APPLICATION NO:
F/2001/5256

LOCATION:
2 Gipsy Lane, Earley Reading.

APPLICANT:
Mr B E Hedley

PROPOSAL:
Proposed erection of detached double garage.

APPROVED

EARLIEST DATE FOR DECISION: **10/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2002

Listing Date 17/12/01

CASE OFFICER: ~~Helen Pollock~~
Louise Smith 20/12

No obs 10/01/02 SV

367

00

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B E Hedley
2, Gipsy Lane
Earley
Reading
RG6 7HA

Application Number: F/2001/5256

Parish: **EARLEY**

Location: **2, Gipsy Lane, Earley, Reading.**

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

Informative

2. 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 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5256

Applicant : Mr B E Hedley .

Location : 2, Gipsy Lane, Earley, Reading.
Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/11/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/12/01

Date Registered : 16/11/2001

Earliest Date for Decision : 10/12/2001

Latest Consultation Date/Site Notice Expiry Date : 10/12/2001

This application will have expired on: 11/01/2002. 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 Council - no objection

Highways - no objection - approval.

Planning Issues :

Identified Settlement
Impact on streetscene
Impact on neighbours
Parking & Highways.

Application Number: F/2001/5256 – 2 Gipsy Lane, Earley

Appraisal:

Development

The site is a detached bungalow, situated within the identified settlement of Earley.

The proposed development is for a detached double garage, measuring 4.7m wide and 6.2m long, extending to the front line of the house. The garage would have a flat roof (2.4m high) with a pitched roof in the front elevation (3.1m to the ~~eaves~~ ridge).

1. Impact upon neighbouring properties

   The proposed garage would lie 0.15m from the boundary with No4 (comprising of a 0.8m high wire mesh fence) and protrude 1m to the front of this neighbour. The proposed development is not considered to provoke adverse affects in terms of overshadowing or being overbearing due to its height and distance from the neighbouring dwelling itself.
   Similarly, it is perceived that the location of windows in the garage, on the near side and rear elevations, would not cause overlooking onto the neighbouring property of No4.

2. Impact upon the character of the area
   Numerous detached garages can be found along this stretch of Gipsy Lane, some of which are set forward from their respective dwellings. No1 Gipsy Lane has a comparable sized double garage to that which is being proposed. It is therefore considered to be in keeping with the streetscene and therefore not detract from the character of the locality.

3. Impact upon highway safety (parking provision)
   Although the highways department feel that the double garage measurements do not comply with their standards for 2 parking spaces, they have no objections to the development as parking for 2 is sufficiently met by the driveway.

Approval: **Refusal:**

✓

Application Number F/2001/5256
Conditions/Reasons for Refusal

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

No 1 & 2 - Detached Double Gge.
No 5 + 9 have set forward gges.

rear extension

Id'd sett of EARLEY

RECORD OF SITE VISIT

MARK WINDOWS ON ——→ over

SITE ADDRESS: 2 Gipsy Lane Earley Reading.

APPLICATION NUMBER: F/2001/5256

OFFICER: ~~Helen Pollock~~

DATE OF SITE VISIT: 31/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y in front window.

2. DESCRIPTION OF SURROUNDINGS
Residential rd, trees, houses set back
Mixture of detached + semi detached bungalows + chalet bungalows. Red Brick, red + grey tile roofs.

Gge 2.3m to ridge 3m to eaves

3. DESCRIPTION OF SITE/BUILDING
semi detached bungalow red brick + brown pebbledash red/brown file roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 4 - 0.8m wire mesh with metal posts hedges + shrubs on No 2 beyond ~~4~~ 1 - 3m.
No 4.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - 30cm higher on No 4 land.

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 November 2001

Application Number: F/2001/5256

Proposal: Proposed erection of detached double garage.

Parish: EARLEY TOWN

Site Address:
2, Gipsy Lane, Earley, Reading.

Applicant:
Mr B E Hedley .

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).

Comment.

The garage does not comply with our standards to be used to park 2 vehicles (this would require minimum internal dimensions of 5.0m by 5.0m), however there is sufficient parking space available within the curtilage without using the garage to park 2 vehicles.

Signed: _____ **Print name:** AC 21/11/01

FROM: Helen Pollock

DATE: 19 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5256

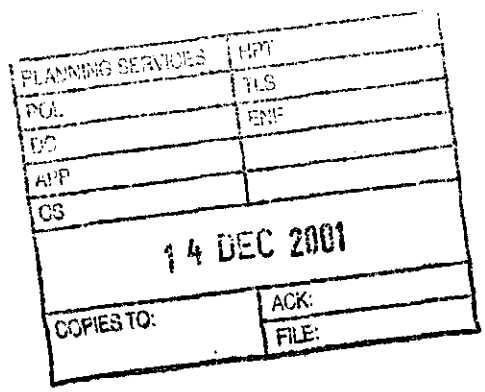
Proposal: Proposed erection of detached double garage..

Site Address: 2, Gipsy Lane, Earley, Reading.

Applicant: Mr B E Hedley .

Your observations are required in respect of this application **by 10/12/2001** .

NO OBJECTION



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5256

PROPOSAL:
Proposed erection of detached double garage.

LOCATION:
2, Gipsy 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/2001/5256 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 10/12/2001. 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 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

19 November 2001

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

Tel: 0118 974 6480

Date: **19 November 2001**

My ref: F/2001/5256

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/2001/5256
2, Gipsy Lane, Earley, Reading.
Proposed erection of detached double garage.

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/2001/5256**
2, Gipsy Lane, Earley, Reading.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~31 AUG 2001~~ 16 NOV 2001	Map No. 53 Site 0:07
Officer: HP | Application No. F/2001/5256	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: 2 GIPSY LANE

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR HEDLEY

Fee Received 95-00 (9) 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	Other side elevation.	✓ 13/9	✓ 16/11
6	Floor plans	Windows covered up on east elevation still present on floor plans.	✓ 13/9	✓ 16/11
7	Metric scale disclaimer	Plans not to scale.	✓ 13/9	✓ 16/11
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 : 19/11 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:

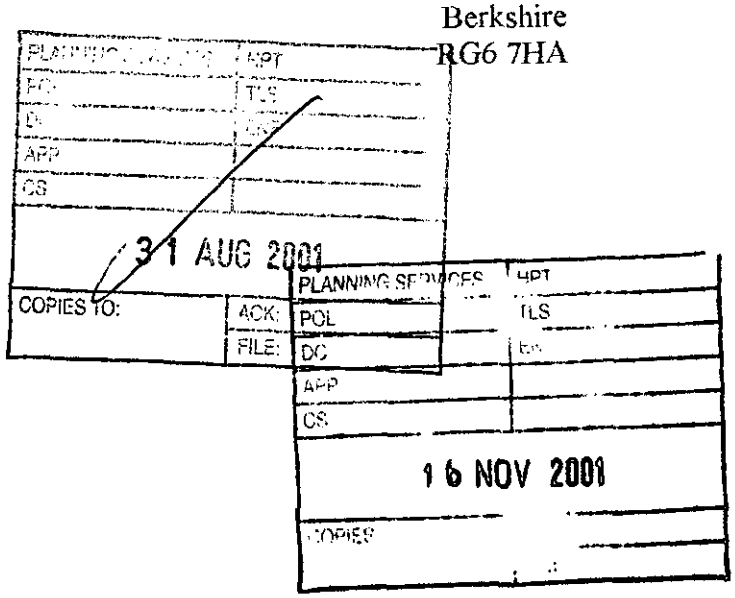
S/N & see map

16.NOV.2001* 5256

Mr B E Hedley
2 Gipsy Lane
Earley Reading
Berkshire
RG6 7HA

30 August 2001

Head of Planning & Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sir,

Re: Amendment to Planning Application 97/65427/F at 2 Gipsy Lane Earley Reading Berkshire

I enclose herewith the appropriate forms for Planning permission to building a garage to the above property.

I look forward to hearing from you in the near future.

Yours faithfully,

B.E.Hedley

Environmental Services

For office use only.
Application number:
16.NOV.2001 * 5256

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 Address and postcode Phone number	MR B. E. HEDLEY 2 GIPSY LANE EARLEY READING BERKS 01189 262092
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.	ADDRESS AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DOUBLE 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.	BRICK UNDER TILED ROOF TO MATCH EXISTING PROPERTY
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: 3	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 B. E. HEDLEY

Date 20-08-01

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

"RESDENE"

PC 23 791 002

ADDRESS 2 GIPSY LANE

PARISH ~~WOODLEY~~ Barley 1.4.86

PLOT No. Old Property

ORD. SHEET No. SU. 7671 53

BUILDER

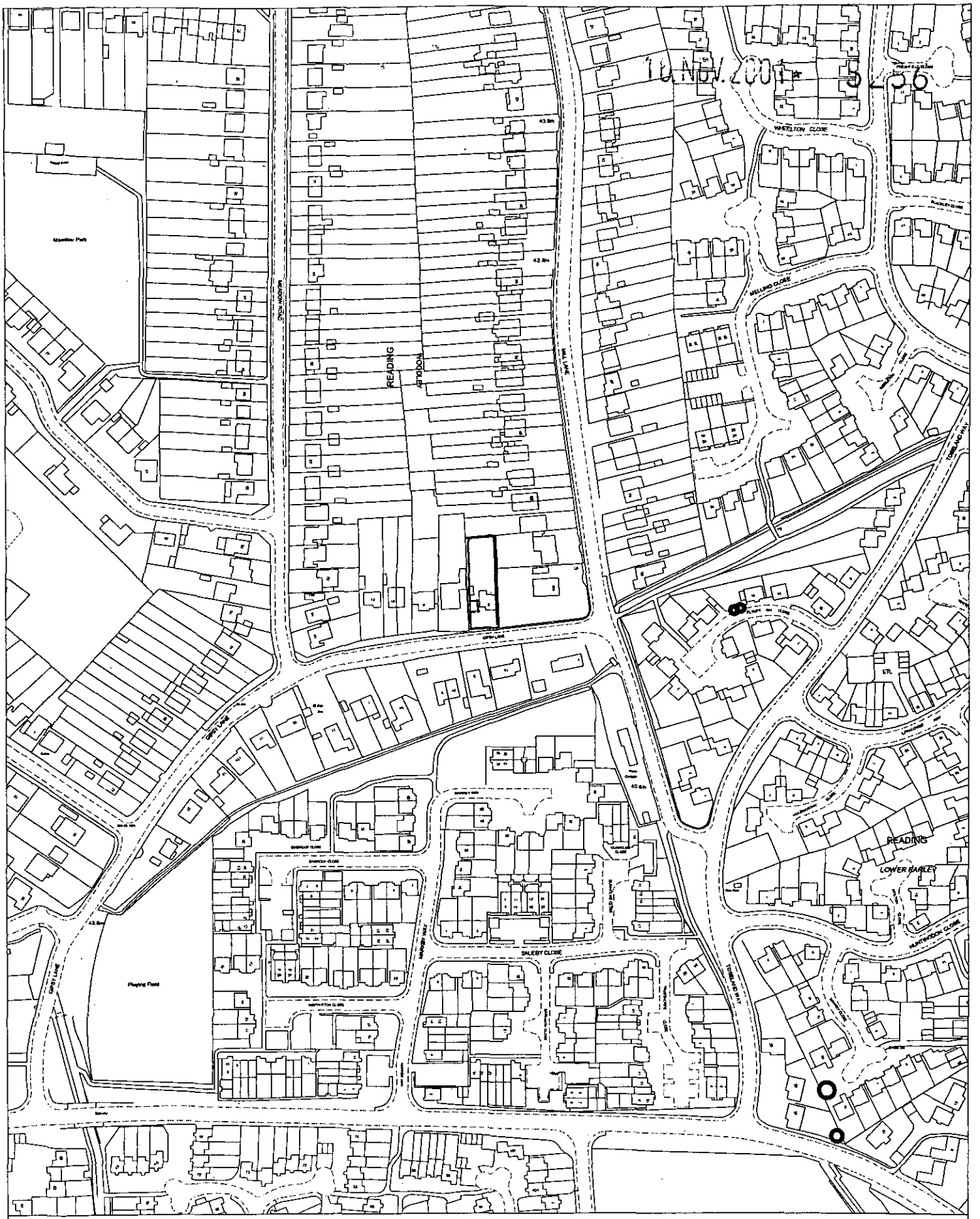
Plan No.	Applicant	Description of Development	Date of Decision	Decision
2023/72	Mr D.B. Keating	New front porch & ext. flowing	21.12.72	- App
BR 22387	TRUSTEES OF HERBERT HOLDSTOCK (Dec'd)	DRAINAGE & INT. ALT.	11.4.84	APP N/A
21219	"	O/L HOUSE ON LAND ADS.	5.6.84	N/A Ref
~~27726~~	~~[illegible]~~			
97/65427/F	MR. B. HEDLEY	S/ST. HT. & GARAGE	23-6-97	CLA
FP97/6631/A	"	"	1.9.97	APP
		N/A		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 2500

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Date: 28 August 2001

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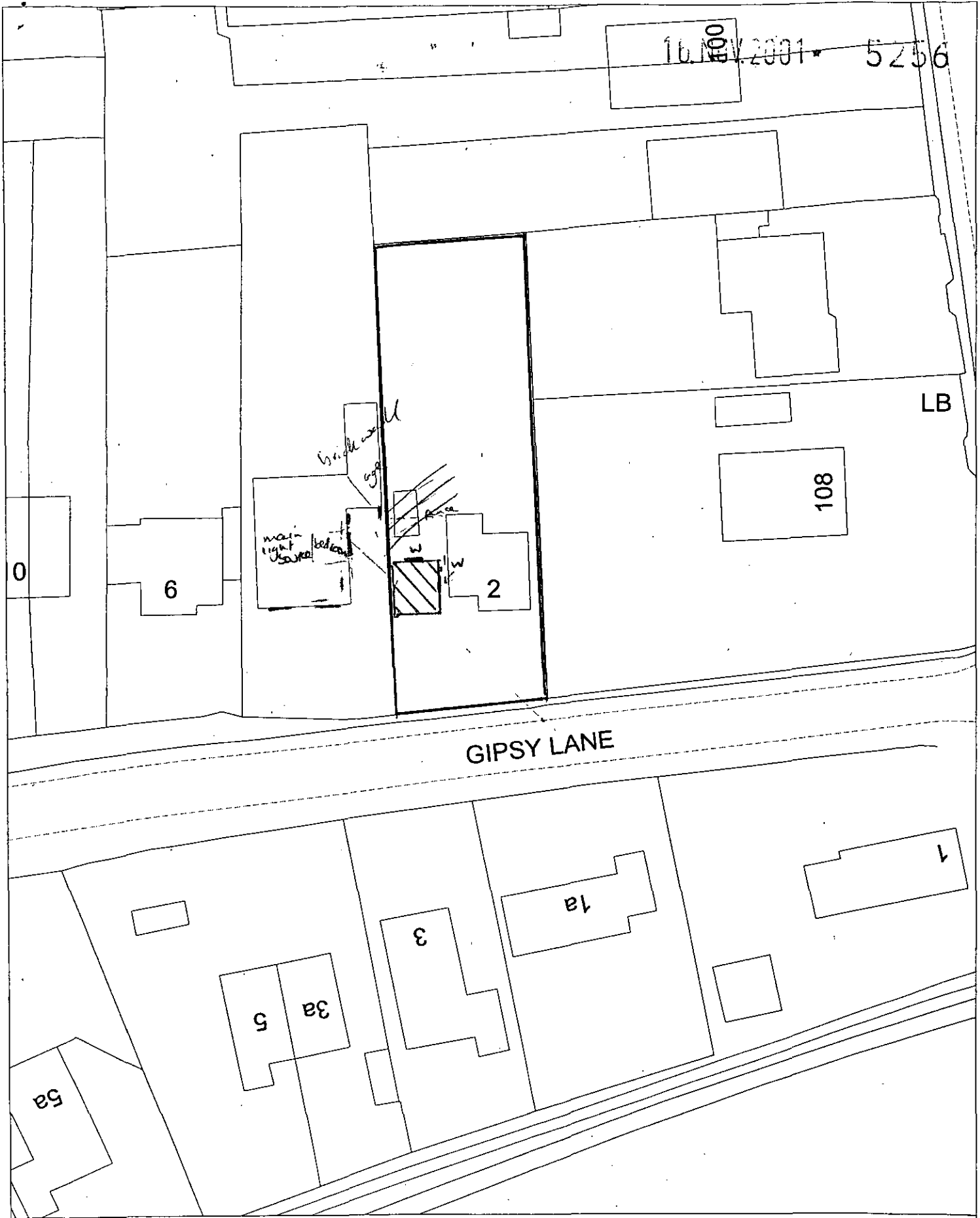

Site Plan, Scale: 1 to 500

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Date: 28 August 2001

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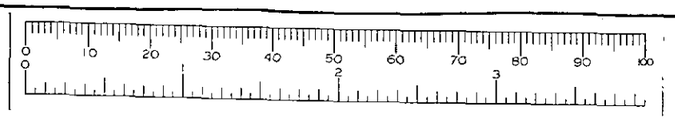
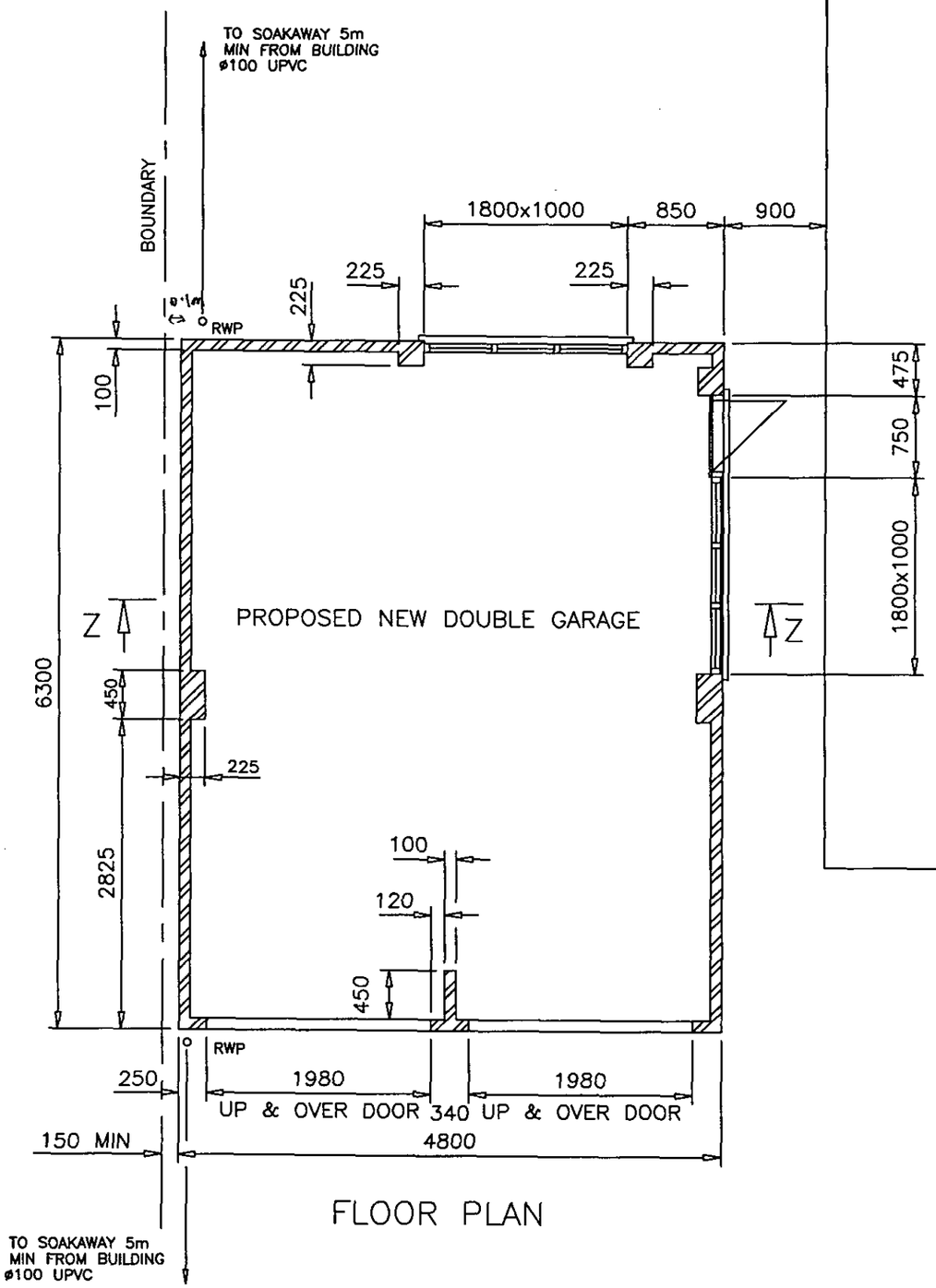
16.NOV.2001* 5256





FLOOR PLAN

EXT'G BUNGALOW OUTLINE

BOUNDARY

APPROVED

CEDARMART Plans Service

For House Plans, Extensions, Conversions and Planning Applications

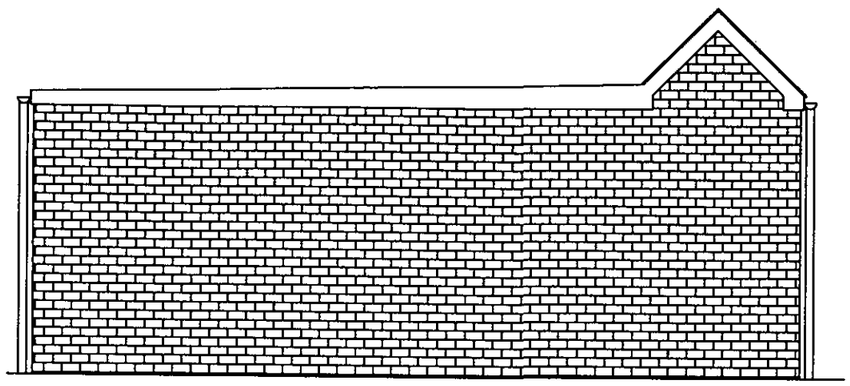
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

DATE
NOVEMBER 2001

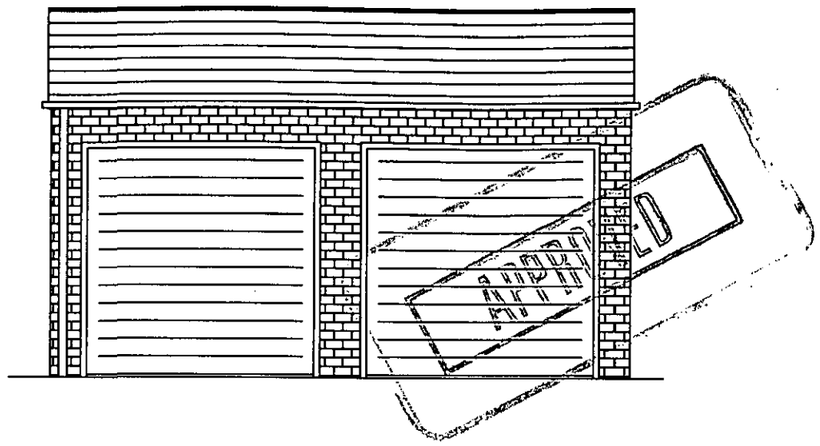
SCALE
1:50

TITLE
PROPOSED DOUBLE GARAGE AT:
2 GIPSY LANE
EARLEY
BERKSHIRE

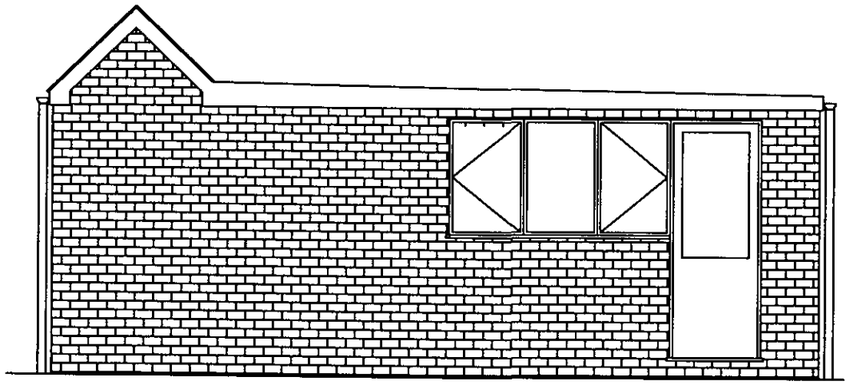
16.NOV.2001* 5256



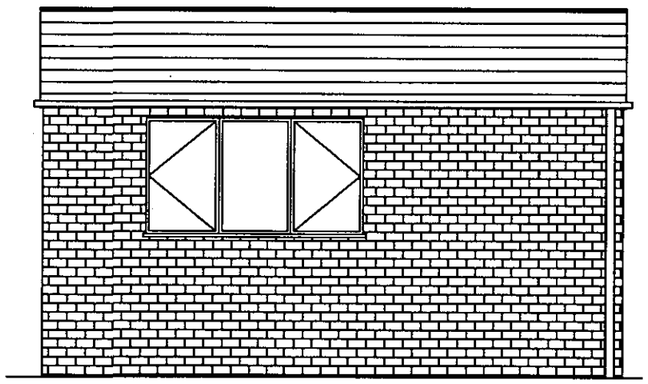
PROPOSED SIDE ELEVATION



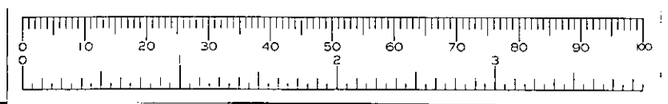
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



CEDARMART Plans Service

For House Plans, Extensions, Conversions and Planning Applications

3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

DATE
NOVEMBER 2001

SCALE
1:50

TITLE
PROPOSED DOUBLE GARAGE AT:
2 GIPSY LANE
EARLEY
BERKSHIRE