APPLICATION NO:
F/2002/5812

LOCATION:
3 Finstock Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs A Cole C/O Andesign

PROPOSAL:
Proposed conversion of garage to habitable room and erection of detached garage.

EARLIEST DATE FOR DECISION: **07/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2002

CASE OFFICER: Richard Kelly
Louise Smith

APPROVED

02

932

RAILEX
Marbleboard

POLIFLEX PL5F

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Cole
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2002/5812

Parish: **EARLEY**

Location: **3, Finstock Close, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to habitable room and erection of detached 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.

Condition
3. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. This permission relates to the application as amended with revised plans number 2118/01 and Method Statement submitted to the Local Planning Authority detailing construction details of garage and hardstanding in relation to trees contained under Tree Preservation Order No. 314/1986 and does not approve the proposals as originally submitted.

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, LBE2, LTV1, LT5, LT6 and LBE9.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7, WT6 and WBE11.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

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.

5812 → case officer filing

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT
PCL	TLS
DC LS	CHF
APP	
CS	64523

20 DEC 2002

COPIES TO ACK 23/12/02

ref: 4160

Mr Trevor Watson
Development Control Manager
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

19th December 2002

Dear Mr Watson,

re: Planning Application No. F/2002/5812 - 3 Finstock Close, Lower Earley

At long last I am delighted to hear from our Structural Engineer, Mr C. Davis that agreement has been reached with your Senior Arboriculturist Mr Neil Etherington. I am enclosing documents confirming this fact for your records, and I would be obliged if you would now release the Planning consent at your earliest convenience. I thank you for your patience on this matter throughout.

Yours faithfully,

A. Hester

c.c. Mr A. Cole
Mr C. Davis

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date 11 December 2002
My ref. NE/TPO 314/1986
Your ref. 2117/CJD/L.04

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Mr C Davis
Davis Consulting
47 West End Road
Mortimer
Reading
RG7 3TQ

Dear Mr Davis

TREE PRESERVATION ORDER NO. 314/1986
PLANNING APPLICATION NO. F/2002/5812
PROPOSED GARAGE AT 3 FINSTOCK CLOSE, LOWER EARLEY

Thank you for your letter of 29 October 2002 and enclosures.

I confirm that I consider the proposed construction details for the garage and car parking area are acceptable in relation to the two Oak trees.

I have copied our correspondence to Trevor Watson, Development Control Manager, so that this matter can be progressed.

Thank you for your help.

Yours sincerely

NEIL ETHERINGTON
Senior Arboriculturist

cc: Trevor Watson, Development Control Manager
Mr A Cole, 3 Finstock Close, Lower Earley, Reading, Berkshire, RG6 4JX.

64523

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 23 December 2002
My ref. SB/F/2002/5812
Your ref. 4160

Mr A Hester
Andesign Building Plans
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Hester

PLANNING APPLICATION NO. F/2002/5812 - 3 FINSTOCK CLOSE, LOWER EARLEY

I acknowledge receipt of your letter dated 19 December, addressed to Trevor Watson, and can advise that Mr Watson has passed your letter on to the case officer, Louise Smith for her attention.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant (Planning Services)

D|A|V|I|S CONSULTING

Consulting Civil & Structural Engineers and Surveyors

47 West End Road
Mortimer
Reading
Berks RG7 3TQ

Our Ref: 2118/CJD/Rep.01

Tel: 0118 933 1533
Tel: 0794 403 4325

REPORT AND PROPOSALS FOR NEW SINGLE GARAGE

AT: 3 FINSTOCK CLOSE, LOWER EARLEY, READING

FOR: MR A COLE

29 OCTOBER 2002

PLANNING OFFICES	HPT
PC	TLS
DC	JMP
AP	
DS	
20 DEC 2002	
COPIES TO	FILE

REPORT AND PROPOSALS FOR NEW SINGLE GARAGE

AT: 3 FINSTOCK CLOSE, LOWER EARLEY, READING

FOR: MR A COLE

1 TERMS OF REFERENCE

It is proposed to build a single garage and provide a parking place at the above address to replace an existing single garage, integral with the house, which is to be converted into habitable accommodation.

An appropriate foundation for the garage, and form of construction for the parking place, are to be designed taking account of the proximity of two existing Oak trees. These trees are outside the boundary of the property and both are protected by Tree Preservation Orders.

2 GENERAL

The property consists of a conventionally constructed, detached, two storey, domestic dwelling built on a level plot. There is an integral single garage.

Along the south west boundary there is an open ditch beyond which there is a wide grass verge and footpath beside Meldreth Way.

There are two Oak trees growing on the edge of the ditch on the side nearest to the subject property. The location of the Oaks relative to the proposed garage and parking place is shown on drawing No. 2118/01.

A borehole made by hand auger was sunk, and the position of this is also shown on drawing No. 2118/01.

3 TRIAL HOLE FINDINGS

The soil profile at the position of the borehole is shown on drawing No. 2118/01. The various soil strata encountered were hard and great difficulty was experienced in penetrating to a final depth of 1100mm below ground level. No penetration beyond that depth was possible. A soil sample was taken and submitted for analysis.

Fine roots were encountered between 150mm and 400mm and are thought to originate from existing shrubs to the immediate north of the borehole.

The results of the analysis are bound into this report and describe the sample as a gravelly, sandy silt. The soil is therefore a clay of intermediate plasticity with a low risk of shrinkage.

4 DISCUSSION

The conditions for building near trees are given in BS 5837:1991 and recommend that no construction should take place within 6m of trees such as Oaks. In certain circumstances this distance may be reduced by one third to 4m on one side of the tree only.

One of the Oaks is 6.065m from the nearest part of the proposed garage and therefore satisfies the major condition. The other is 4.4m from the nearest part of the garage and permits a foundation design to be considered as follows:-

It will be necessary for the foundation to be, to all intents and purposes, formed at ground level. As the soil is a clay, although well stabilised by a gravel and sand matrix, it is inevitable that there will be seasonal shrinkage and swelling of the near surface soils which will cause any shallow foundation to rise and fall. Due to the proximity of one of the Oaks it will not be permitted to form a foundation at sufficient depth not to be influenced by the water demand of the tree and by seasonal effects.

Uniform vertical movement of the garage foundation will not be a problem, as it will be independent of any existing building, provided that the monolithic foundation and floor slab are sufficiently stiff to prevent local deformation. The loading of the superstructure is symmetrically applied to the rectangular slab and there will be no significant eccentric forces that might have a tendency to cause the building to settle unevenly.

The total mass of the garage, including the superimposed loads for the floor ($2.5kN/m^2$) and the roof ($0.6kN/m^2$) is 230kN, which distributed over a plan area of $16.5m^2$ produces an applied ground pressure of only $14kN/m^2$. This is minimal in comparison with pressures in the region of $100kN/m^2$ imposed by footings of domestic dwellings.

To achieve the necessary stiffness in the integral slab and edge beams, the slab will need to be 150mm thick. We therefore propose that permission is sought to excavate 50mm only of turf and topsoil to limit the above ground height of the slab to 100mm. The edge beam will be no more than 150mm below ground level.

The parking place should have a permeable surface and, as the subsoil is a gravelly sand which will be adequate as a sub-base, we consider that pea shingle retained by Tanalised timber edging will be appropriate. Our proposals for the parking place are shown on drawing No. 2118/01 and require that permission is sought to excavate 500mm only of turf and topsoil.

We recommend that the above proposals are submitted to Wokingham District Council and, if accepted in principle, detailed constructional drawings are produced and submitted.

End of report

For **Davis Consulting** ..... C J Davis - Partner

PAGE:	JOB 9620	PLASTICITY INDEX
DATE:30.08.02	3 FINSTOCK CLOSE - LOWER EARLEY	

LIQUID AND PLASTIC LIMIT RESULTS

To BS 1377: Part 2 Methods 4.6 & 5.3 Air dried sample.

SAMPLE NUMBER	BRIEF SOIL DESCRIPTION	BOREHOLE NUMBER	DEPTH m	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	% PASSING 425 SIEVE
V 9620/1	/ 1.1B.....Gravelly sandy SILT.....1	.. 1.10...		37.....23.....14.....			80.3%

Clay fraction category: <30 % Sample moisture content 14.0%
Casagrande category:INORGANIC CLAYS OF MEDIUM PLASTICITY
BRE Shrinkage risk : LOW Minimum recommended depth of foundations 1.00m.
Classification to BS 5930 CLAY of intermediate plasticity. Subgroup: CI
NHBC Shrinkage risk: LOW Minimum recommended depth of foundations 0.75m.

V = Visual description only. Clay fraction has been estimated.

NOTE: Based on the Building Research Establishment's Digest 240 'Low Rise Buildings on Shrinkable Clay Soils: Part 1' and The National House-Building Council's Practice Note 3.



A. H. Deane.
Terramech Investigations Limited

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5812

Applicant : Mr & Mrs A Cole C/O Andesign.

Location : 3, Finstock Close, Lower Earley, Reading.
Proposal : Proposed conversion of garage to habitable room and erection of detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/3/02

Date Registered : 05/02/2002

Earliest Date for Decision : 07/03/2002

Latest Consultation Date/Site Notice Expiry Date : 07/03/2002

This application will have expired on: 02/04/2002. 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 :

Highways: Conditional approval
Earley T.C.: No objection
Environment Agency: attach informatives
Trees: request additional information

Planning Issues :

Id. set H.
Str. sc.
Neighb.
Highway Safety.
Protection of Trees.

Application Number: F/2002/5812

Appraisal :

The site is a detached dwelling set back from the main street scene, within the identified settlement of Lower Earley. The application being considered proposes detached single garage forward of the property and conversion of existing garage.

Impact on neighbouring Properties:
Given the scale, design and siting of the proposed garage no adverse impacts are considered

Impact on street scene:
The proposed detached garage would form a modest structure which would not interfere with principle building lines along the estate. The garage would be set back in the street scene and is not considered to detract from the character of the estate. Furthermore a detached double garage exists at No 5 Finstock Close, which is considered more prominent in the street scene.

Highway Safety:
Parking and turning standards would be satisfied - no objections recieved.

Impact on TPO's to west of site.
There are two oak trees which lie 4.4m and 6m from the detached garage. The applicant submitted supplementary plans (2118/01) and details on constructing details for the garage and car parking in relation to these trees. The Senior arboriculturalist finds these methods acceptable
∴ not considered contrary to policy.

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

Application Number F/2002/5812
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

see site plan - for location of detached double garage at another property in the estate

RECORD OF SITE VISIT

SITE ADDRESS: 3 Finstock Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/5812

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses, Carshalton Way to side.

3. DESCRIPTION OF SITE/BUILDING Detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES Set well forwards (4m) of No.7.

5. SITE CONSTRAINTS

TREES Two TPO trees in Carshalton Way v. close to proposed garage. Several shrubs would need to be removed to make way for garage

ACCESS/PARKING Adequate

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence + shrubs to East. Open plan to S.

OTHERS Substantial detached double garage at No. 5 in similar relationship to TPO trees on Carshalton Way.

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date 11 December 2002
My ref. NE/TPO 314/1986
Your ref. 2117/CJD/L.04

Mr C Davis
Davis Consulting
47 West End Road
Mortimer
Reading
RG7 3TQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Davis

TREE PRESERVATION ORDER NO. 314/1986
PLANNING APPLICATION NO. F/2002/5812
PROPOSED GARAGE AT 3 FINSTOCK CLOSE, LOWER EARLEY

Thank you for your letter of 29 October 2002 and enclosures.

I confirm that I consider the proposed construction details for the garage and car parking area are acceptable in relation to the two Oak trees.

I have copied our correspondence to Trevor Watson, Development Control Manager, so that this matter can be progressed.

Thank you for your help.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: ~~Trevor~~ Watson, Development Control Manager → Louise Smith.
Mr A Cole, 3 Finstock Close, Lower Earley, Reading, Berkshire, RG6 4JX.

D|A|V|I|S CONSULTING

Consulting Civil & Structural Engineers and Surveyors

47 West End Road
Mortimer
Reading
Berks RG7 3TQ

Our Ref: 2118/CJD/Rep.01

Tel: 0118 933 1533
Tel: 0794 403 4325

REPORT AND PROPOSALS FOR NEW SINGLE GARAGE

AT: 3 FINSTOCK CLOSE, LOWER EARLEY, READING

FOR: MR A COLE

29 OCTOBER 2002

Partners: C J Davis :: R A Davis CEng MICE MIHT

REPORT AND PROPOSALS FOR NEW SINGLE GARAGE

AT: 3 FINSTOCK CLOSE, LOWER EARLEY, READING

FOR: MR A COLE

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We recommend that the above proposals are submitted to Wokingham District Council and, if accepted in principle, detailed constructional drawings are produced and submitted.

End of report

For **Davis Consulting** ..... C J Davis - Partner

PAGE:	JOB 9620	PLASTICITY INDEX
DATE:30.08.02	3 FINSTOCK CLOSE - LOWER EARLEY	

LIQUID AND PLASTIC LIMIT RESULTS

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V 9620/1	**/ 1.1B.....Gravelly sandy SILT.....**	**1**	**1.10...**	**37**	**23**	**14**	**80.3%**

Clay fraction category: <30 % Sample moisture content 14.0%
Casagrande category:INORGANIC CLAYS OF MEDIUM PLASTICITY
BRE Shrinkage risk : LOW Minimum recommended depth of foundations 1.00m.
Classification to BS 5930 CLAY of intermediate plasticity. Subgroup: CI
NHBC Shrinkage risk: LOW Minimum recommended depth of foundations 0.75m.

V = Visual description only. Clay fraction has been estimated.

NOTE: Based on the Building Research Establishment's Digest 240 'Low Rise Buildings on Shrinkable Clay Soils: Part 1' and The National House-Building Council's Practice Note 3.



A. H. Deane.
Terramech Investigations Limited

Ratified

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	582 ~~Richard Kelly~~ LS
BUILDING CONTROL NUMBER.	FX 2002/2687 South
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	3 Finstock Close Lower Earley
DESCRIPTION OF PROPOSED WORK	garage conversion detached garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3269	AH/E/3269
ELEVATIONS	- -	- -
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/1/03	

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	

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 28 February 2002
My ref: F/2002/5893

Andesign
9 Perkins Way
WOKINGHAM
Berks
RG41 2TN

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir or Madam

RE: PROPOSED CONVERSION OF GARAGE TO HABITABLE ROOM AND ERECTION OF DETACHED GARAGE AT 3 FINSTOCK CLOSE, LOWER EARLEY, READING

I am writing to inform you that additional information will be required prior to the determination of this application. Owing to the two oak trees on adjoining land to the west being subject to tree preservation orders it is necessary to submit the following:

1. A plan showing the position of both oak trees.
2. A report from a structural engineer detailing suitable foundation design for the garage.
3. Details of how the proposed parking space will be constructed to avoid damaging the trees.

I enclose a copy of our Senior Arboriculturist's request for your information, which includes more details. If you wish to speak to him he can be contacted on (0118) 974 6469. For any other queries, please do not hesitate to contact me on the above direct line number.

Yours faithfully,

Richard Kelly
Planning Officer

File: 5812 Finstock

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 23rd April 2002

Location: 3 Finstock Close, Lower Earley.

Proposal: Proposed conversion of garage to habitable room and erection of detached garage.

Application Number: F/2002/5812

In response to your consultation dated 11th February 2002 for the above application, the arboricultural comments are as follows:

There are two Oaks near the proposed garage growing in the highway verge and included in Tree Preservation Order No. 314/1986. Only one of these trees is shown on the applicant's plan.

British Standard 5837:1991 recommends that no construction works takes place within 6m of trees such as these two Oaks, although in certain circumstances this distance can be reduced by up to one-third on one side only.

The oak shown on the plan is approximately 4.5m away from the proposed garage and 1.1m away from the proposed parking space.

It may be possible to design the foundations for the garage to avoid damaging the roots and rooting area of the nearby Oaks. However the following information will be required:

- A plan accurately showing the position of both Oak trees.
- A report from a Structural Engineer, which includes a suitable foundation, design. The floor slab for the garage would need to be constructed above existing ground level. With any excavations for an edge beam limited to 150mm below existing ground level. The report would also need to include details of the soils Plasticity Index and all necessary calculations to demonstrate the adequacy of the foundation design. (This information will allow us to assess whether any damage will be caused to the trees and just as importantly whether the trees will contribute to future soil related subsidence/heave damage to the building).
- Details of how the proposed parking space will be constructed to avoid damaging the roots and rooting area of the nearby tree.

In the absence of this information I would have to recommend that planning permission be refused due to the potential damage that would be caused to the Oaks (Policy WBE of the Wokingham District Plan).

It should be noted that the above information was required and provided in respect of a recent planning application at 5 Finstock Close.

Neil Etherington
Senior Arboriculturist

ENVIRONMENT AGENCY

Our Ref : SP/2002/005322-1/1
Your Ref : F/2002/5812

Date : 15 March 2002

PLANNING SERVICES	HP 54589
PGL	TLS
DC RK	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Richard Kelly

PROPOSAL: CONVERSION OF GARAGE TO HABITABLE ROOM
LOCATION: 3 FINSTOCK CLOSE, LOWER EARLY READING

Thank you for your letter dated 11 February 2002, received on 13 February 2002. Please quote the following reference in any correspondence: SU77SE/1/20. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Andesign

FROM: Richard Kelly

DATE: 11 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5812

Proposal: Proposed conversion of garage to habitable room and erection of detached garage..

Site Address: 3, Finstock Close, Lower Earley, Reading.

Applicant: Mr & Mrs A Cole C/O Andesign.

Your observations are required in respect of this application **by 07/03/2002**.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CSD	

18 FEB 2002

CORRECTED

No Objection

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 11 February 2002

Application Number: F/2002/5812

Proposal: Proposed conversion of garage to habitable room and erection of detached garage.

Parish: EARLEY TOWN

Site Address:
3, Finstock Close, Lower Earley, Reading.

Applicant:
Mr & Mrs A Cole 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).

C04A, R04A
C122, R122.

Signed: _____ **Print name:** ADAM 13/2/02

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

Tel: (0118) 974 6229

Date: **11 February 2002**

My ref: F/2002/5812

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5812
3, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room and erection of detached 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5812**
3, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room and erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: (0118) 974 6229

Date: **11 February 2002**

My ref: F/2002/5812

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5812**
3, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room and erection of detached garage.
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 6229

Date: **11 February 2002**

My ref: F/2002/5812

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5812
3, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room and erection of detached garage.

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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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5812**
3, Finstock Close, Lower Earley, Reading.
Proposed conversion of garage to habitable room and erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5812
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/5812

PROPOSAL:
Proposed conversion of garage to habitable room and erection of detached garage.

LOCATION:
3, Finstock Close, 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 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/2002/5812 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 Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/03/2002. 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 February 2002

Application Number : F/2002/5812	Map No : 58
Case Officer : RK	Site Area : 0.04
Valid Date : 5/02/02	Received Date: 05/02/2002

Level : Delegated Application

Description : Proposed conversion of garage to habitable room and erection of detached garage.

Location : 3, Finstock Close, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr & Mrs A Cole C/O Andesign.

Fee Required: £95 Fee Received: £95 (2)

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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓ Adj. to TPOs ✓

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 ✓ Landfill Consultation ✓

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-apps.

1764

MASTER CARD FOR

ADDRESS FINSTOCK CLOSE PARISH EARLEY

PLOT No. PART AREA MM - 405. N&O ORD. SHEET No. SU. 75-70 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
01945		LOWER EARLEY PLAN		AP
01235/95		LOADS		CA
24999	MCLEAN	2 HOARDINGS	19.5.86	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 314/86

DRAINAGE

1764

ADDRESS 3 FINSTOCK CLOSE PARISH EARLEY

PLOT No. 10 PART AREA MM - 405 N. & O ORD. SHEET No. SU. 75-70 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22983	MCLEAN HOMES	DET. HOUSE & GARAGE	22.5.85	CA
BR 24340	"	"	28.5.85	APP
F/2002/5812	Mr. & Mrs Cole	Garage to habitable room & erect det. garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq. conservatory - Mr A.R. Cole. 8/4/99. PD Enq - Garage Con. & Timber Garage 6.2.01 - Cole

DRAINAGE

Environmental Services

For office use only
Application number 05.FEB.2002* 5812

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 & MRS. A. COLE
	Address and postcode	3 FINSTOCK CHOSE
		LOWER EARLEY
		BERKS
		RG6 4JX
	Phone number	9869904
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 1TN
	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	GARAGE CONVERSION AND DETACHED 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.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. *Please make sure that you enclose the following.*		
	a Six copies of this form signed and dated.	6	
	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.

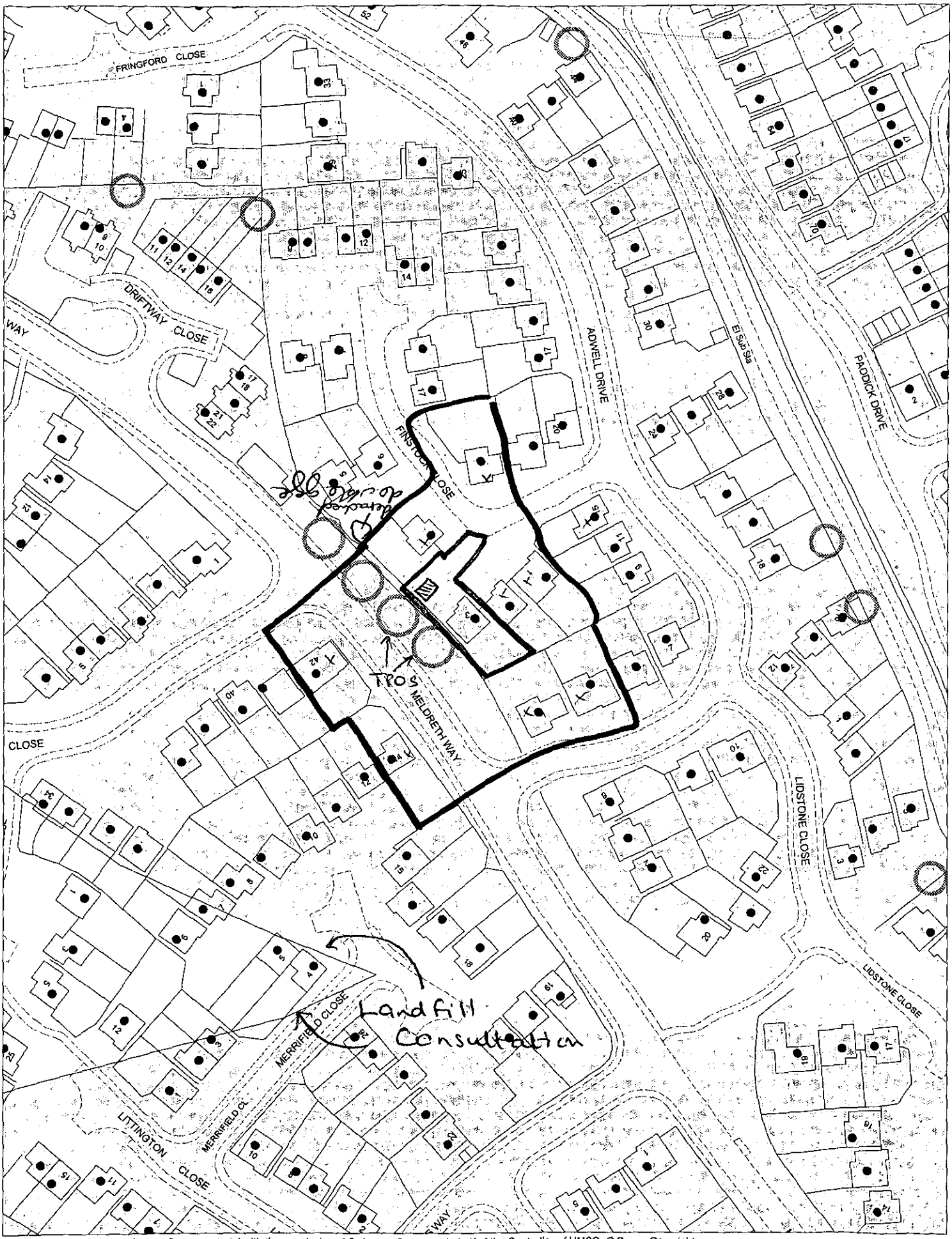
Your signature: (ANDESIGN)

on behalf of MR & MRS . A . COLE

Date 4/2/2002

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

05.FEB.2002* 5812



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Development Control Section, Environmental Services, Wokingham District Council.
7 February 2002 Scale: 1 : 1250

N
W E
S