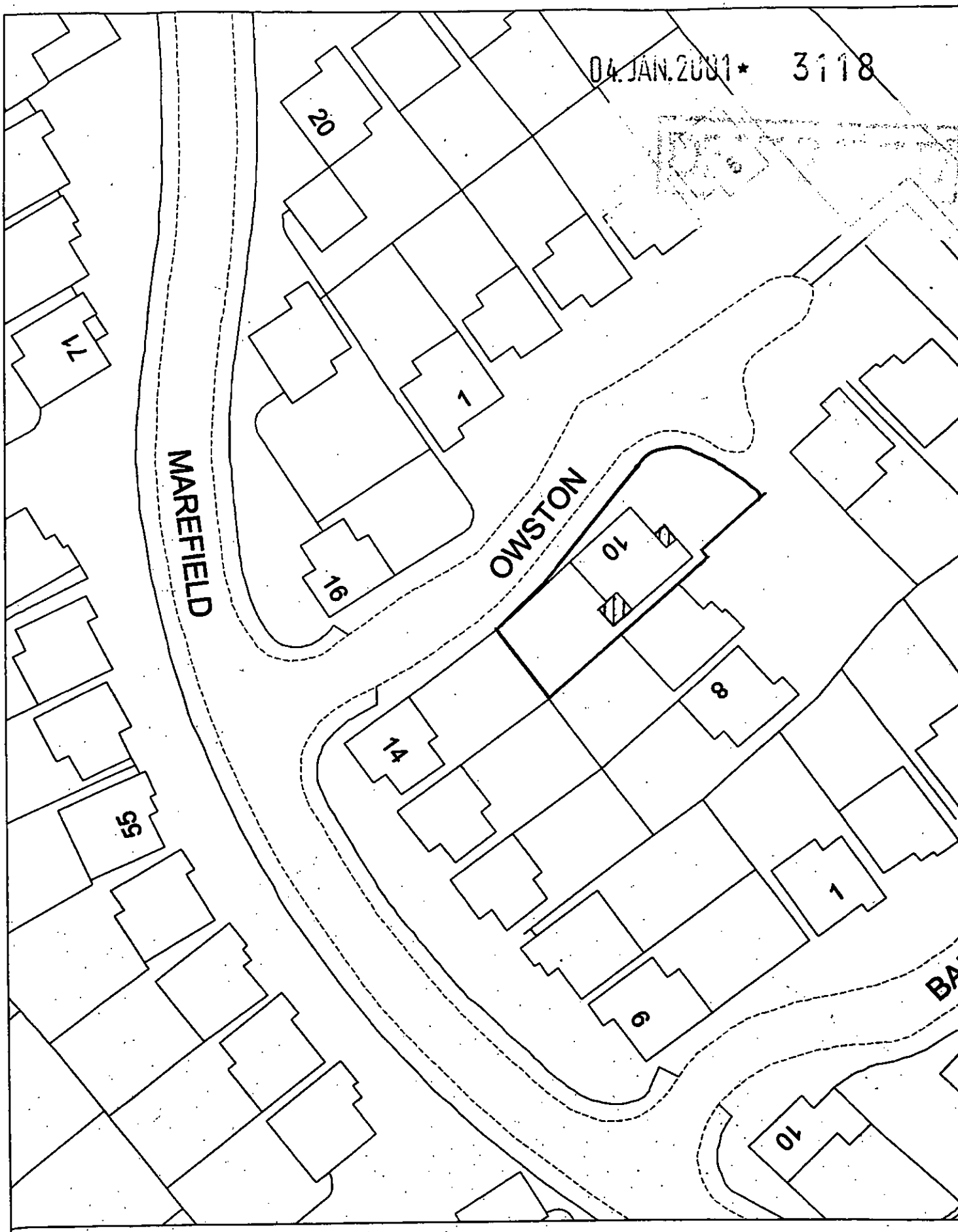
Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

2675

Scale: 1 : 1250

04 JAN 2001* 3118



Site Plan, Scale: 1 to 500

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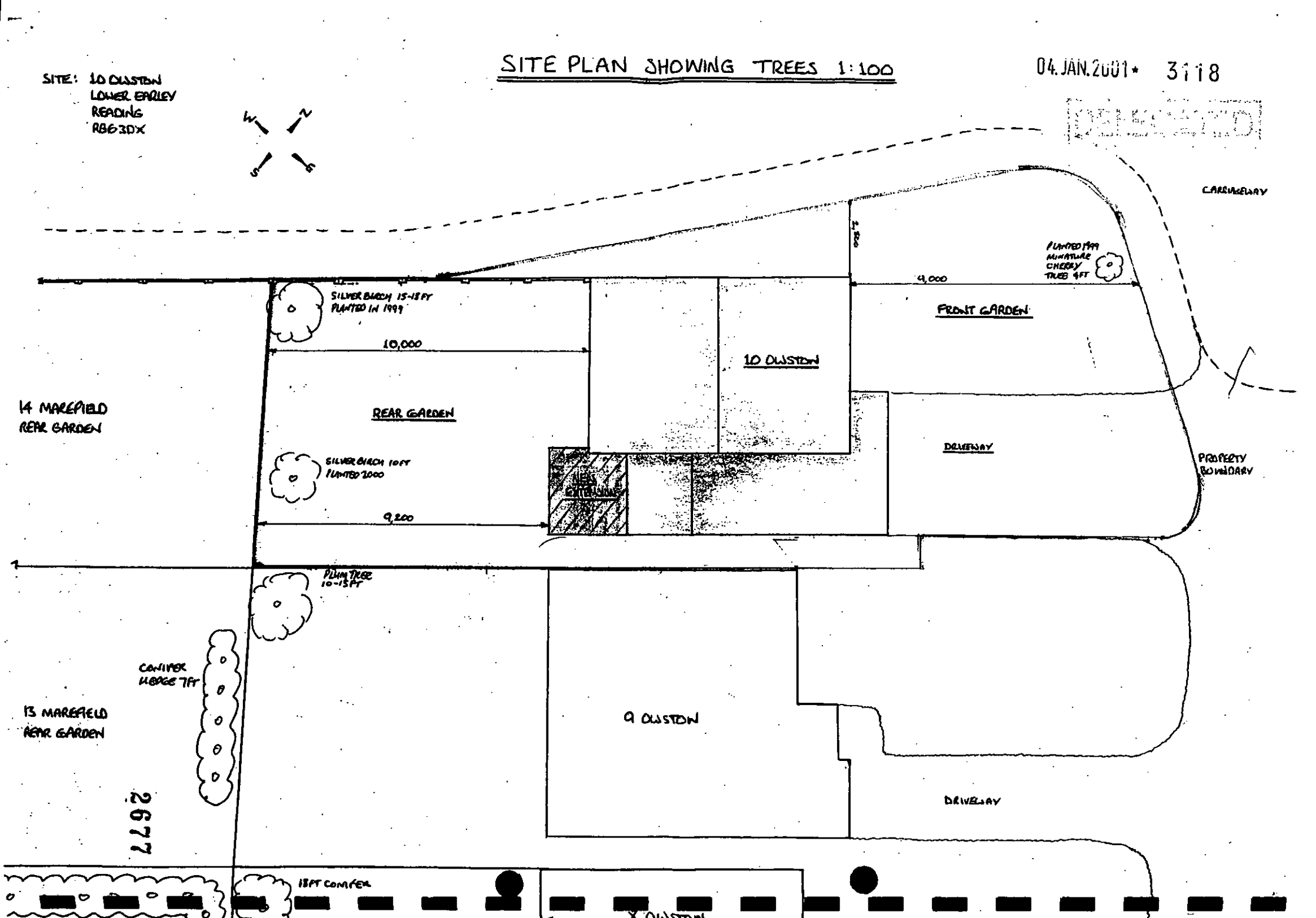
Date: 11 December 2000

SITE: 10 OLSTON
LOWER EARLEY
READING
RG63DX

SITE PLAN SHOWING TREES 1:100

04.JAN.2001* 3118

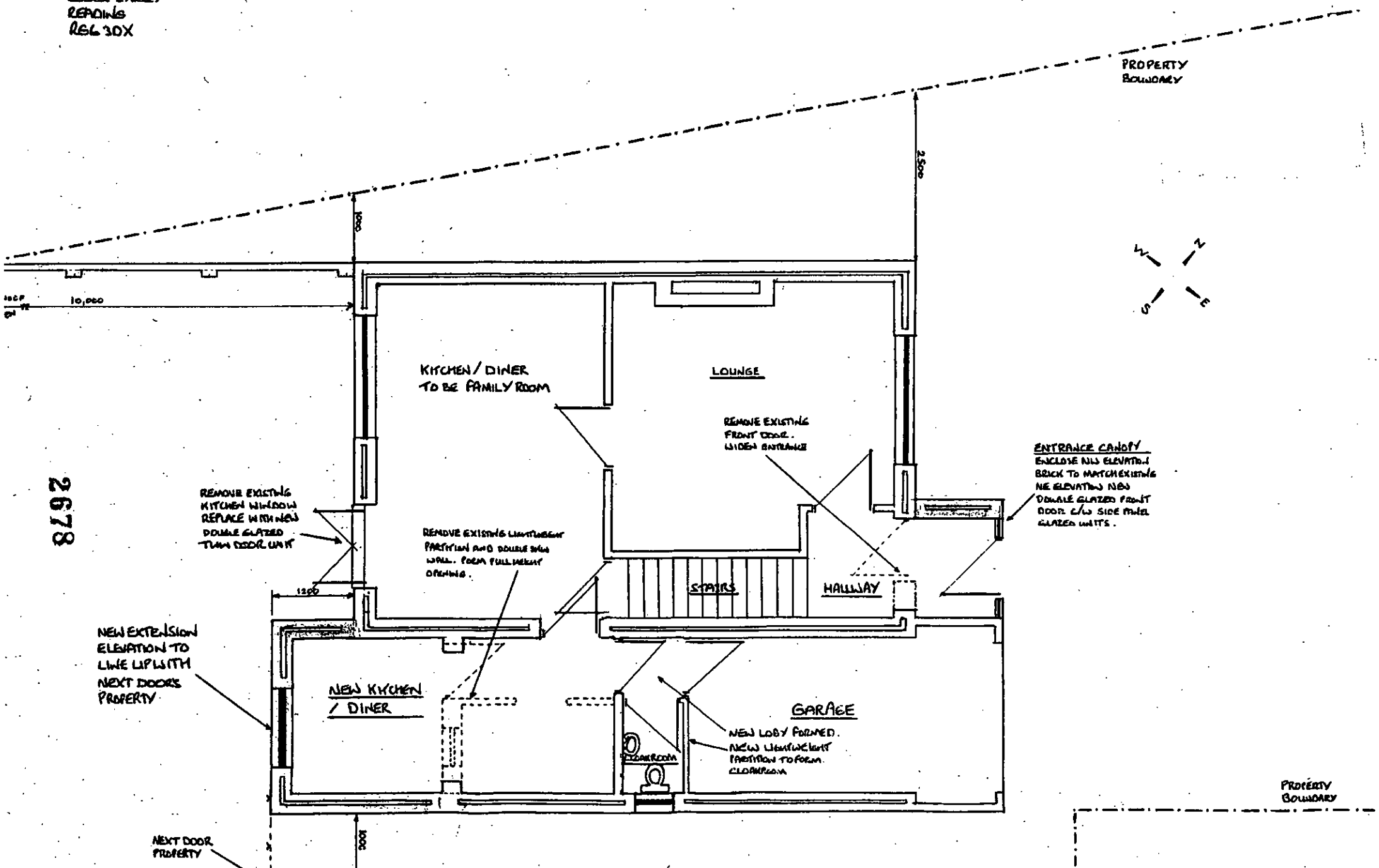
DELEGATED



04.JAN.2001 • 3118

GROUND FLOOR PLAN 1:50

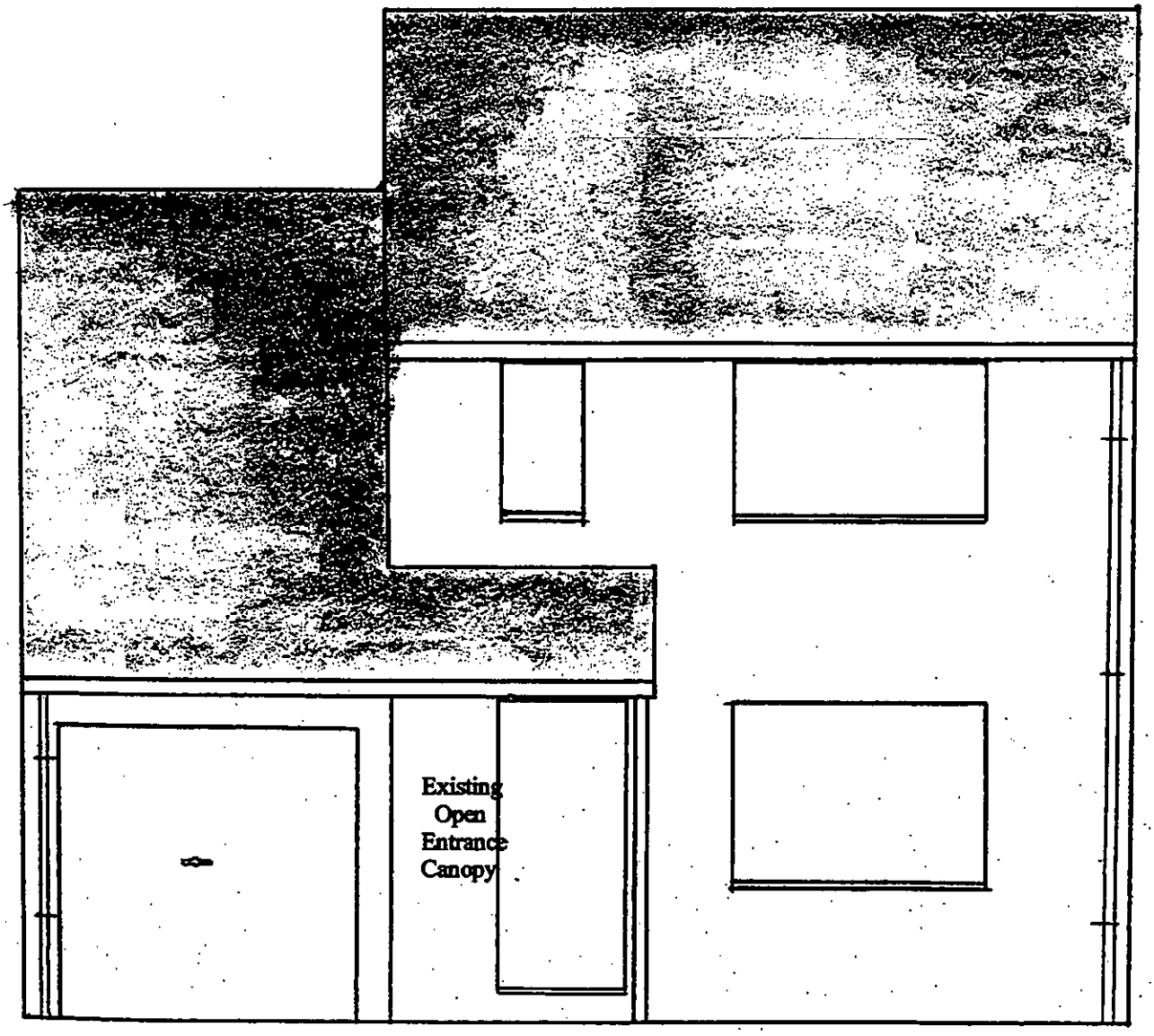
SITE: 10 OWSTON
LOWER EARLEY
READING
RG6 3DX



2678

04.JAN.2001* 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



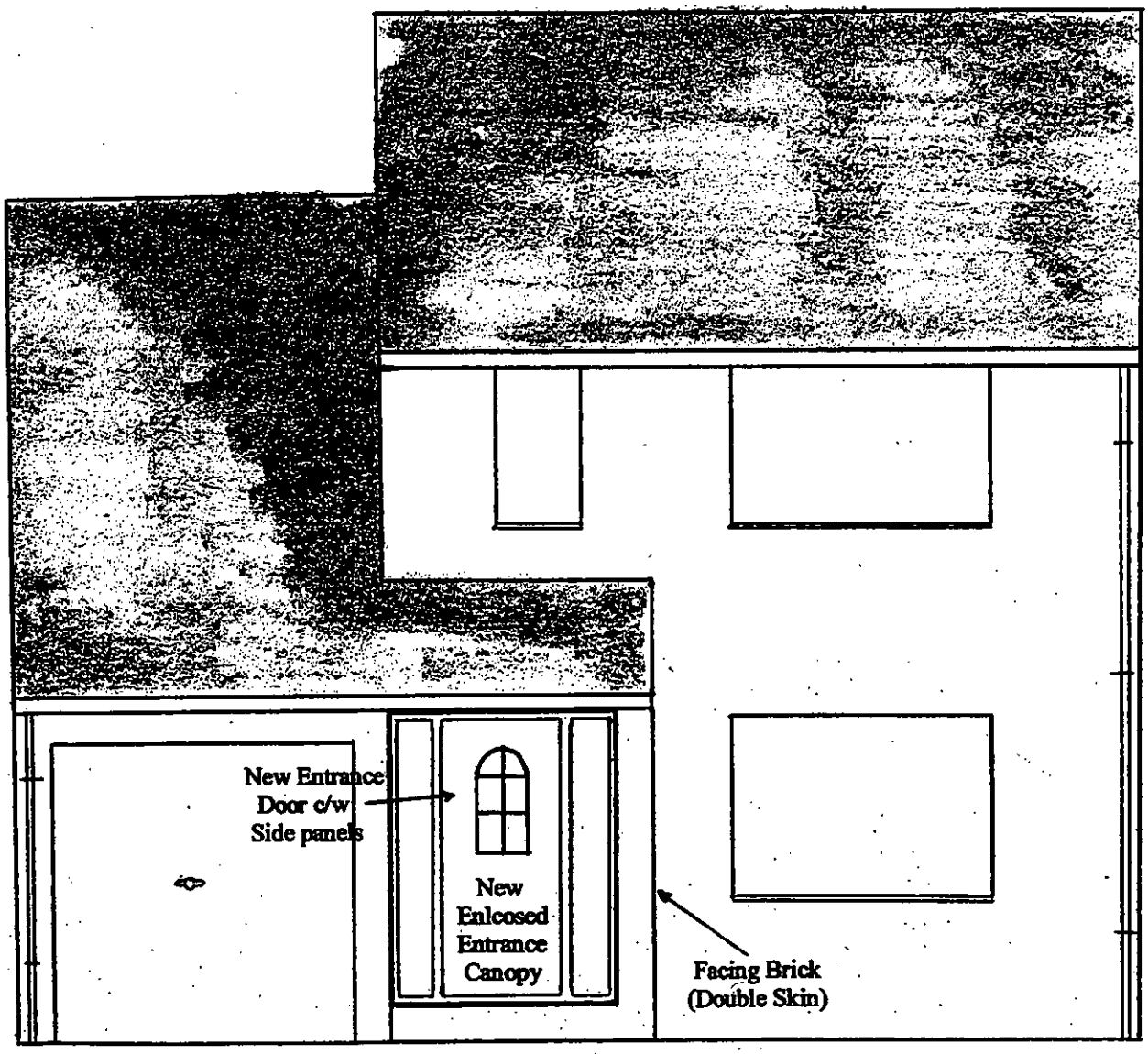
Front Elevation (NE)

Scale 1:50

2679

04.JAN.2001* 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



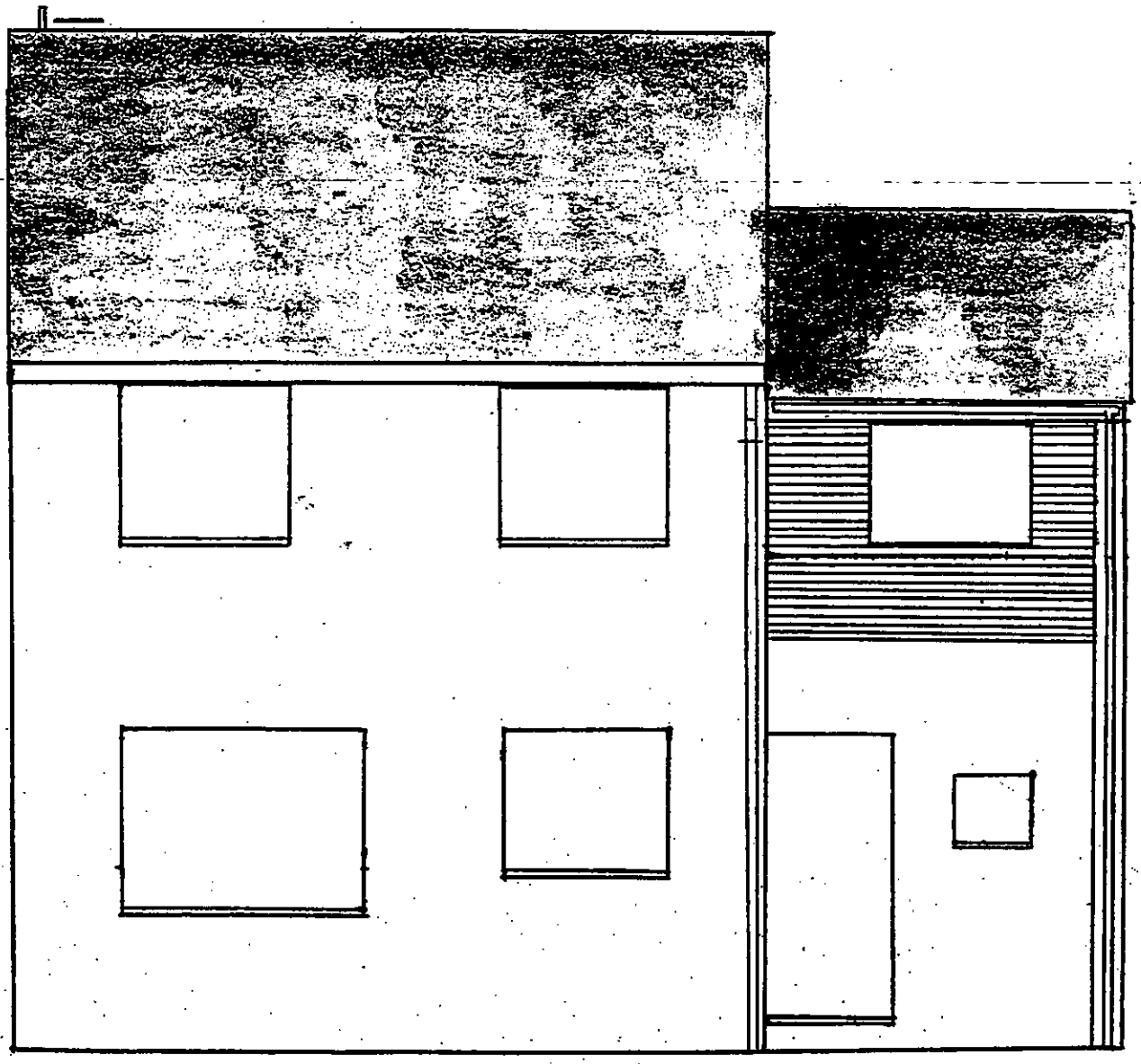
Front Elevation (NE)

Scale 1:50

2680

04. JAN. 2001 * 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX

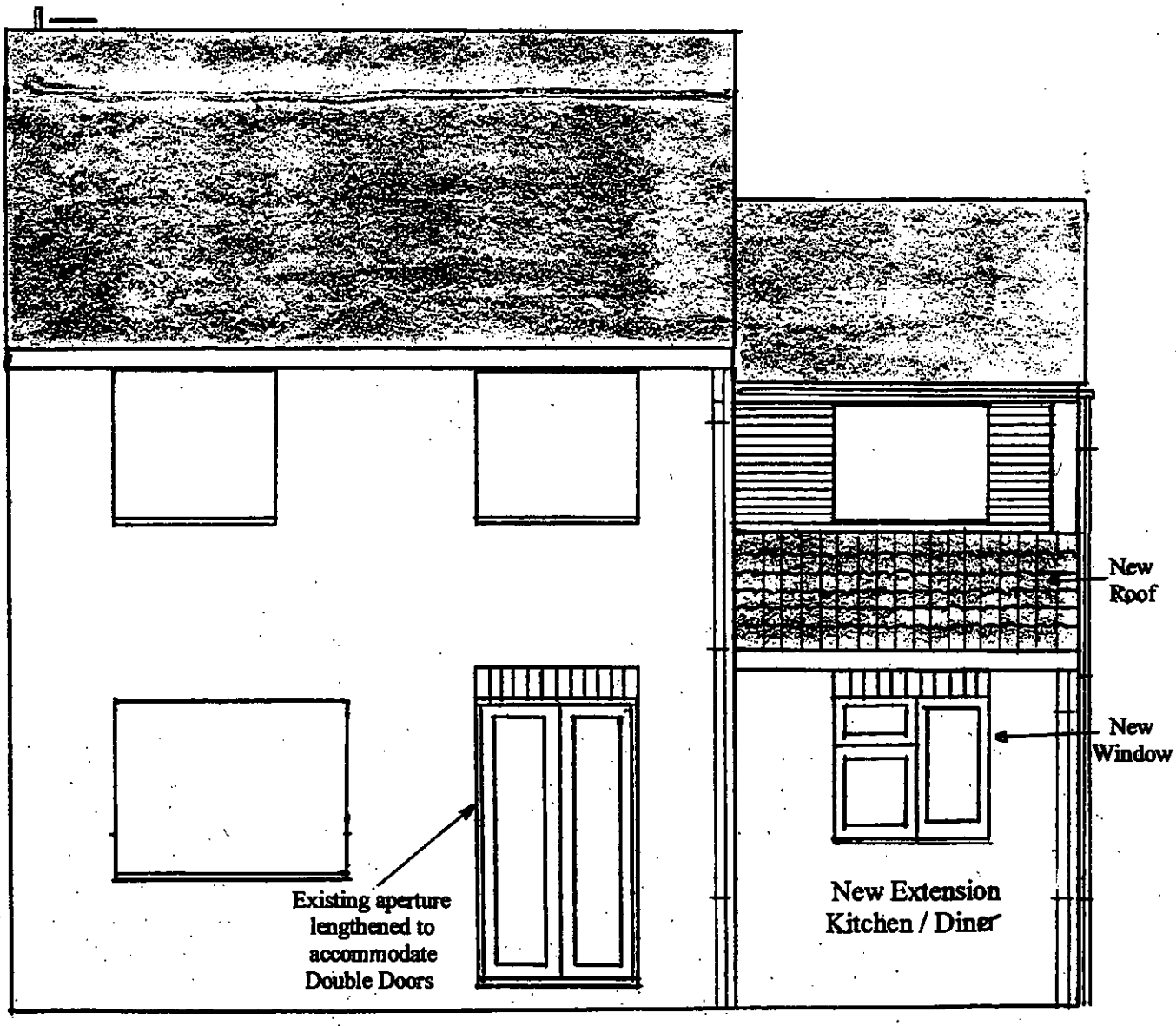


Rear Elevation (SW)

Scale 1:50 2681

04.JAN.2001* 3118

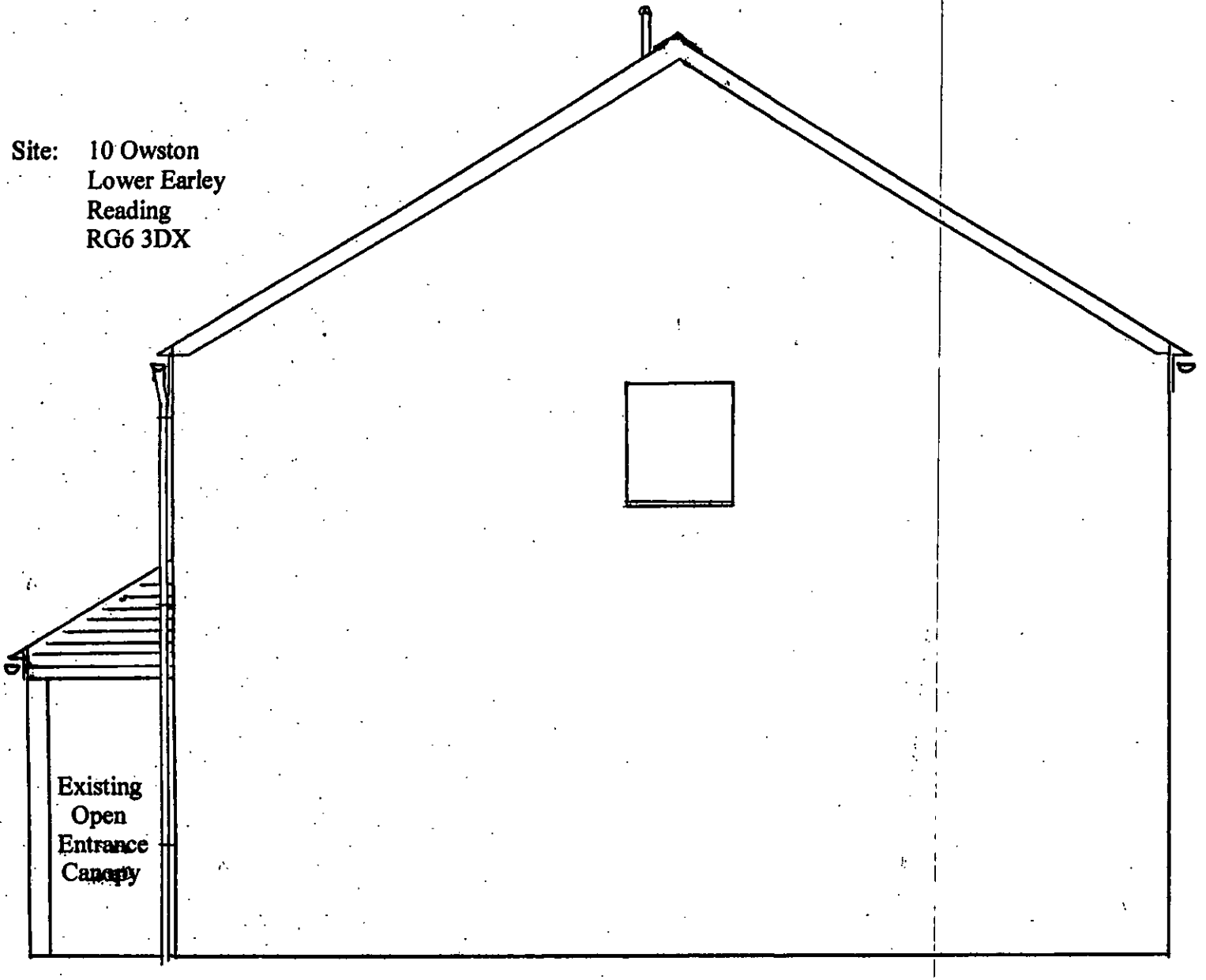
Site: 10 Owston
Lower Earley
Reading
RG6 3DX



Rear Elevation (SW)

Scale 1:50 2682

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



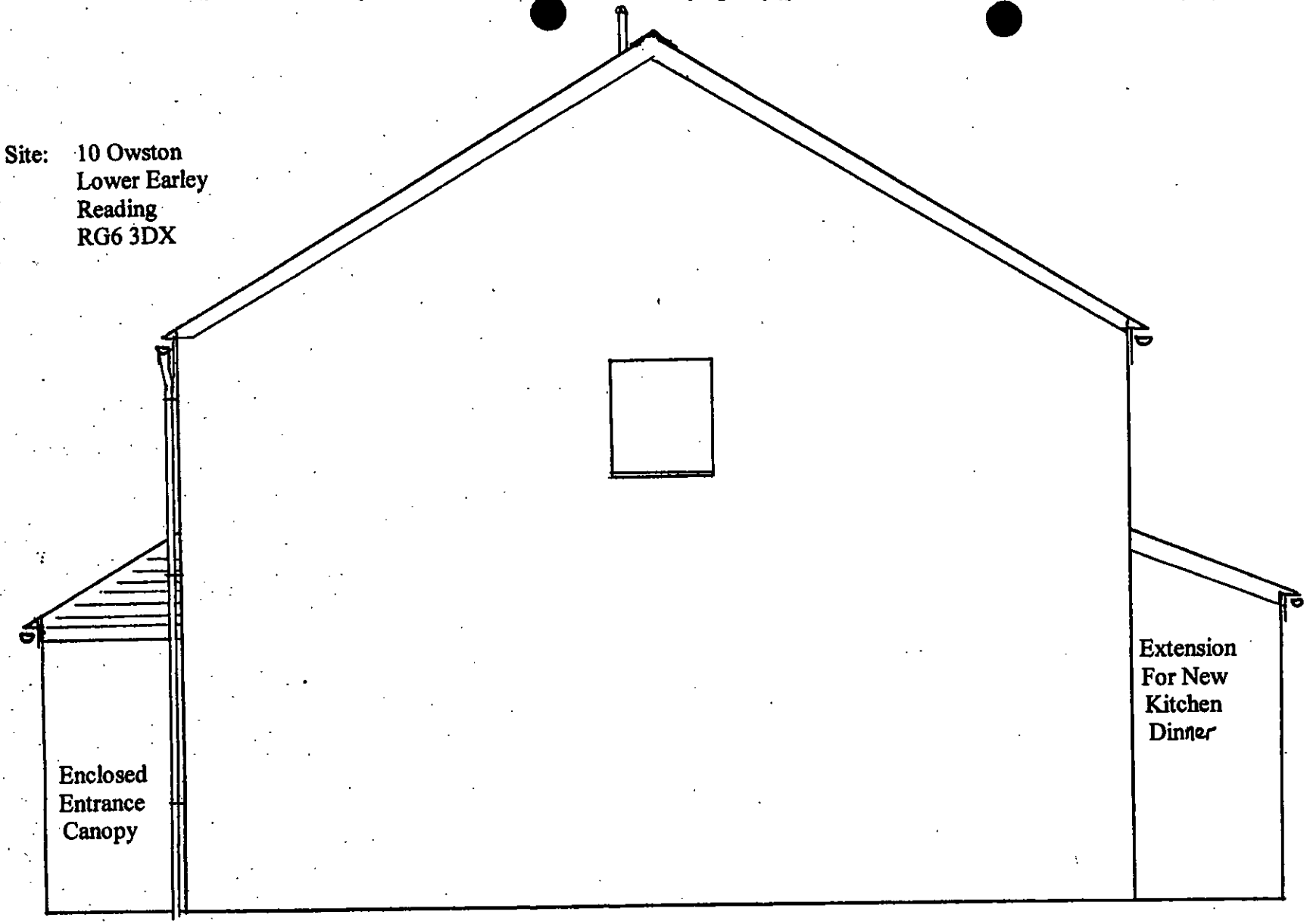
2683

04 JAN 2001 * 3118

Side Elevation (SE)

Scale 1:50

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



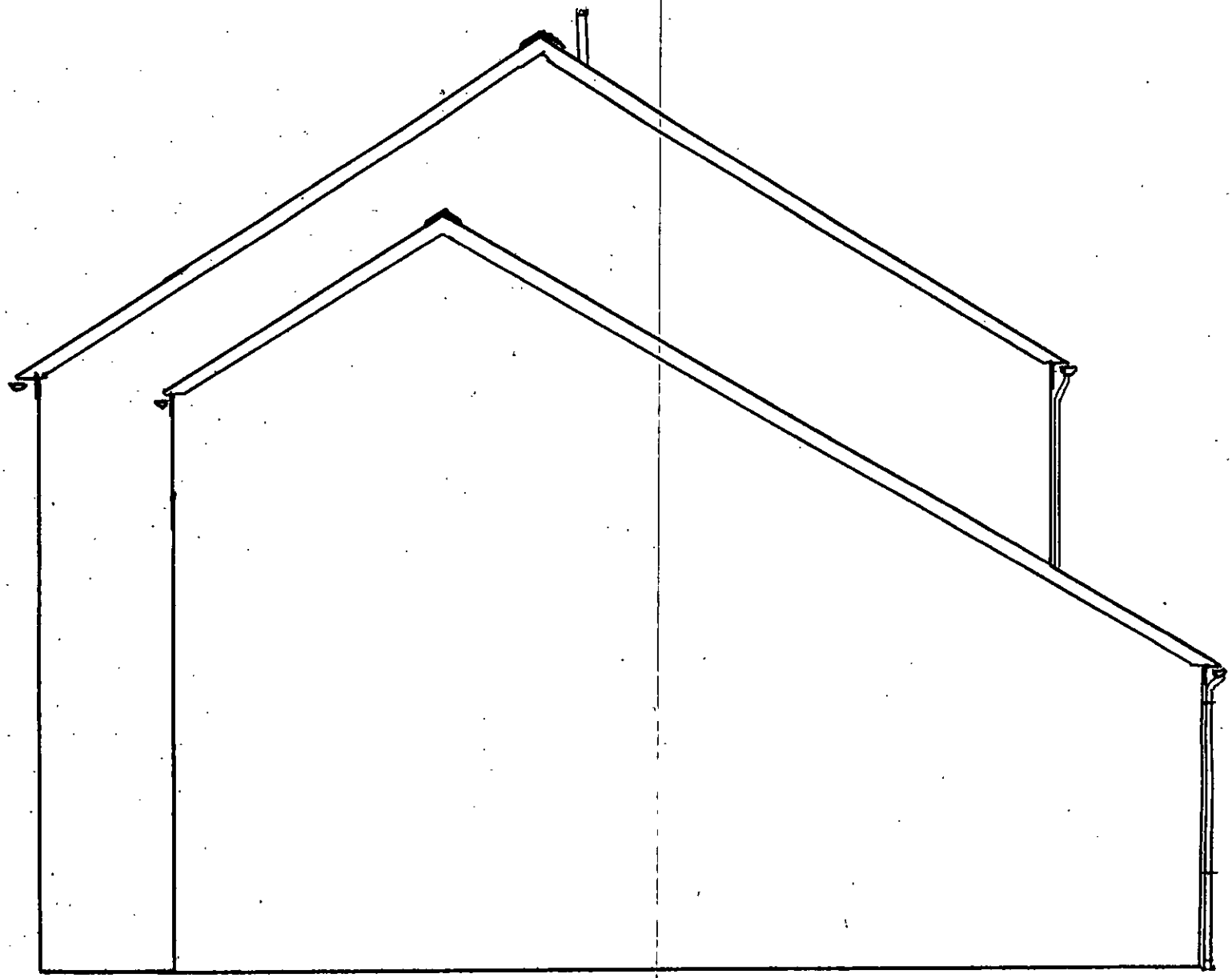
2684

04 JAN 2001 * 3118

Side Elevation (SE)

Scale 1:50

Site: 10 Owston
Lower Earley
Reading
RG6 3DX

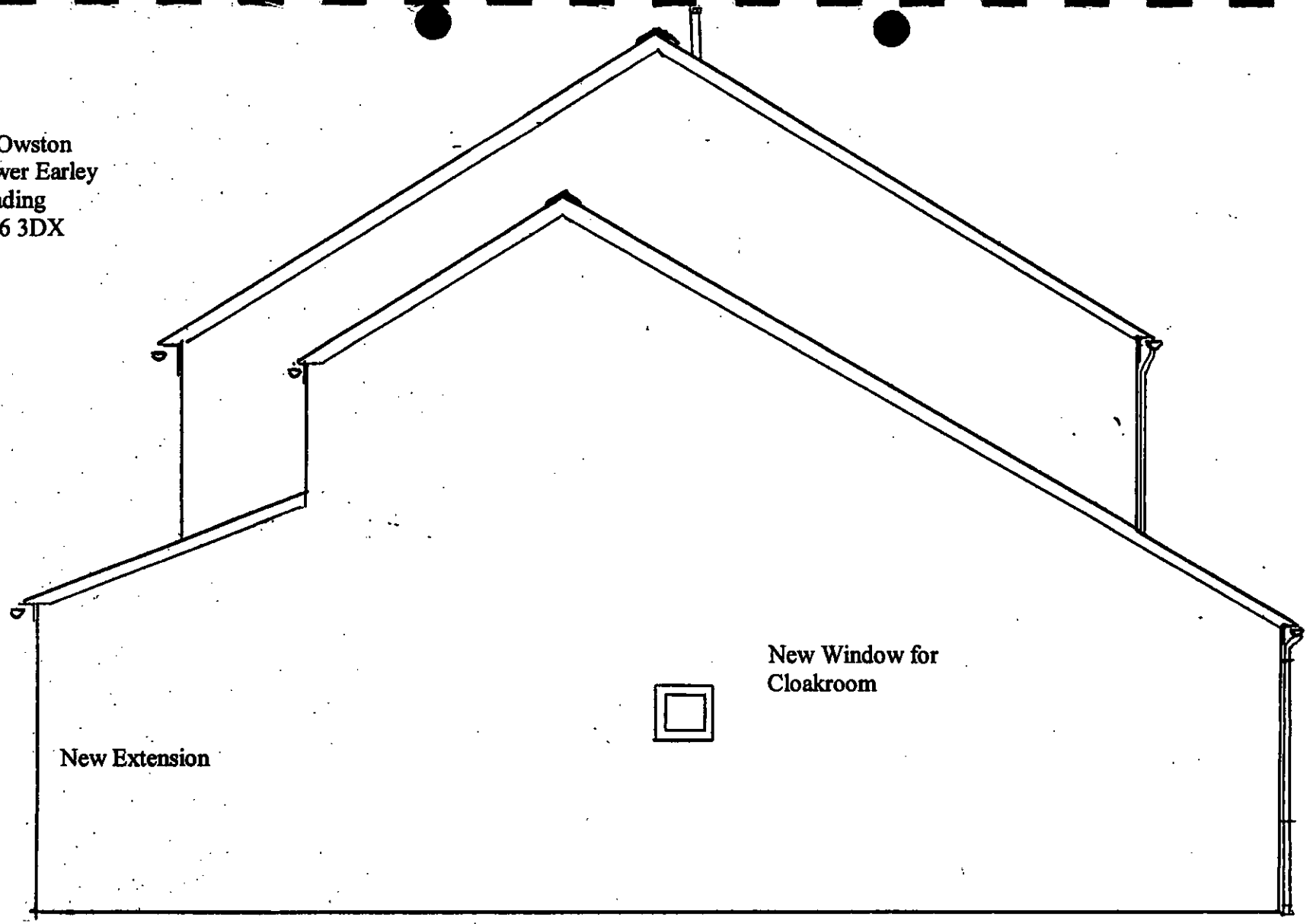


Side Elevation (NW)

2685

04 JAN 2011 * 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



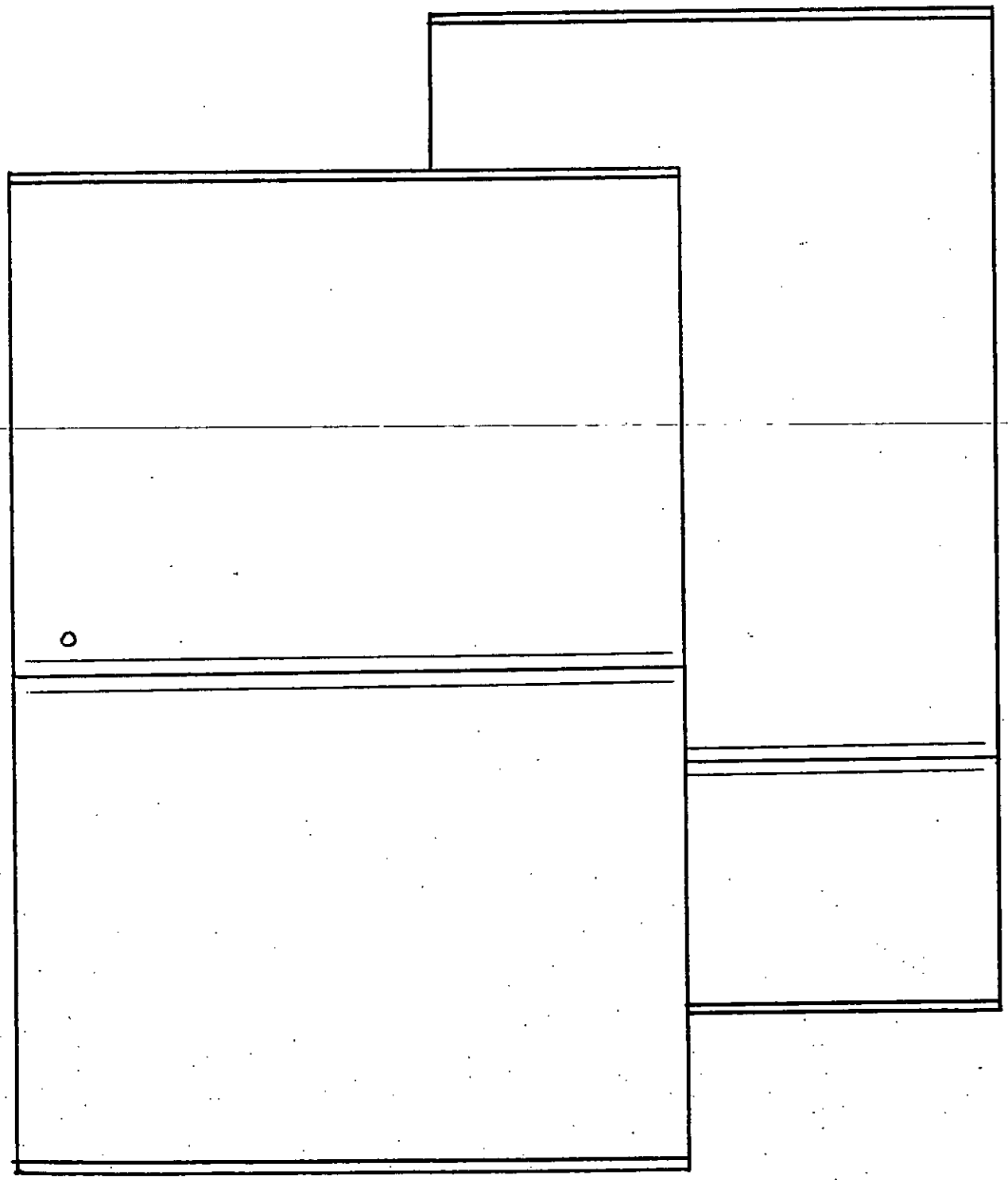
2686

04 JAN 2001 * 3118

Side Elevation (NW)

Scale 1:50

04.JAN.2001* 5118

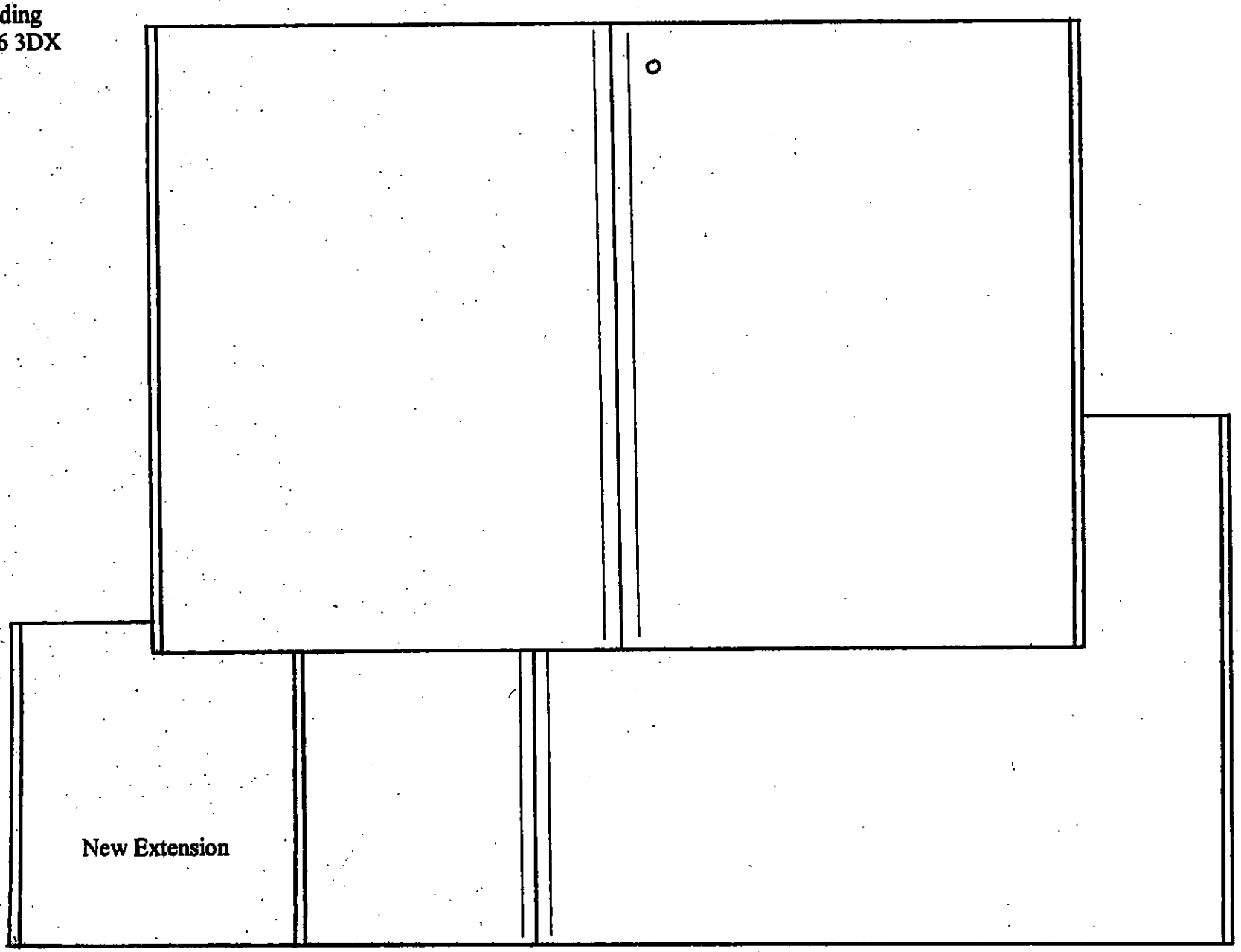


ROOF PLAN

Site: 10 Owston
Lower Earley
Reading
RG6 3DX

2337

Site: 10 Owston
Lower Earley
Reading
RG6 3DX

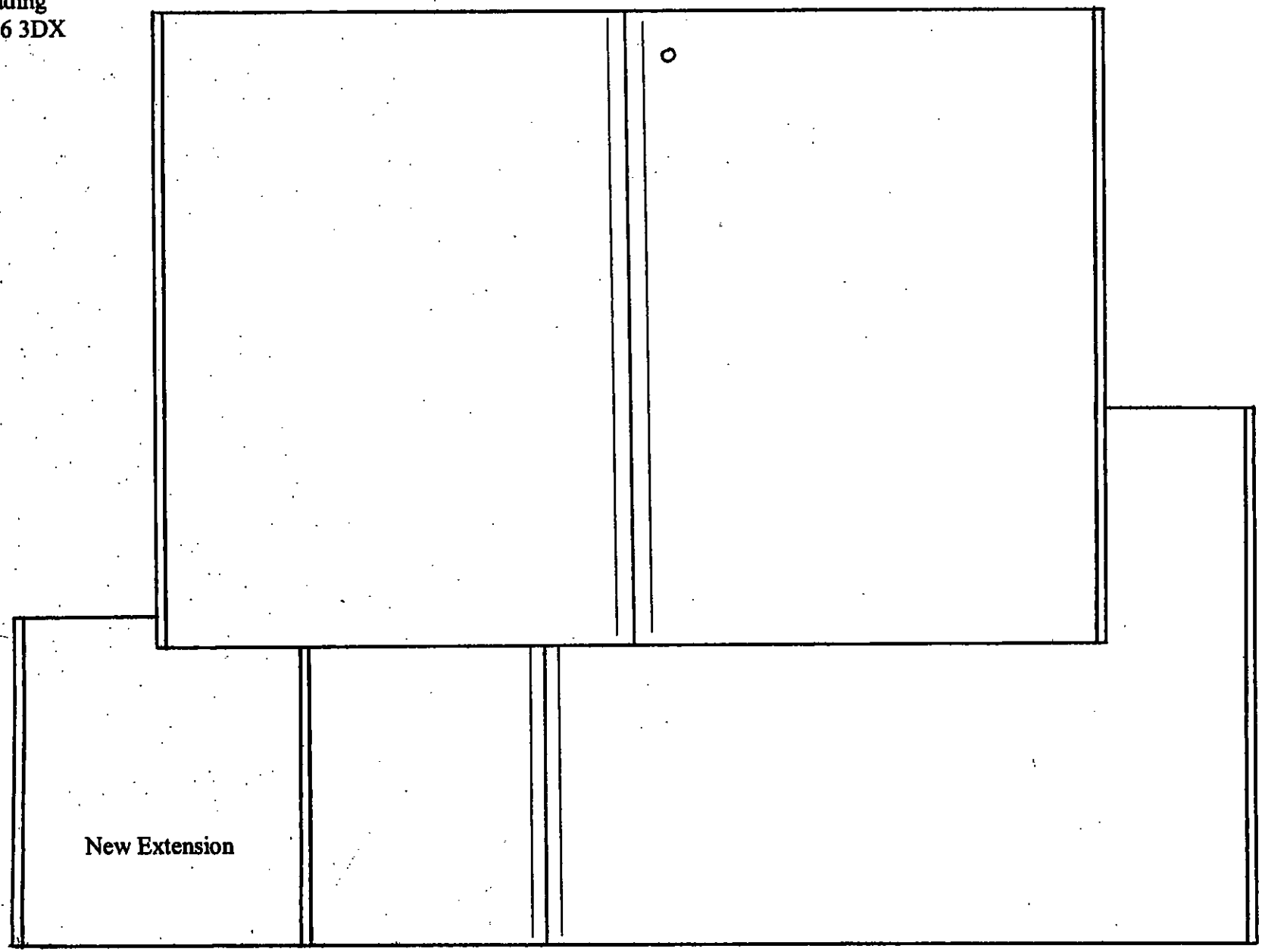


ROOF PLAN

2633

04 JAN 2001 * 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



2633

04 JAN 2001 * 3118

ROOF PLAN

Scale 1:50

5.00 REPORT ON RECENT APPEAL DECISIONS

Purpose of Report

5.01 To consider and bear in mind the decisions of the Secretary of State and his Inspectors on a number of appeals.

Background Information

5.02 The following pages review recent appeal decisions. Two appeals were allowed and eleven were dismissed.

5.03 These decisions are helpful in understanding the manner in which the Planning Inspectorate view the implementation of local policies with regard to the National framework of PPG's and other advice. They should be borne in mind in the determination of applications in the District.

Implication for Equal Opportunities

5.04 None

Environmental Implications

5.05 As stated in following decision summaries

Financial Implications

5.06 None

Time Constraints

5.07 None

Background Papers	Department Where Held
Planning Applications and Appeal Documents as Referenced	Environmental Services

Mike Thorp

INDEX FOR DEVELOPMENT CONTROL COMMITTEE
WEDNESDAY 28 FEBRUARY 2001

Parish	Applicant	Location	App. No.	Rec.	Page Nos.
Wokingham	Gilder Reynolds Partnership	194 Reading Road Wokingham	2000/2298	C/A	2386
Wokingham	Mr I Tappin	6 Crescent Road Wokingham	2000/2751	C/A	2402
Earley	Mr & Mrs Withers	12 Conygree Close Lower Earley	2000/2910	C/A	2415
Twyford	Mr Winterton & Mrs Humpreys	32-36 Hurst Road Twyford	2000/1625	C/A subject to Legal Agreement	2428
Shinfield	Pulleyn Transport Ltd	Pulleyn Transport Ltd Church Lane Shinfield	2000/2750	R	2444
Shinfield	Denton & Gibson Ltd	Pulleyn Transport Ltd Church Lane Three Mile Cross Shinfield	2000/3042	R	2461
Charvill	Bellway Homes	102 Old Bath Road Charvill	2000/2078	C/A subject to Legal Agreement	2469
Woodley	Allied Bakeries	Viscount Way Woodley	2000/0390	C/A	2499
Swallowfield	Country Homes Association	Swallowfield Park The Street Swallowfield	2000/2499 2000/2501 & 2000/2503	R	2506
Winnersh	Mr Dow	Oaklands Nursery Green Lane Winnersh	2000/1211	C/A subject to Legal Agreement	2554
Hurst	Octopus Design	Elmslands Littlehill Road Hurst	2000/2983	C/A	2568

Sonning	Bryant Homes (Thames Valley) Ltd	Isomer Fecimus and Seagrave Lodge Pound Lane Sonning	2000/1138	C/A subject to Legal Agreement
Finchampstead	Mr & Mrs J Stean	'Chung Yu' Heath Ride Finchampstead	2000/2829	R
Wargrave	Millgate Homes	48 Braybrooke Road Wargrave	2000/2140	C/A
Wargrave	Mr R Smee	Crazies Hall (formerly Summerfield House) Crazies Hill Wargrave	2000/3044 & 2000/3047	C/A
Winnersh	Wokingham District Council Property Services	The Forest Comprehensive School Robin Hood Lane Winnersh	2001/3228	C/A
Swallowfield	Animal Rescue Group Wokingham	Kingsbridge Farm Lambs Lane Spencers Wood Shinfield	2000/0385	C/A
Winnersh	Mr A Bowden	Bearwood School House Bearwood Road Winnersh	2000/3119	R
Finchampstead	Mr G De Cruz	Land adjacent to Spring Copse Wick Hill Lane Finchampstead	2001/3157	R
Wokingham	Wokingham District Council Property Services	Hawthorns Primary School North Way Wokingham	2000/3230	C/A
Earley	Wokingham District Council Property Services	Hawkedon Primary School Hawkedon Way Lower Earley	2000/3140	C/A
Earley	Mr Stevenson	10 Owston Earley	2000/3118	C/A

File copy

Andrew.

Applicationo	Name & Address
F/2001/3118	D L Stevenson 10 Owston Lower Earley Reading RG6 3DX

committee letters sent
1st class 20.2.01

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Andrew Thorley - F/2001/3118**

Mr D Stevenson

Mr D L Stevenson
10 Owston, Lower Earley
Reading
Berkshire
RG6 3DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: F/2001/3118

Site Address: 10, Owston, Lower Earley, Reading.

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

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 JAN 2001	
Officer: AT	Application No. F/2001/3118

Map No. 58. Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH

Location: 10 OWSTON

Parish: EARLEY Ward: Redhatch ✓

Applicant: MR D STEVENSON

Fee Received 95-00 (5) 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 .: ..... 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:

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

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

10 Owston
Lower Earley
Reading
Berkshire
RG6 3DX
0118 954 1444

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 035	~~GA~~ AT
24 JAN 2001	
COPIES TO:	ACK:

22 January 2001

Planning Services
Evironmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

Re: Planning Application: F/2001/3118
Site Address: 10 Owston, Lower Earley, Reading RG6 3DX

Further to the above recent planning application specifically the front porch request, please note the following information in support of:

- Property No 1 and No4 in Owston have extended the front elevation. No 1 has an enclosed entrance porch
- Property No's 6, 49, 57, 63, 69, 71, & 75 in Marefield have enclosed entrance porches.

Please call at home on 0118 954 1444 if you need to contact me regarding the above.

Yours faithfully

D. L Stevenson

Derek L Stevenson

FROM: Andrew Thorley

DATE: 12 January 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JAN 2001	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3118

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

Site Address: 10, Owston, Lower Earley, Reading.

Applicant: Mr D Stevenson .

Your observations are required in respect of this application **by 04/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

10 Owston
Lower Earley
Reading
Berkshire
RG6 3DX
0118 954 1444

04 JAN 2001 * 3118

Planning Services
Evironmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

2 January 2001

Dear Sirs

Re: 10 Owston, Lower Earley, Reading RG6 3DX
Planning Permission Householder Application for above property

Please find enclosed a cheque for £95.00 to cover the Town & Country Planning fees and the completed Planning Permission Householder Application Form concerning the site: 10 Owston, Lower Earley, Reading RG6 3DX.

The Householder Application contains the following required documents / drawings:

- 6 duly signed and completed Householder Planning Application Form;
- 6 Site Plans, Scale 1:500;
- 6 Site Plans, Scale 1:2500;
- 6 existing elevational views - Front (NE), Rear (SW), Side (SE), and Side (NW) – A4 Scale 1:50;
- 6 proposed elevational views - Front (NE), Rear (SW), Side (SE), and Side (NW) – A4 Scale 1:50;
- 6 existing roof plan view – A4 Scale 1:50;
- 6 proposed roof plan view – A4 Scale 1:50;
- 6 ground floor plan showing proposed demolition works, new works & site boundary – A3 Scale 1:50;
- 6 Site plan showing adjacent properties, site boundary and location of trees – A3 Scale 1:100.

All for your consideration and action.

Please call at home on 0118 954 1444 if you need to contact me regarding the above.

Yours faithfully

Derek L Stevenson

Enc HSBC cheque number 100608

ADDRESS 10 OWSTON PARISH EARLEY

PLOT No. 118 Area L - Lower Earley. ORD. SHEET No. SU7570 8.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18542	McLean Homes Ltd	Det. House & Garage	10.2.83	N/A C/A
BR 20089	"	"	17.3.83.	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 04.JAN.2001* 3118

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	DEREK LAWRENCE STEVENSON
	Address and postcode	10 OLWSTON LOWER EARLEY READING RG6 3DX
	Phone number	(0118) 954 1444 WK 9444 8040
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.	10 OLWSTON, LOWER EARLEY, RG6 3DX
4	Give brief details of the proposal for example, two storey side extension. About the application	1. SINGLE STOREY REAR EXTENSION TO DWELLING 2. ENCLOSE CANOPIED ENTRANCE PORCH TO DWELLING.
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.	FACING BRICK + ROOF TILES TO MATCH EXISTING. NEW DOUBLE GLAZED WINDOW + ROOF LIGHT TO MATCH COLOUR OF EXISTING PREMISES IE BROWN
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

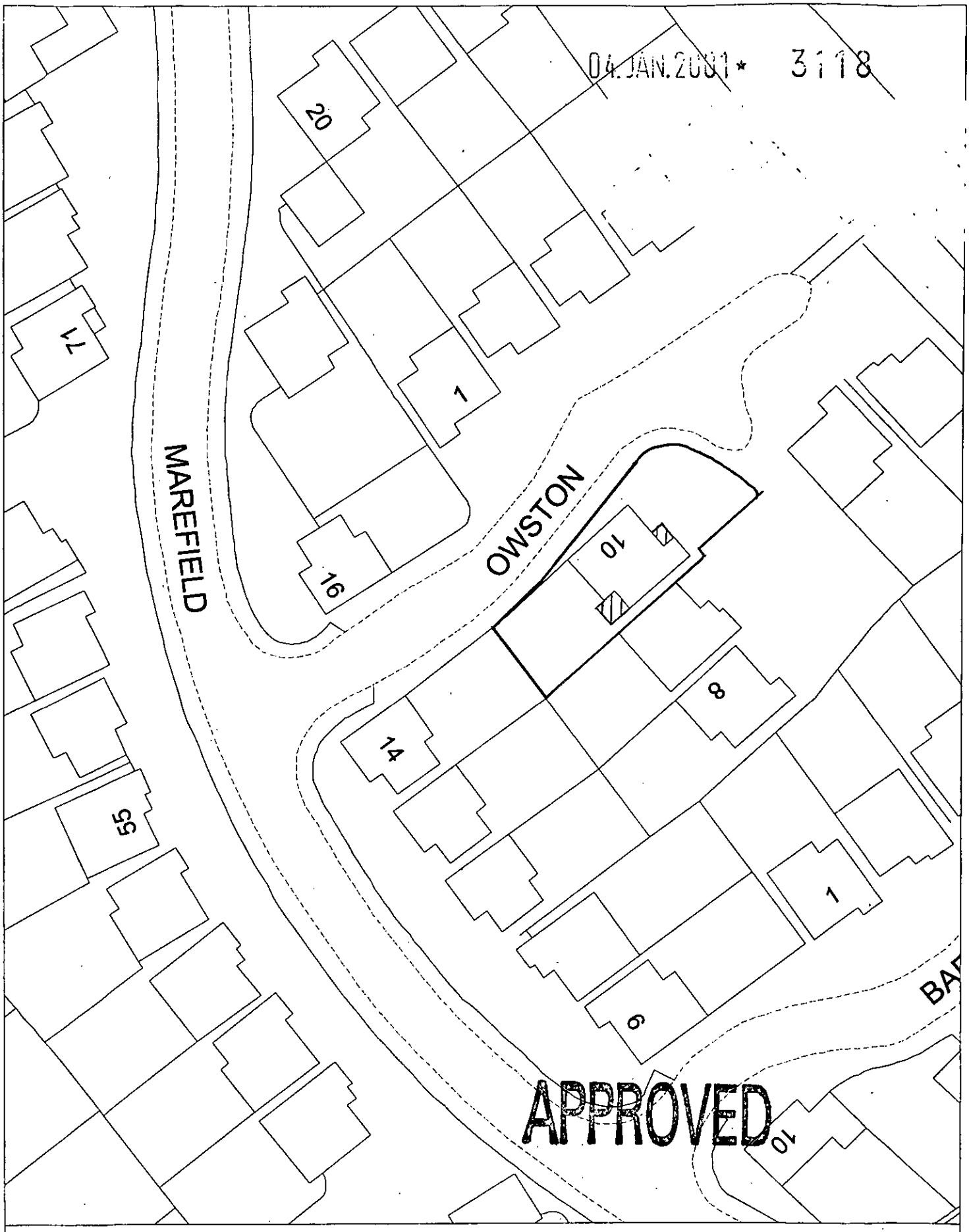
~~Owner's name~~ ~~Address at which the notice was served~~ ~~Date on which the notice was served~~

~~None of the land forms part of an agricultural holding.~~

Your signature: D. Thorn on behalf of

Date 02/01/2001

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



Site Plan, Scale: 1 to 500

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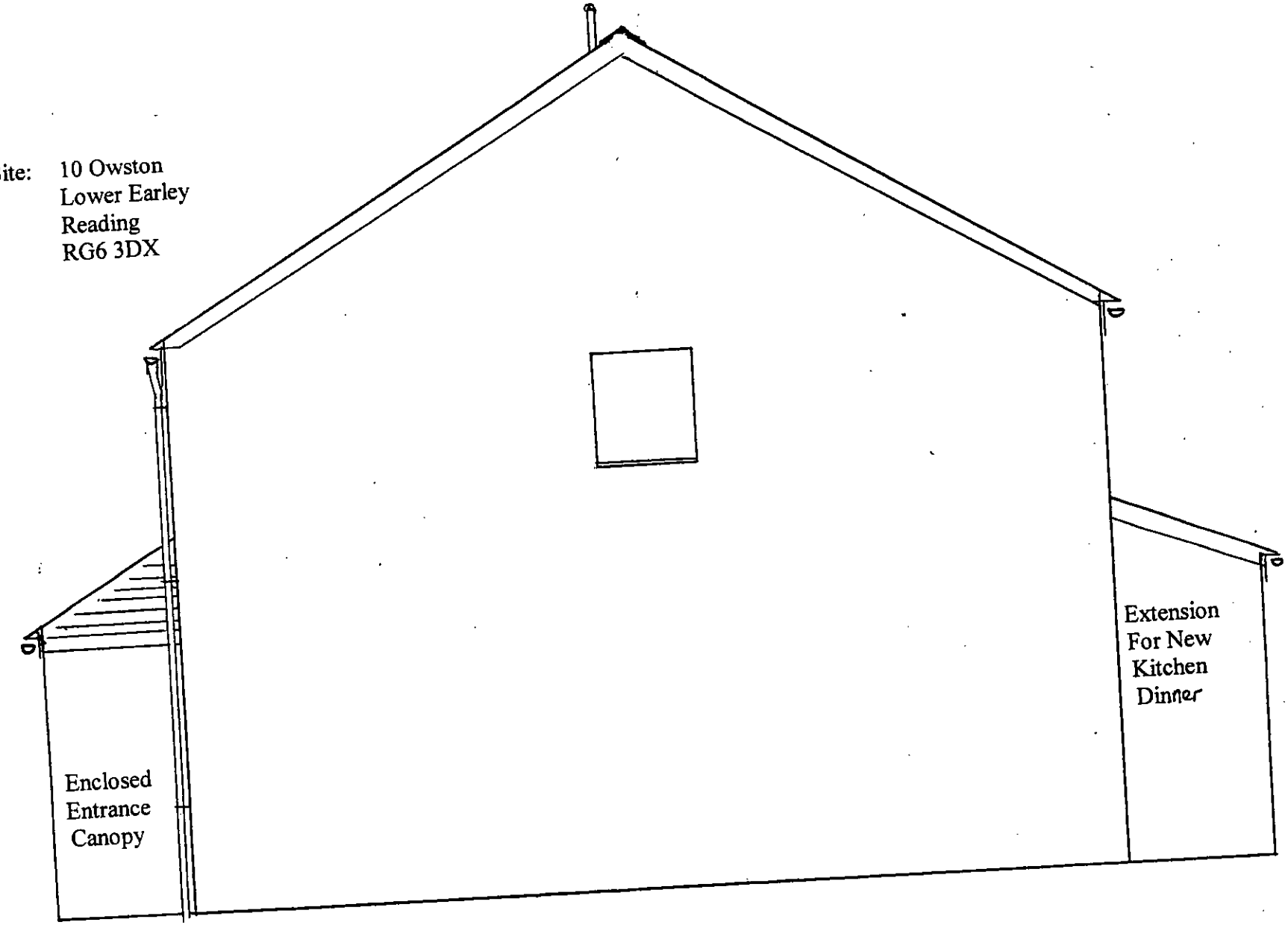
Date: 11 December 2000

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



APPROVED

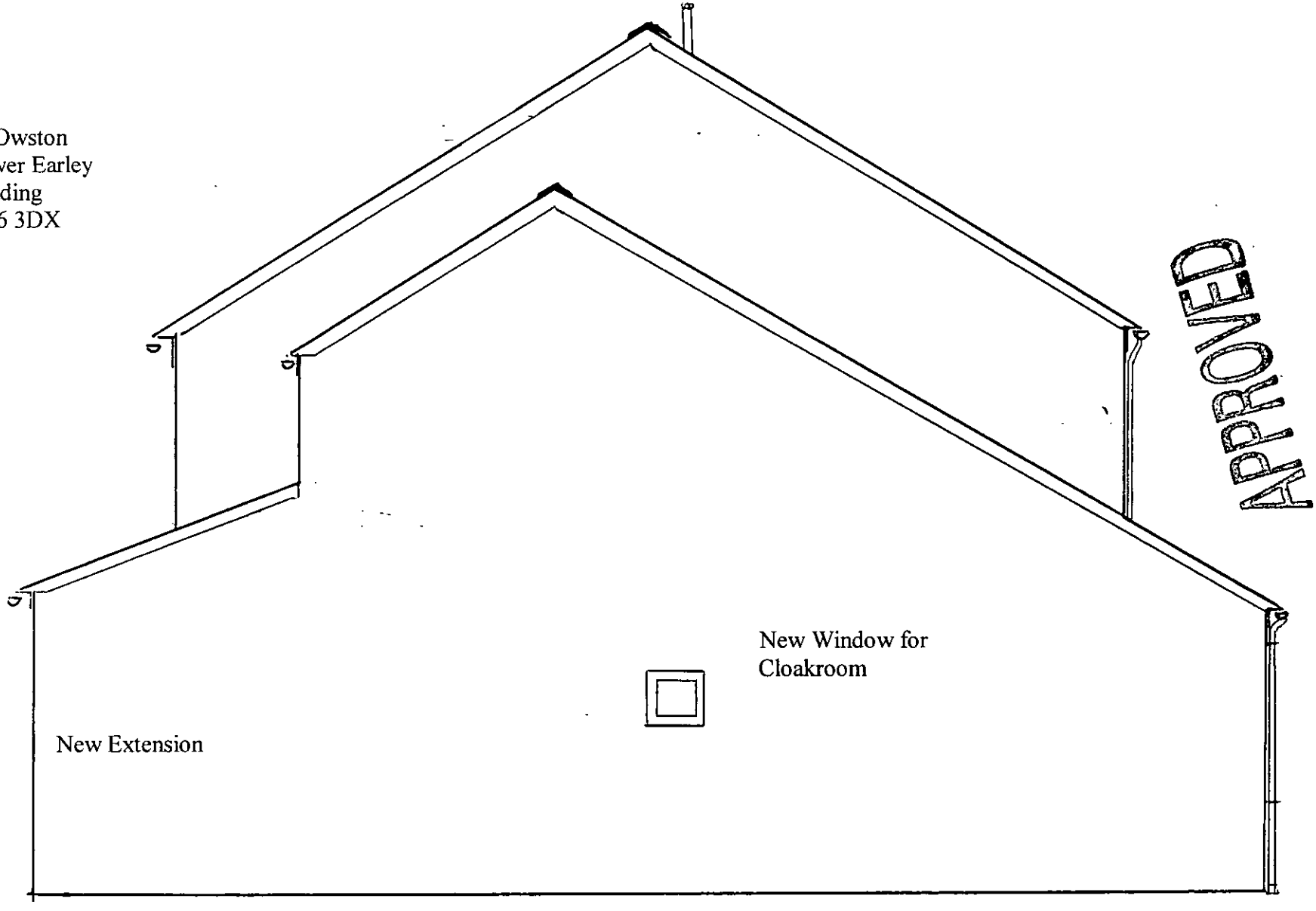
04 JAN 2001 * 3118

23/4/01

Side Elevation (SE)

Scale 1:50

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



APPROVED

04.JAN.2001 * 3118

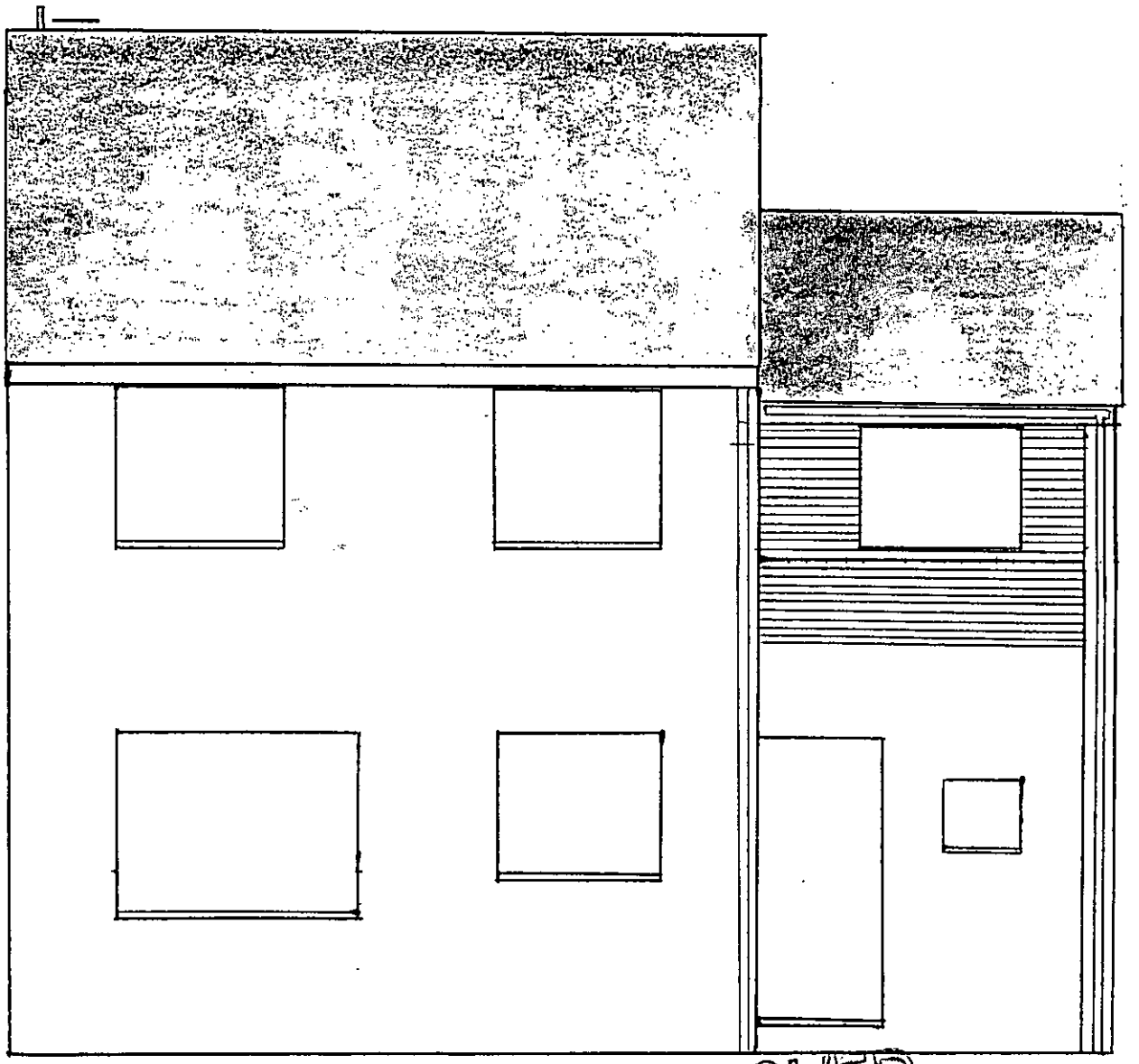
Side Elevation (NW)

Scale 1:50

23/4a

04 JAN 2001 * 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



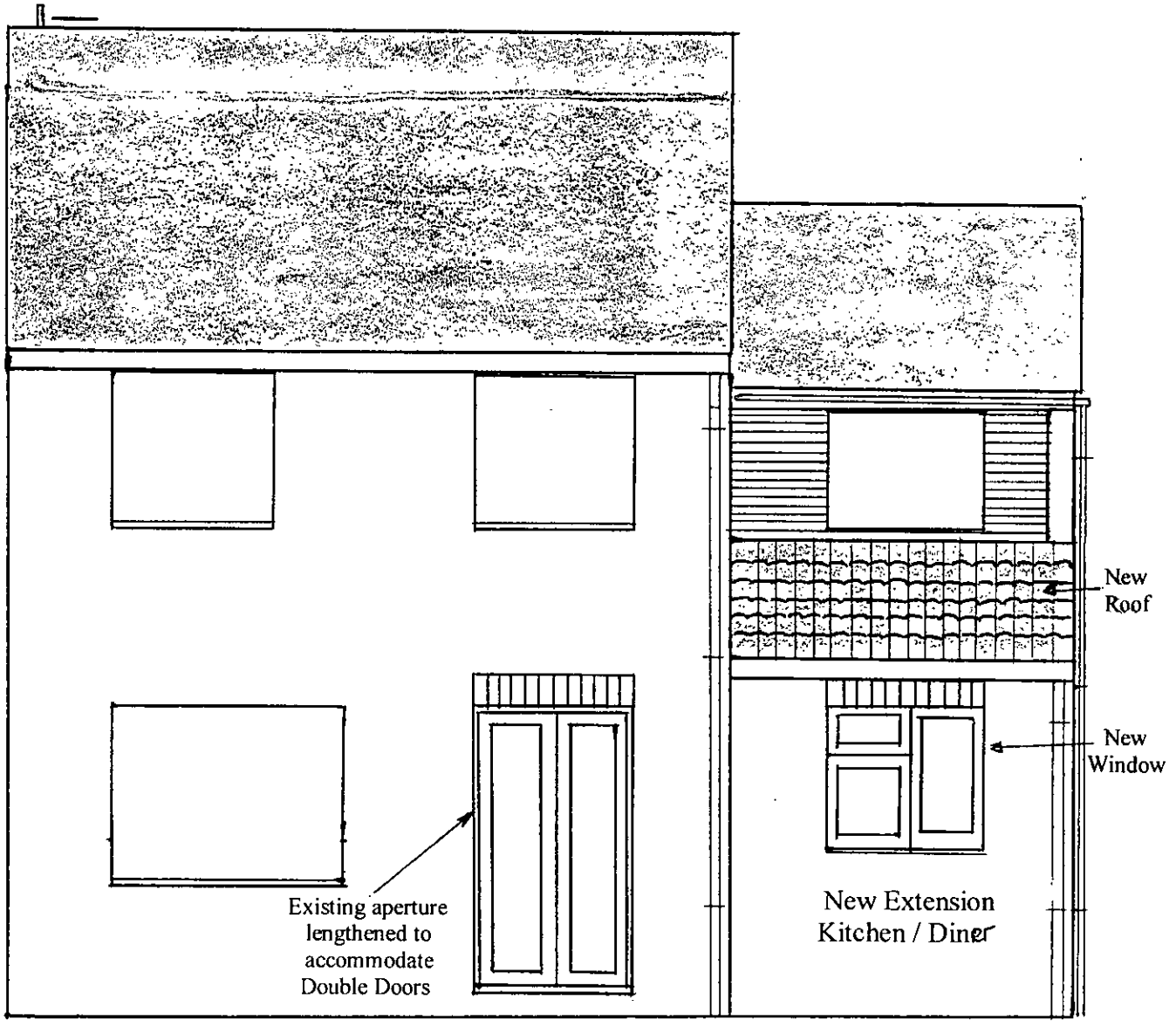
APPROVED

Rear Elevation (SW)

Scale 1:50

04.JAN.2001* 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



APPROVED

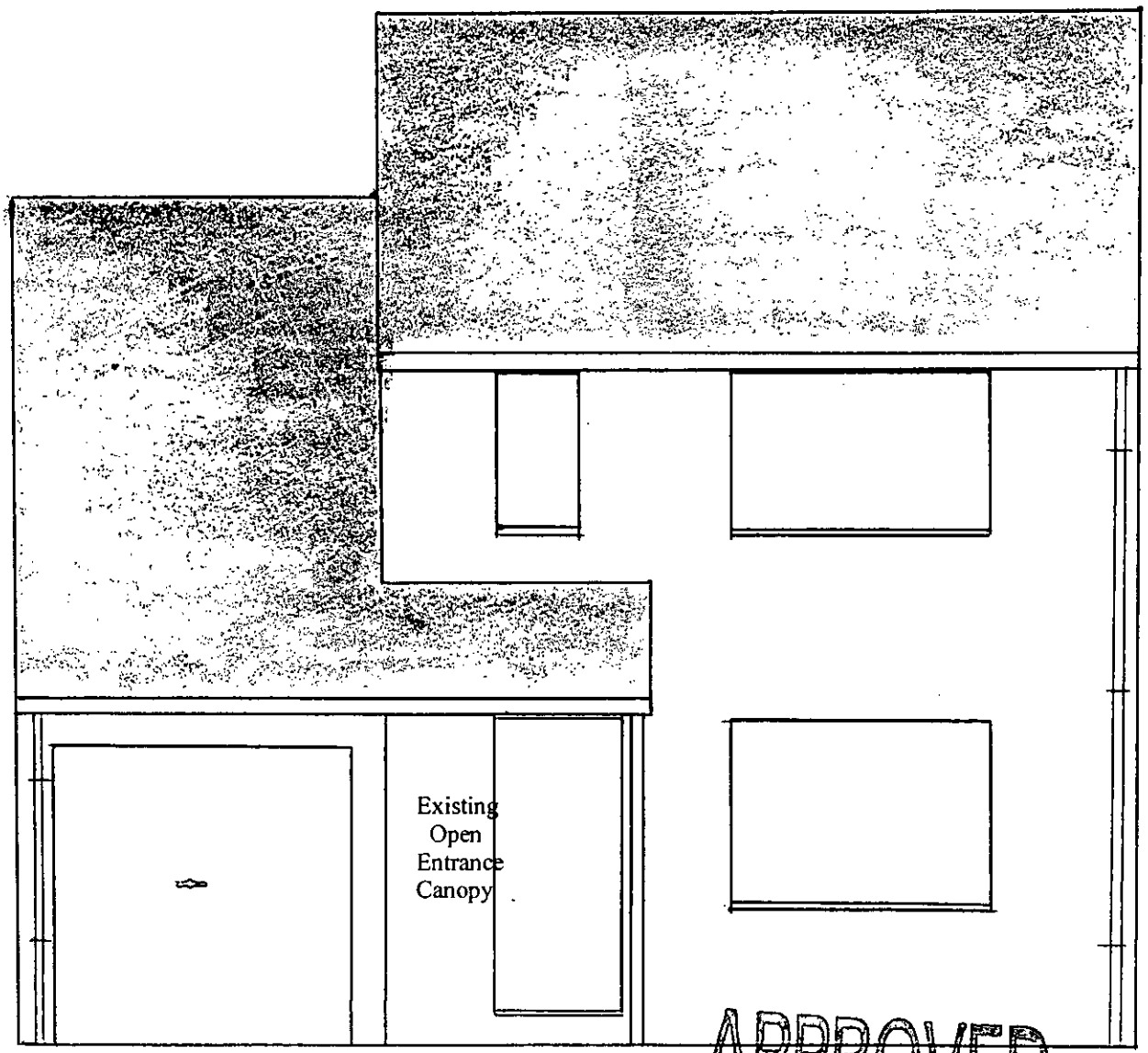
Rear Elevation (SW)

Scale 1:50

23/4/01

04. JAN. 2001 * 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



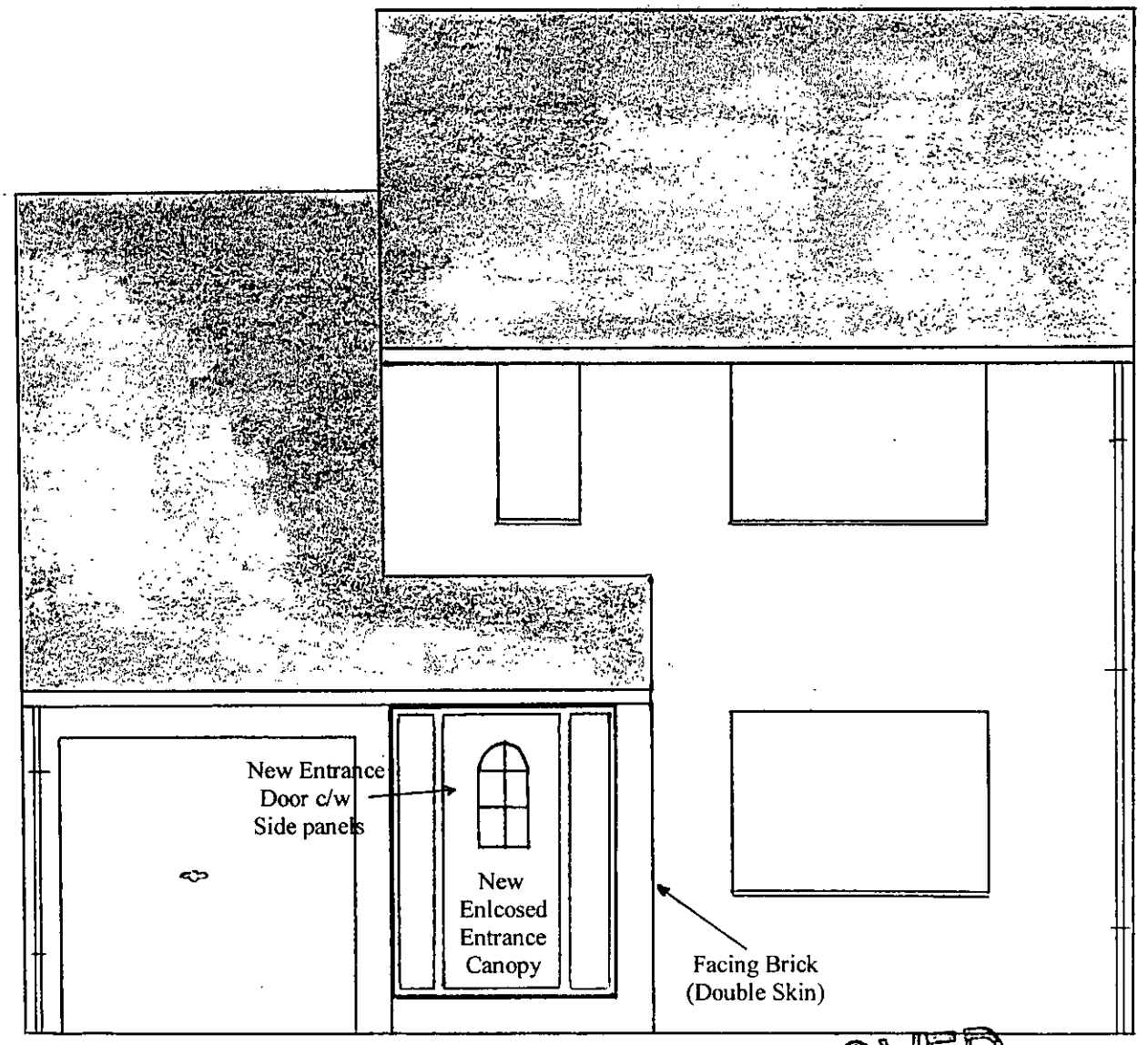
APPROVED

Front Elevation (NE)

Scale 1:50

04.JAN.2001* 3118

Site: 10 Owston
Lower Earley
Reading
RG6 3DX

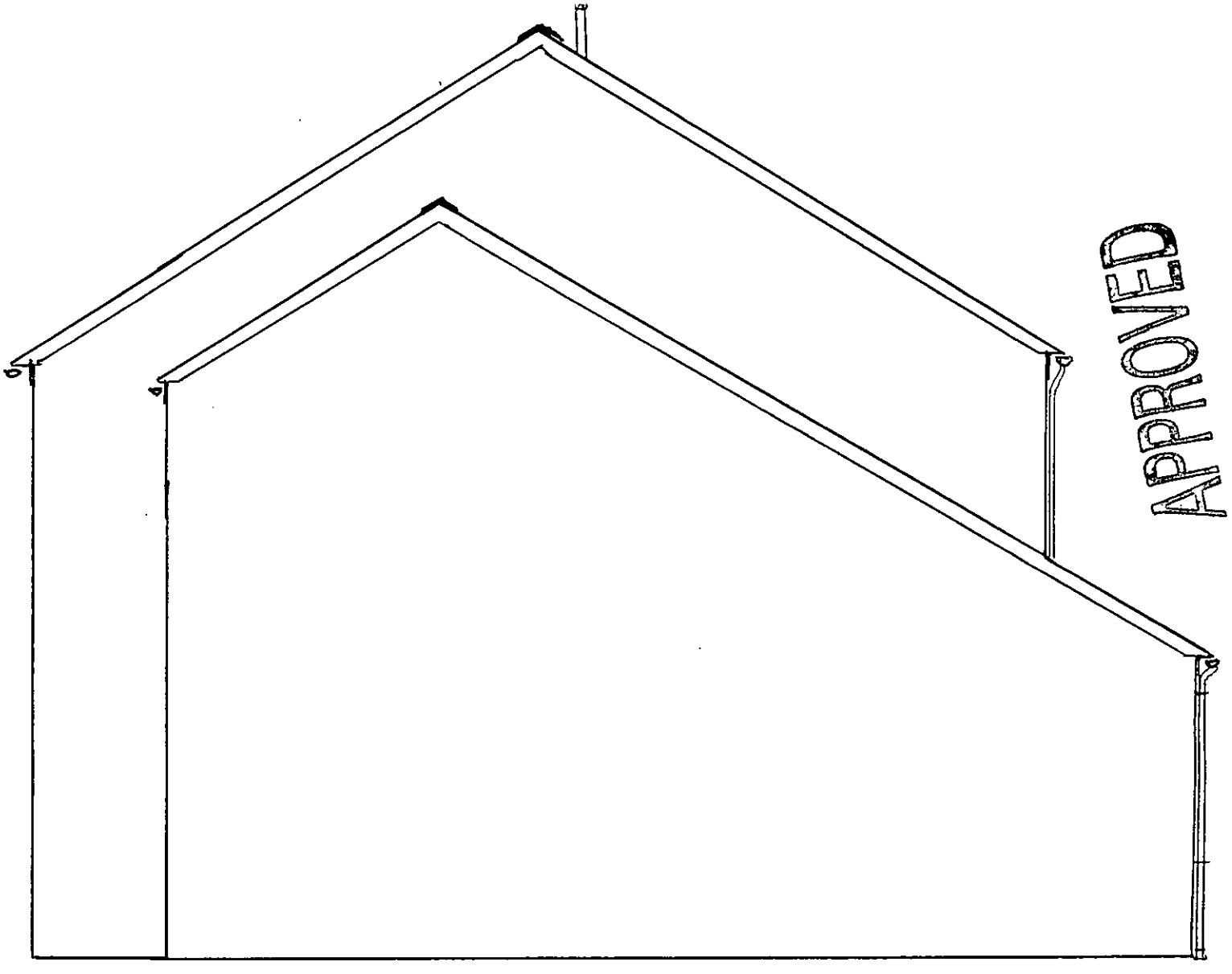


APPROVED

Front Elevation (NE)

Scale 1:50

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



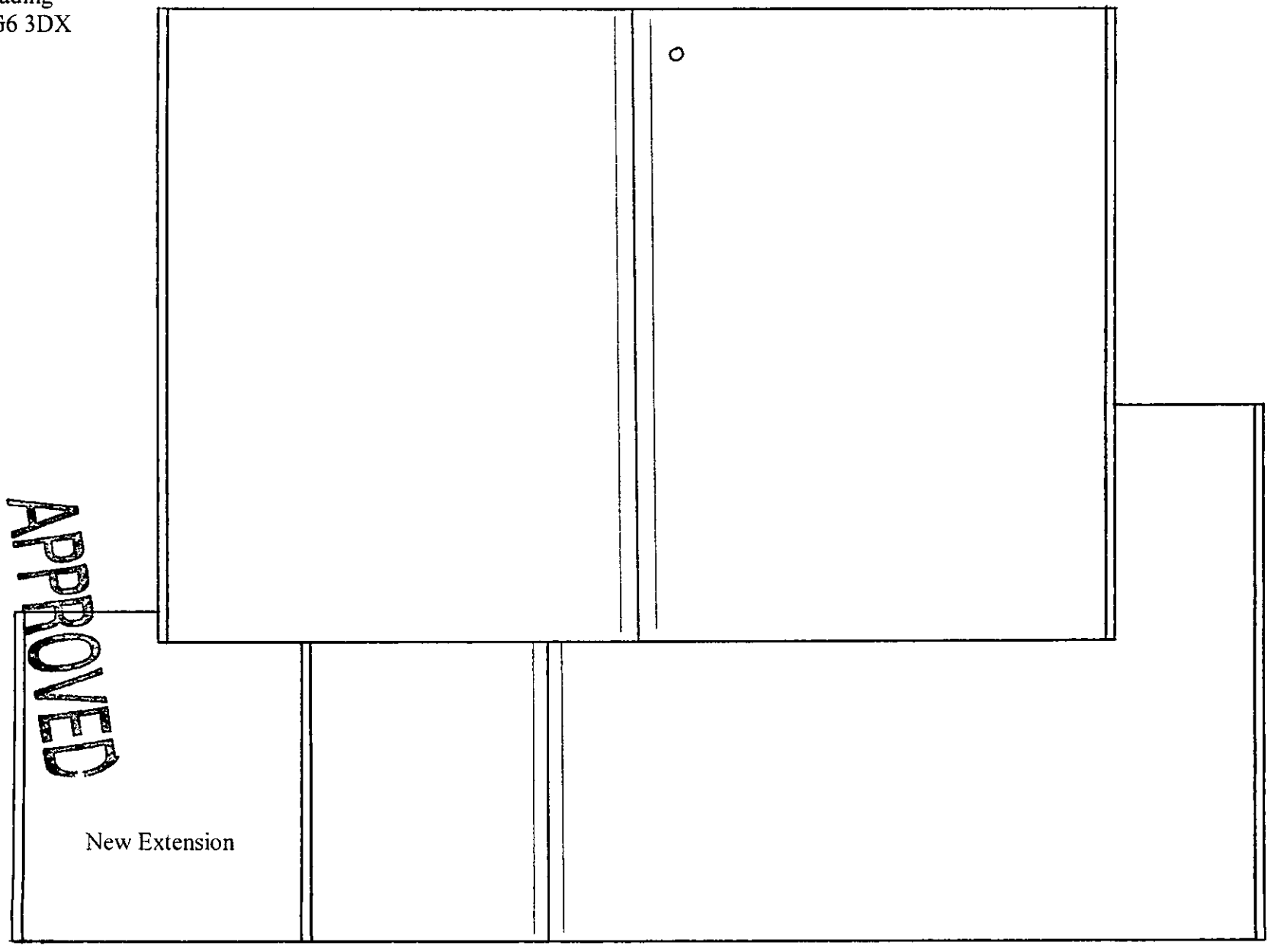
APPROVED

04 JAN 2011 * 31118

Side Elevation (NW)

Scale 1:50

Site: 10 Owston
Lower Earley
Reading
RG6 3DX



APPROVED

04 JAN 2001 * 3118

ROOF PLAN

Scale 1:50


Laurel Park Recreation Ground
Laurel Park Recreation Ground
LOWER EARLEY
LOWER EARLEY
LOWER EARLEY
READING
RUSHEY WAY
RUSHEY WAY
RUSHEY WAY
SQUIRRELS HALL
GORDON AVENUE
GORDON AVENUE
GORDON AVENUE
CARNATION WAY
MEADOWAM WAY
MEADOWAM WAY
MAYFLOWER CLOSE
MAYFLOWER CLOSE
BELLAFIELD WAY
BELLAFIELD WAY
Oak Wood
Playground
Path
Path
Lake
Path
Path
Path

Location of Planning Application

Laurel Park Recreation Ground



Application Ref : F/2001/3118

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2001

Scale: 1 : 1250

Floor
Front clear porch — area.