87 F1

APPLICATION NO:
F/2000/2849

LOCATION:
3 Kelton Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs Matthews C/O John R Hall

PROPOSAL:
Proposed single storey side extension to garage and conversion of part of garage to study.

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Matthews
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2000/2849

Parish:	**EARLEY**
Location:	**3, Kelton Close, Lower Earley, Reading.**
Proposal:	**Proposed single storey side extension to garage and conversion of part of garage to study.**

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. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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
3. 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 LBE1/2 and LTV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 12/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2849	AT
BUILDING CONTROL NUMBER.	A/ 2000/1325	Martin
~~APPLICANT~~/AGENT	John R Hall.	
ADDRESS OF SITE	3 Kelton Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1650	PBC/1650
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/1/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2849

Applicant : Mr & Mrs Matthews C/O John R Hall.

Location : 3, Kelton Close, Lower Earley, Reading.
Proposal : Proposed single storey side extension to garage and conversion of part of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9/01/01

Date Registered : 20/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000

This application will have expired on: 15/01/2001. 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 :

Highways: Approval with conditions

Neighbours: No comments received

Earley TC: No objection.

Planning Issues : (Identified settlement)

1) Neighbours
2) Streetscene
3) Highways

Application Number: F/2000/2849

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to garage to form a new garage and for conversion of part of the existing double garage to study.

The proposed garage will be 5.6 metres in length and will project 2.75 metres beyond the existing double garage. Constructed in brick with a tiled, pitched roof, which will match the existing eaves and ridge height as existing. A new window will replace the existing garage door on the south-west, but will not cause any overlooking of neighbouring properties.

No. 4, to the north east, 2 storey detached house with single storey double garage at front of property, adjacent to proposed site. Owing to the orientation occupants of this property will not be affected.

No.5, to the north-east, 2 storey detached house, due to the distance away over 16 metres away the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The design of the proposed garage will match the existing garages, therefore no adverse impact on street scene/visual amenity of the area – considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] Refusal : [ ]
(tick appropriate box)

12/01/2001

Application Number F/2000/2849
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full Permission – 5 years
2	C014	R014	External Finishes to match
3.	C049	R049	Garage to be retained for vehicle parking
4.	C122	R122	Parking + Turning area for occupation.
			Informative
	N04		Planning Permission Only (NOT BR Approval)
	N06		Within Curtilage

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1/2 LTV1/6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

12/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 3 Kelton Close Lower Earley Reading.

APPLICATION NUMBER: F/2000/2849

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 09/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on Ledge

2. DESCRIPTION OF SURROUNDINGS Open plan / Residential / 1970s
No. 4, 2 storey detached house, footprint similar to No 3, but mirror image double garage at the rear of proposal.
No. 5. 2 storey detached house, set back some distance from proposal fronting Kelton Close, open plan frontage.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, on corner plot, with attached double garage at side. 5.5m high conifer trees on boundary with access drive to Nos 4+5, Kelton Drive + footpath. Provider screen. Red brick + black panelling at first floor level, Brown stained windows/doors/fascia boards, Brown tile roof on house + garage. + black guttering + cream painted garage doors.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to block plan/location/on corner plot with enclosed rear garden.

5. SITE CONSTRAINTS

TREES — 5.5m conifer trees on side boundary, facing Kelton Drive

ACCESS/PARKING — 2 No car spaces on drive fronting existing garages.

LEVELS — No change

BOUNDARY TREATMENT — No. 4 single storey garage + ~~open plan~~ boundary fence 1.8m high.

OTHERS — No 5, open plan boundary + ~~front~~ ~~rear boundary~~

* Proposed materials to match existing garage.

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

Tel: 0118 974 6441

Date: **28 November 2000**

My ref: F/2000/2849

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/2000/2849
3, Kelton Close, Lower Earley, Reading.
Proposed single storey side extension to garage and conversion of part of garage to study.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2849**
3, Kelton Close, Lower Earley, Reading.
Proposed single storey side extension to garage and conversion of part of garage to study.

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 6441

Date: **28 November 2000**

My ref: F/2000/2849

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: **Andrew Thorley** Application Number: **F/2000/2849**
3, Kelton Close, Lower Earley, Reading.
Proposed single storey side extension to garage and conversion of part of garage to study.

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 6441

Date: **28 November 2000**

My ref: F/2000/2849

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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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2849**
3, Kelton Close, Lower Earley, Reading.
Proposed single storey side extension to garage and conversion of part of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/2849

PROPOSAL:
Proposed single storey side extension to garage and conversion of part of garage to study.

LOCATION:
3, Kelton 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. (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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. 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.

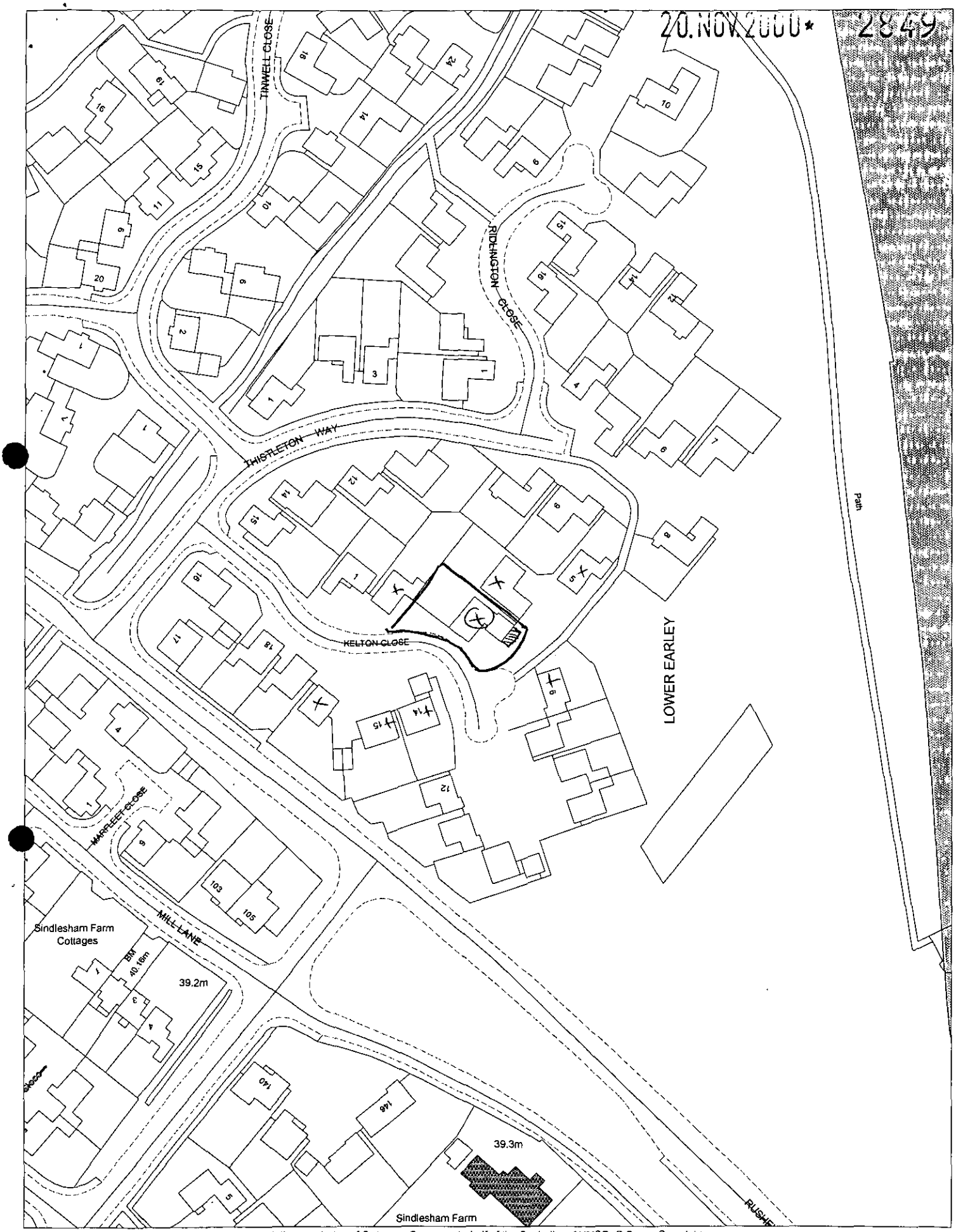
Head of Planning and Transportation

28 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2849
CASE OFFICER: Andrew Thorley

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



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Development Control Section, Environmental Services, Wokingham District Council.

24 November 2000

Scale: 1 : 1250

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 9 MAY 2000	
Officer: AT	Application No. F/2000/2849

Map No. 59 **Site** 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO GARAGE & CONVERSION OF PART OF GARAGE TO STUDY

Location: 3 KELTON CLOSE

Parish: EARLEY Ward: L. Hungerford 27.11.2000

Applicant: MR/MRS MATTHEWS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) 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			
6	Floor plans			
7	Metric scale disclaimer			
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 : 27/11/2000 B 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 + 2, 4, 5, 6, 14, 15, 16 Kelton Close

FROM: Andrew Thorley

DATE: 28 November 2000

RECEIVED
C3
COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2849

Proposal: Proposed single storey side extension to garage and conversion of part of garage to study..

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

Applicant: Mr & Mrs Matthews C/O John R Hall.

Your observations are required in respect of this application **by 22/12/2000**

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 28 November 2000

Application Number: F/2000/2849

Proposal: Proposed single storey side extension to garage and conversion of part of garage to study.

Parish: EARLEY TOWN

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

Applicant:
Mr & Mrs Matthews C/O John R Hall.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 5/12/00

ADDRESS 3 KELTON CLOSE PARISH ~~WOOLLEY~~ EARLEY

PLOT No. 210 AREA C - LOWER EARLEY ORD. SHEET No. SU 7670 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/164/69	MR S PHILLIPS	O/APP. RES. DEV.	1.1.70	N/A RE
1765/73	P&L	"	13.6.74	N/A RE
01945	"	LOWER EARLEY DEV.	APP ACCORDING TO MINUTES	
04546	"	O/APP RES. DEV.	10.8.76	N/A RE
07235	BOVIS	EARLEY - AUSTR. ROADS	24.11.77	N/A CL
07295	"	TO ALL PHASES	15.12.77	N/A CL
12091	COSTAIN	DETACHED HOUSE & GARAGE	22.11.79	N/A CL
BR 12733	"	"	22.2.80	APP. N/A
BR 20538	"	"	4.5.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Garage con. - Matthews - 25/8/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: LC NOV 2006* 2849

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 J. MATTHEWS
	Address and postcode	3 KELTON CLOSE LOWER EARLEY READING
	Phone number	
2	Agent's Name	JOHN R. HALL
	Address and postcode	SETLEY COTTAGE BASINGSTOKE ROAD THREE MILE CROSS READING RG7 1AX
	Phone number	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.	3 KELTON CLOSE LOWER EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE EXTENSION & CONVERSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	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 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.		
	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.

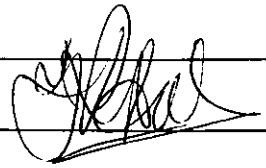
Certificate B

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: 

on behalf of Mr & Mrs J. Matthews

Date 10/11/00.

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2849**
CASE OFFICER: **Andrew Thorley**
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				



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Development Control Section, Environmental Services, Wokingham District Council.

24 November 2000

Scale: 1 : 1250

N W E S