APPLICATION NO:
F/2001/5364

LOCATION:
17 Mill Lane, Earley Reading.

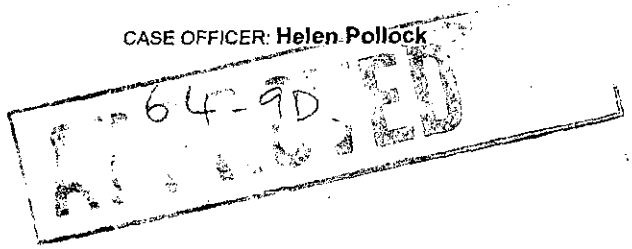
APPLICANT:
Mr R Carson C/O Andesign

PROPOSAL:
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Helen Pollock**



471

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Carson
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2001/5364

Parish: **EARLEY**

Location: **17, Mill Lane, Earley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.**

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. 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. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. 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 first floor level or above north and south side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

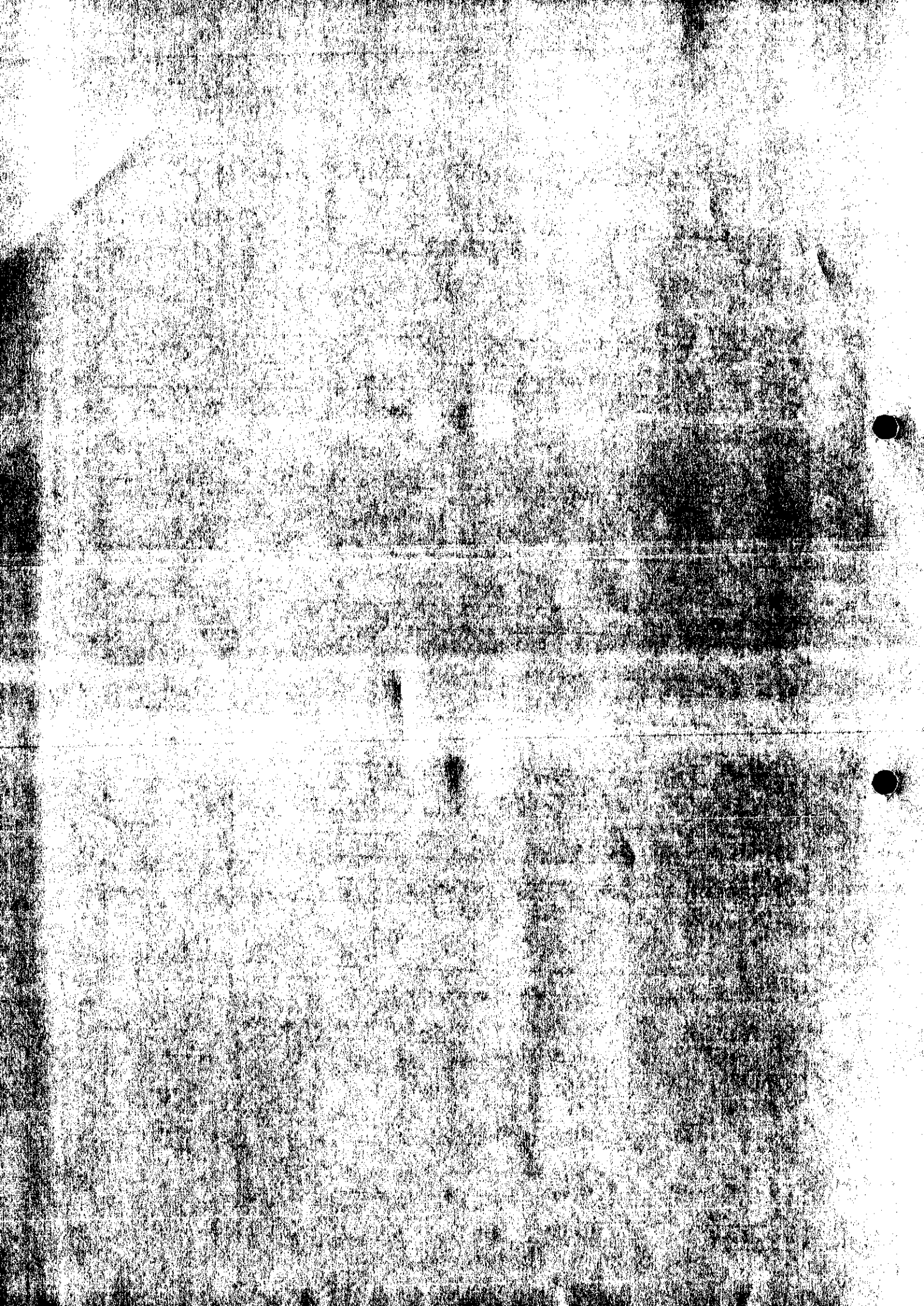
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5364	HP.
BUILDING CONTROL NUMBER	A/2001/2501	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	17 Mill Lane CARLBY	
DESCRIPTION OF PROPOSED WORK	First floor side ext & S/S rear ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3265A	AH/E/3265A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/4/02	

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	



WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5364

Applicant : Mr R Carson C/O Andesign.

Location : 17, Mill Lane, Earley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

Site Notice Displayed ? :

YES	NO	DATE
	✓	12/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 28/01/2002. 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 :

Parish: Refusal → overdevelopment, concern over parking.

landscape: no objection

highways: C/A

Ecology: Informative.

Planning Issues :

1. S.

Application Number: F/2001/5364
Appraisal:

The proposed development is for a first floor side extension, the existing garage, conversion of the existing garage to a habitable room and a single storey rear extension. The proposed development would create a family room and study at ground floor level, extending out 3.6m beyond the existing rear building line. The proposed first floor extension would be 8.1m long and would extend beyond the existing rear building line by 1.4m.

The property is detached and to the front of the property are 4 driveway parking space and a 1.8m fence encloses the area. The rear garden is also enclosed with 1.8m fencing.

1) Impact upon neighbouring properties

The proposed development would have no impact upon the neighbouring properties as it is 10m from the boundary with No.19and although it abuts the boundary towards No.11 there is a path between the two properties and a gap of around 10m. No windows are proposed in the side elevation facing No.11 and only a ground floor door is proposed facing No.19, it is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development has a ridge height set down from the main ridge and the proposal is set back from the front building line. The materials used would match those of the existing dwelling. It is thus considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 4 to 5; so 4 off-road parking spaces need to be provided. The required parking standard has been met and provided that parking is maintained there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5364
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C044	R044	'first floor level or above' 'North and south side elevations'
	Informative.		If great crested newts are encountered @ any point during development then all works must stop immediately + local English Nature officer + WDC must be informed.

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: Rp. [signature]
(Development Control Manager)

Date: 13.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 17 Mill Lane Earley Reading.

APPLICATION NUMBER: F/2001/5364

OFFICER: Helen Pollock

DATE OF SITE VISIT: 12/02/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached HSE with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 4 driveway.

LEVELS raised up from n° 19 by ≈ 0.5m - no impact.

BOUNDARY TREATMENT lower than 11 - no impact.

OTHERS 1.8m fence enclosure. to front + back.

No Impact.

FROM: Helen Pollock

DATE: 11 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5364

Proposal: Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room..

Site Address: 17, Mill Lane, Earley, Reading.

Applicant: Mr R Carson C/O Andesign.

Your observations are required in respect of this application **by 04/01/2002** .

Councillors considered that this application should be refused, as, if allowed, it was felt that the proposal represented and over development of the site. Additionally, there was concern that there would be sufficient on site parking.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 10 January 2002

Location:	17 Mill Lane, Earley
Proposal:	Proposed first floor side extension to dwelling and single storey side extension. Conversion of garage to family room.
Application Number:	F/2001/5364

In response to your consultation dated 11 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There are already a number of existing structures within the rear garden, a garage and shed, and these have been built around the oak tree that is within the garden. The proposed extension is no closer to the oak than the existing structures, therefore it will not cause any additional harm to the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 11 December 2001

Application Number: F/2001/5364

Proposal: Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

Parish: EARLEY TOWN

Site Address:
17, Mill Lane, Earley, Reading.

Applicant:
Mr R Carson C/O Andesign.

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).

C12, R12.

Signed: _____ **Print name:** AC 13/12/01

Helen Pollock

From: Andy Glencross
Sent: 17 December 2001 12:10
To: Helen Pollock
Subject: Planning Application F/2001/5364 17 Mill Lane, Earley

Hi Helen

Although this site is within 200 metres of a great crested newt breeding pond it is seperated from it by residential gardens and it is unlikely that newts would reach this site.

I suggest we attache the following informative to any permission granted.

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

I have not visited the site.

Cheers

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

ADDRESS 17 MILL LANE

PARISH ~~WOODLEY~~ Barley 1.4.86

PLOT No. Old Property

ORD. SHEET No. SU. 53 7671

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PO/522/72	Mr A.V. Sutton	Garage	6.7.72.	App N/A
BR6938	"	REPLACEMENT GARAGE	4.8.74	APP N/A
38973	MR MRS HOPKINS	2/ST. & S/ST. EXTS	2.3.92	C/A
FP/92/0260	"	"	23.3.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Received by Wokingham District Council

Application No: F/2001/5364

PROPOSAL:
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

LOCATION:
17, Mill 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/2001/5364 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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.

Head of Planning and Transportation

11 December 2001

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5364

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/5364
17, Mill Lane, Earley, Reading.
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

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,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5364**
17, Mill Lane, Earley, Reading.
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5364

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Dear Councillor

Application Number: F/2001/5364
17, Mill Lane, Earley, Reading.
Proposed first floor side extension to dwelling and single storey side extension.
Conversion of existing garage to family room.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5364**
17, Mill Lane, Earley, Reading.
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5364

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5364
17, Mill Lane, Earley, Reading.
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

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

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5364**
17, Mill Lane, Earley, Reading.
Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

F

Application Number : NEW/2001/5364	Map No : 53
Case Officer : HP	Site Area : 0 07
Valid Date : 3-12-01	Received Date: 03/12/2001

Level : Delegated Application

(F) Description : Proposed first floor side extension to dwelling and single storey side extension. Conversion of existing garage to family room.

Location : 17, Mill Lane, Earley, Reading.

Parish : EA Ward : LIT Hurgerford. 11/12/01 TB

Applicant : Mr R Carson C/O Andesign.

Fee Required: £95 Fee Received: £95 (S) L2a

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			
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 11/12/01 -TS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

DINTON PASTURES – GREAT CRESTED NEWTS CONSULTATION ZONE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/W.t. see map

OTHERS

No pre-apps

Environmental Services

For office use only.
Application number:

03.DEC.2001* 5564

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 R. CARSON
	Address and postcode	17 MILL LANE EARLEY BERKS RG6 7JF
	Phone number	9351863
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION
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 [X] No [ ]
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [X] No [ ]

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR R. CARSON

Date 30/11/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2001 Scale: 1 : 1250

N
W E
S