APPLICATION NO:
F/2000/3095

LOCATION:
27 Moor Copse Close, Earley Reading.

APPLICANT:
P Norwood Esq C/O Impulse Design

PROPOSAL:
Proposed erection of single storey rear extension and demolition of conservatory.

EARLIEST DATE FOR DECISION: **29/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/02/2001

CASE OFFICER: **Jackie Emmett**

APPROVED

RAILEX
Marbleboard

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P Norwood Esq
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2000/3095

Parish: **EARLEY**

Location: **27, Moor Copse Close, Earley, Reading.**

Proposal: **Proposed erection of single storey rear extension and demolition of conservatory.**

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. 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 Policy LTV1.

Deposit Draft Wokingham District Local Plan Policies WOS2 and WBE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Jackie Emmett

Application Number : F/2000/3095

Applicant : P Norwood Esq C/O Impulse Design.

Location : 27, Moor Copse Close, Earley, Reading.
Proposal : Proposed erection of single storey rear extension and demolition of conservatory.

Site Notice Displayed ? :

	YES	NO	DATE
	✓	✓	10.01.01
			10.02.01

The owner has erected & removed notice between these two dates!

Date of Neighbour Notifications : .....

Date of Site Visit : 10.01.01

Date Registered : 27/12/2000

Earliest Date for Decision : 29/01/2001

Latest Consultation Date/Site Notice Expiry Date : 29/01/2001

This application will have expired on: 21/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

- Parish Council - No objection.
- Neighbours - No letters of objection or other.
-

Planning Issues :

- Street scene.
  no adverse impacts.
- Neighbouring properties:
  no adverse impacts that would cause sufficient problems
- Highway:
  Highways are not an issue for this development.

Application Number: F/2000/3095

Appraisal :

Impact on neighbouring properties: The development is to the rear of the property so it would not effected neighbouring properties to the front of 27, Moor Copse close. There is currently a conservatory on the spot where the proposed extension is to be. The new development will have less window surface area therefore there will be less overlooking into neighbouring gardens than with the previous conservatory.

Impact on Street Scene: The development is proposed to the rear of the property, so there will be a detrimental effect on streetscene. There is no public access running along the back of properties.

Impact on highways: There is no detrimental impact to highways with this proposal.

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

Application Number F/2000/3095
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 27 Moor Copse Close Earley Reading.

APPLICATION NUMBER: F/2000/3095

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 20.02.01.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Quiet residential area with predominately open plan frontage to most properties.

3. DESCRIPTION OF SITE/BUILDING

Semi-detached dwelling of brick.

4. RELATIONSHIP TO ADJOINING PROPERTIES

property is semi-detached, neighbours on both sides + at the back. Neighbours in front of property are at side-ways

5. SITE CONSTRAINTS

TREES –

ACCESS/PARKING –

LEVELS –

BOUNDARY TREATMENT fencing.

OTHERS –

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Jackie.Emmett@wokingham.gov.uk
Date: January 24, 2001
My ref: JE/RFS/
Your ref:

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

Impulse Design
36 Loxwood
Earley
Reading
Berks
RG6 5QZ

Dear Sir

27 MOOR COPSE CLOSE, EARLEY, READING. PLANNING APPLICATION NO:F/2000/3095.

I am writing with reference to the above planning application.

I am unable to process this application as not all the required elevations have been submitted. Please would you submit an east side elevation drawing so I can determine this application.

If you wish to discuss this further please do not hesitate to contact me.

Yours faithfully

J. Emmett
Planning Enforcement Officer

FROM: Jackie Emmett

DATE: 05 January 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3095

Proposal: Proposed erection of single storey rear extension and demolition of conservatory..

Site Address: 27, Moor Copse Close, Earley, Reading.

Applicant: P Norwood Esq C/O Impulse Design.

Your observations are required in respect of this application **by 29/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN. 2001

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/3095

PROPOSAL:
Proposed erection of single storey rear extension and demolition of conservatory.

LOCATION:
27, Moor Copse Close, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

05 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3095
CASE OFFICER: Jackie Emmett

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

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

Tel: 0118 974 6449

Date: **05 January 2001**

My ref: F/2000/3095

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/2000/3095
27, Moor Copse Close, Earley, Reading.
Proposed erection of single storey rear extension and demolition of conservatory.

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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/3095**
27, Moor Copse Close, Earley, Reading.
Proposed erection of single storey rear extension and demolition of conservatory.
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 6449

Date: **05 January 2001**

My ref: F/2000/3095

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/3095**
27, Moor Copse Close, Earley, Reading.
Proposed erection of single storey rear extension and demolition of conservatory.
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 6449

Date: **05 January 2001**

My ref: F/2000/3095

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

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27, Moor Copse Close, Earley, Reading.
Proposed erection of single storey rear extension and demolition of conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2000/3095**
27, Moor Copse Close, Earley, Reading.
Proposed erection of single storey rear extension and demolition of conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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



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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001 Scale: 1 : 1250

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 DEC 2000
Officer: JE	Application No. F/2000/3095

Map No. 52 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed erection of single storey rear extension and demolition of conservatory.

Location: 27 Moor Copse Close

Parish: Earley Ward: L. Hungerford
5-1-2001 JS

Applicant: P. Norwood Esq.

Fee Received 95.00 (6) 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.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.1.2001 AP. 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:

.....
.....
.....

NEIGHBOURS:

..... Site location and see map .....

Environmental Services

For office use only.
Application number: 27.DEC.00 3395

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	P·NORWOOD ESQ.
	Address and postcode	27, MOOR COPSE CLOSE
		EARLEY
		READING
		BERKS.
	Phone number	
2	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD
		EARLEY
		READING
		BERKS. RG6 5QZ.
	Phone number	0118 9212282.
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.	27, MOOR COPSE CLOSE
		EARLEY
		READING
		BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVAL OF EXTG CONSERVATORY
		AND ERECTION OF SINGLE
		STOREY REAR EXTENSION

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.	BRICKWORK TO MATCH EXTG	
		TILES TO MATCH 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: P.R.O'FARRELL

on behalf of P.NORWOOD ESQ.

Date 22/12/00

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

ADDRESS 27 MOOR COPSE CLOSE PARISH EARLEY

PLOT No. 95 ORD. SHEET No. SU. 7471 (52)

BUILDER Cooper Estates Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01136/58	Cooper Estates Ltd	Outline	1/8/58	N/A C/A.
226/58	"	House & ~~Garage~~	13/1/59	App. C/A.
R/154/68	Mr. V.E. Brian	Conservatory & Car Port	9.5.68	App. App.

DATE OF COMPLETION

MINISTRY DECISION

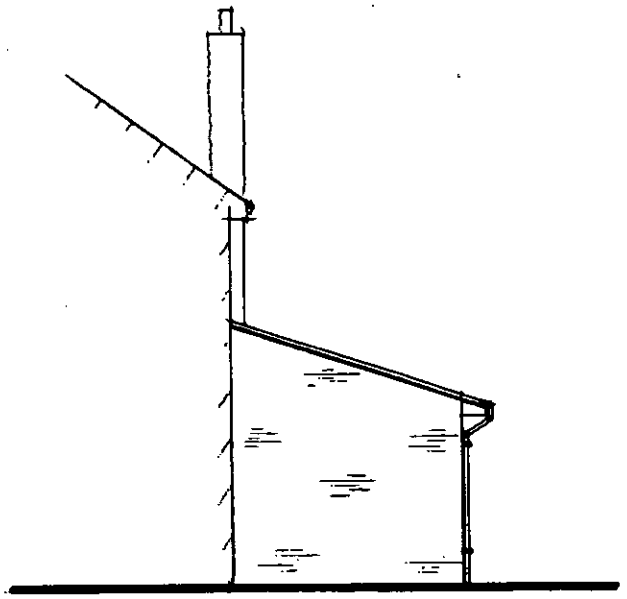
SPECIAL ORDERS PD Enq - Mr. O'Farrell - s/st/R Ext. & Alts. - 15/12/00

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3095**
CASE OFFICER: **Jackie Emmett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



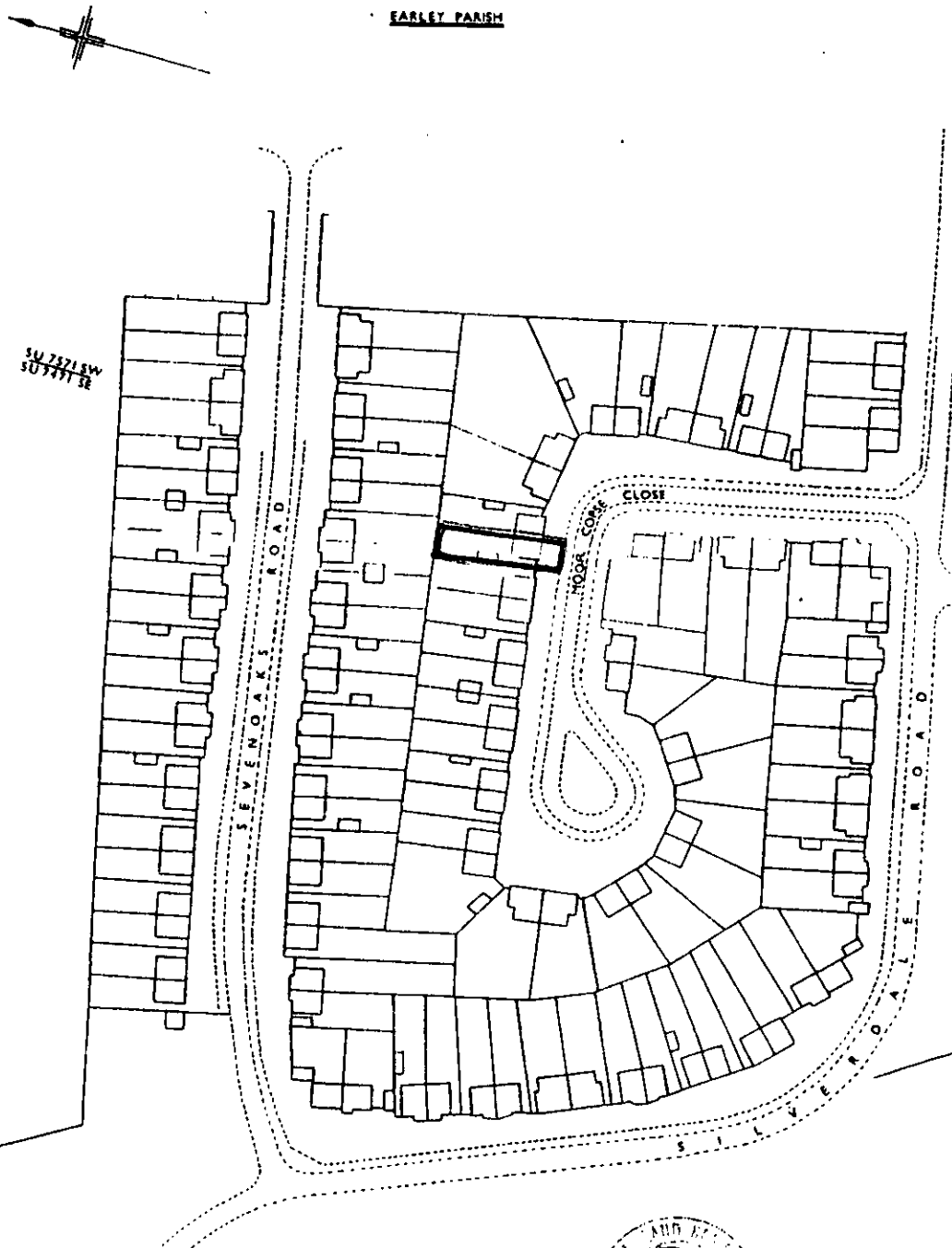
SIDE ELEVATION

NATIONAL GRID PLAN SU 7471 SECTION A

(BERKSHIRE)

Scale 1/1250

EARLEY PARISH

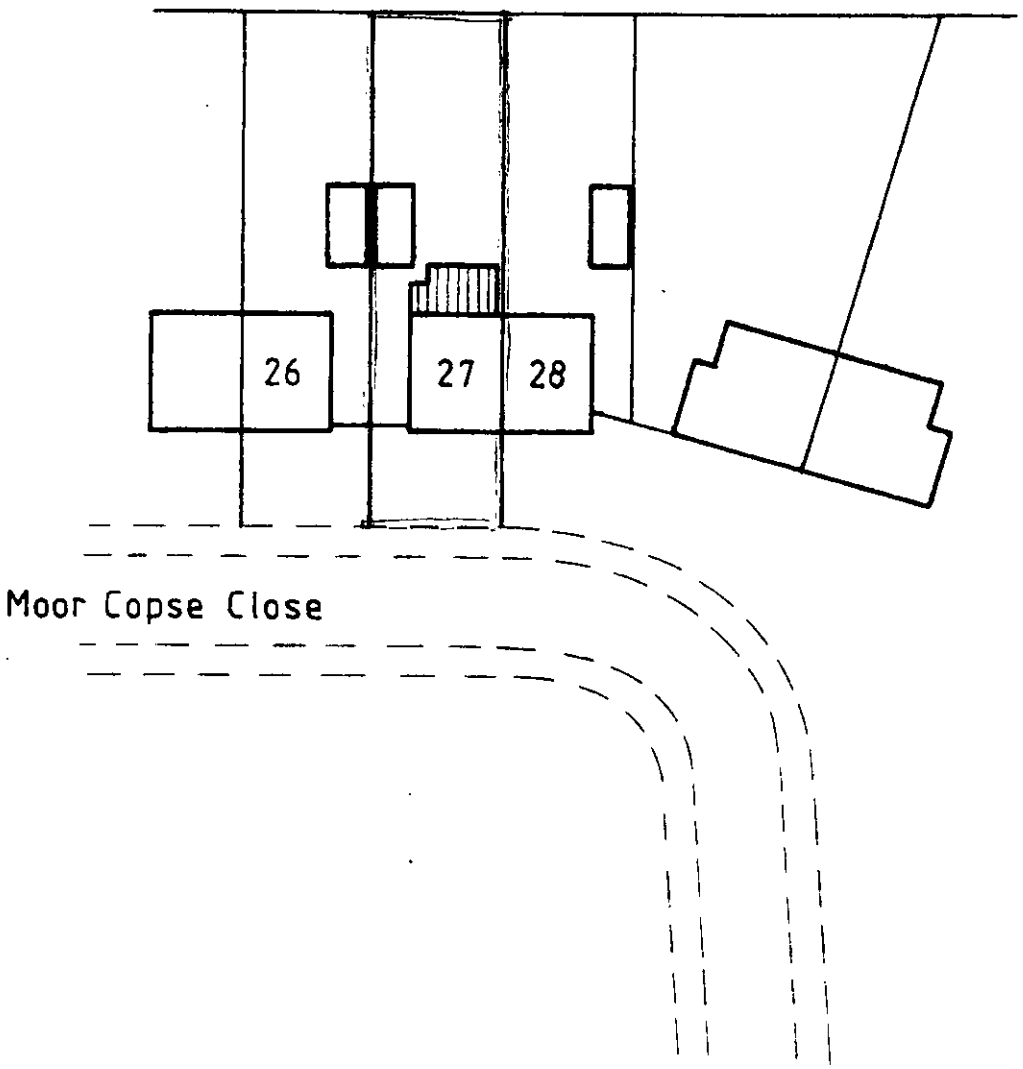


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TITLE No BK 10199

3095



Block Plan
(1:500)