APPLICATION NO
F/2002/8252

LOCATION:
197 Beech Lane, Earley Reading.

APPLICANT:
Mr/Mrs A Stephens C/O John R Hall

PROPOSAL:
Proposed single storey front extension to dwelling and replacement roof on existing garage.

EARLIEST DATE FOR DECISION: **31/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 18/02/2003

CASE OFFICER: **Richard Knight**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Stephens
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
Berks
RG7 1AX

Application Number: F/2002/8252

Parish: **EARLEY**

Location: **197, Beech Lane, Earley, Reading.**

Proposal: **Proposed single storey front extension to dwelling and replacement roof on existing 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. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Number PBC/1803/1, received by the Local Planning Authority on 24 December 2002.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/02/2003

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 : Richard Knight

Application Number : F/2002/8252

Applicant : Mr/Mrs A Stephens C/O John R Hall.

Location : 197, Beech Lane, Earley, Reading.
Proposal : Proposed single storey front extension to dwelling and replacement roof on existing garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/2/03

Date of Neighbour Notifications : .....

Date of Site Visit : 7/2/03

Date Registered : 24/12/2002

Earliest Date for Decision : 31/01/2003

Latest Consultation Date/Site Notice Expiry Date : 31/01/2003

This application will have expired on: 18/02/2003. 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 :
Town Council - no objection.

Planning Issues :
Impact on street scene and neighbours

Application Number: F/2002/8252

Appraisal :

The application relates to a detached bungalow situated well back from an established residential road, which has a 'rural' feel because of mature trees/hedges and single footway. Opposite the site is an well treed open space and the dwellings in the area mature and of mixed design.

The site slopes upwards from the road although the property is on level land. It is screened by hedging to the front boundary.

The proposal is to infill a small area at the front corner of the bungalow creating an additional bedroom.

Distance from the western boundary varies between 2-2.5 metres. On this boundary is a mature hedge approx 2.5 metres high.

Adjoining is a garage on the neighbours side, which protrudes in front of the bungalows. To the east is two storey detached house.

The proposal has a matching gable end and roof and no windows in side elevation

Because of its location and screening there will be no impact on the street scene. The neighbouring property is protected by the boundary hedge and garage.

There is ample parking space provided by a single garage and large paved area to the driveway

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2002/8252
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C004	R001	
2	C014	R014.	

This approval / ~~refusal~~ (delete as applicable) is in respect of the OS Site Location Plan and Plan No's PBC/1803/1 , received by the LPA on 24/12/02.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1 WOS3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENI.
~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. J.S. Andrews
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 13/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 197 Beech Lane
Earley Reading.

APPLICATION NUMBER: F/2002/8252

OFFICER: Richard Knight

DATE OF SITE VISIT: 7/12/03

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front hedge

2. DESCRIPTION OF SURROUNDINGS
Road with Rural feel. Landscape area opposite. Hedges/trees along road, Individual mixed dwellings.
Footway on one side only.

3. DESCRIPTION OF SITE/BUILDING
Detached bungalow set well back into plot. Front hedging
Rises slightly from road. About 1-5 above road level.
Garage & ample parking space in front area.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Chalet bungalow on same level. Flat roof garage protrudes forwards of existing. Extension will come ~~of~~ just in front of this.
no side windows. Detached house on other side

5. SITE CONSTRAINTS

TREES N/A .

ACCESS/PARKING - OK.

LEVELS Rises from road but level for dwellings.

BOUNDARY TREATMENT - well screened - Hedging 2.5m high.

OTHERS none.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8252	RK
BUILDING CONTROL NUMBER	CP 2003 / 4028	AndyB
APPLICANT/AGENT	John R Hall	
ADDRESS OF SITE	197 Beech Lane CARLTON	
DESCRIPTION OF PROPOSED WORK	s/s front ext & replace roof	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1803/1A	PBC/1803/1
ELEVATIONS	- -	- -
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - extension larger.	
DATE	7/4/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED		6/3/03	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION	—		

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Richard Knight

DATE: 07 January 2003

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8252

Proposal: Proposed single storey front extension to dwelling and replacement roof on existing garage..

Site Address: 197, Beech Lane, Earley, Reading.

Applicant: Mr/Mrs A Stephens C/O John R Hall.

Your observations are required in respect of this application **by 31/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

Application Number: F/2002/8252

Case Officer : RXK.

Valid Date : 24.12.02	**Map No :** 58 **Site Area :** **Received Date: 24/12/2002**

Level : Delegated Application

Description : Proposed single storey front extension to dwelling and replacement roof on existing garage.

Location : 197, Beech Lane, Earley, Reading.

Parish : EA **Ward :** Redhatch. 7.1.03 B.

Applicant : Mr/Mrs A Stephens C/O John R Hall.

Fee Required: £110 **Fee Received: £110** (9)

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

7.1.03 JB.

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 : _____

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..S/N..&..See..map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		74FLEETHAM GARDENSREADING	RG6 4BY
		78FLEETHAM GARDENSREADING	RG6 4BY
		80FLEETHAM GARDENSREADING	RG6 4BY
		82FLEETHAM GARDENSREADING	RG6 4BY
		90FLEETHAM GARDENSREADING	RG6 4BY
		4ASHLEY CLOSEREADING	RG6 5QY
		5ASHLEY CLOSEREADING	RG6 5QY
		6ASHLEY CLOSEREADING	RG6 5QY
		7ASHLEY CLOSEREADING	RG6 5QY
		195BEECH LANEREADING	RG6 5UP
		197BEECH LANEREADING	RG6 5UP
		199BEECH LANEREADING	RG6 5UP
		199BEECH LANEREADING	RG6 5UP

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

Tel: (0118) 974 6502

Date: 07 January 2003

My ref: F/2002/8252

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/8252
197, Beech Lane, Earley, Reading.
Proposed single storey front extension to dwelling and replacement roof on existing 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 **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8252**
197, Beech Lane, Earley, Reading.
Proposed single storey front extension to dwelling and replacement roof on existing 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 Rolls

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

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

Tel: (0118) 974 6502

Date: 07 January 2003

My ref: F/2002/8252

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 Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/8252
197, Beech Lane, Earley, Reading.
Proposed single storey front extension to dwelling and replacement roof on existing 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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8252**
197, Beech Lane, Earley, Reading.
Proposed single storey front extension to dwelling and replacement roof on existing 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 Spratling

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

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

Tel: (0118) 974 6502

Date: 07 January 2003

My ref: F/2002/8252

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/8252
197, Beech Lane, Earley, Reading.
Proposed single storey front extension to dwelling and replacement roof on existing 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 **Richard Knight** on **(0118) 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Knight** Application Number: **F/2002/8252**
197, Beech Lane, Earley, Reading.
Proposed single storey front extension to dwelling and replacement roof on existing 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 Hare

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

Received by Wokingham District Council

Application No: F/2002/8252

PROPOSAL:
Proposed single storey front extension to dwelling and replacement roof on existing garage.

LOCATION:
197, Beech 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/2002/8252 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 Richard Knight P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2003. 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
07 January 2003

6

Environmental Services

For office use only.
Application number: 8252

Householder planning application form

24 DEC 2002

WOKINGHAM DISTRICT COUNCIL

8252

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. STEPHENS 197 BEECH LANE EARLEY READING RG6 2UP.
2	Agent's Name Address and postcode Phone number	JOHN R HALL SETLEY COTTAGE BASINGSTOKE Co THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	197 BEECH LANE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION & REPLACEMENT ROOF TO EXISTING 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 & TILE AS EXTG.
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 ☑

9544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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. Stephens

Date 20/12/02

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

Pc 03 090 197

ADDRESS 197 BEECH LANE PARISH EARLEY

PLOT No. ORD. SHEET No. 58 SU.7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
517/51	Mr. A. Brooks	Detached Bungalow	9.10.51	App. App.
F/2000/2043	Ideal mark Ltd	2 St/R + loft con.	6.11.00	APP
FP/2000/0908	Mr & Mrs Stephens	Loft conv. S/st R. Ext & Int Alterations	22.05.00	APP
F/2002/8252	" " "	S/st fr. ext + repl roof on exist gar		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE