APPLICATION NO:
F/2001/5456

LOCATION:
2 Bridport Close, Lower Earley Reading.

APPLICANT:
Mr J Cooper C/O A1 Design

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **03/01/2002**
Member listing 07/01/02
APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

570 00

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Cooper
C/O A1 Design
185 Worting Road
Basingstoke
Hants
RG22 6NR

Application Number: F/2001/5456

Parish: **EARLEY**

Location: **2, Bridport Close, Lower Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form 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 condition, the reason for which is specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Informative
1. The applicant is reminded that this 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. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 11/01/2002

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/5456

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LOCATION:
2, Bridport 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/2001/5456 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 03/01/2002. 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

10 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5456
CASE OFFICER: Richard Kelly

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

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5456

Applicant : Mr J Cooper C/O A1 Design.

Location : 2, Bridport Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	13/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/11/2001

Earliest Date for Decision : 03/01/2002

Latest Consultation Date/Site Notice Expiry Date : 03/01/2002

This application will have expired on: 25/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

None

Planning Issues :

Application Number: F/2001/5456

Appraisal :

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

Application Number F/2001/5456
Conditions/Reasons for Refusal

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

Informative for approvals
N16 NO4
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: BP

(Development Control Manager)

Date: 11.01.02

RECORD OF SITE VISIT

SITE ADDRESS: 2 Bridport Close
Lower Earley Reading.

APPLICATION NUMBER: F/2001/5456

OFFICER: Richard Kelly

DATE OF SITE VISIT: 13/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Terraced houses around a courtyard.

3. DESCRIPTION OF SITE/BUILDING Mid terrace.

4. RELATIONSHIP TO ADJOINING PROPERTIES Between 1 & 3. F

5. SITE CONSTRAINTS

TREES n/a.

ACCESS/PARKING n/a.

LEVELS 1 is 0.1m lower, 3 0.1m higher.

BOUNDARY TREATMENT 1.8m close boarded fence.

OTHERS

Application Number: F/2001/5456 – 2 Bridport Close, Earley, Reading

Appraisal:

The proposal is for the erection of a single storey rear extension to form a conservatory. The property is a mid-terraced house. The proposal would ordinarily constitute permitted development but due to the presence of a highway within 20m of the rear of the property this is not the case. This application raises two issues:

Impact on adjoining properties: LBE 1, LBE 2, WBE 1

The conservatory would project 2.8m from the existing rear elevation. The height would be 3m to the ridge and 2.1m to the eaves. Given the boundary treatment to both sides is a 1.8m high fence, it is not considered that this would have an adverse impact to either side.

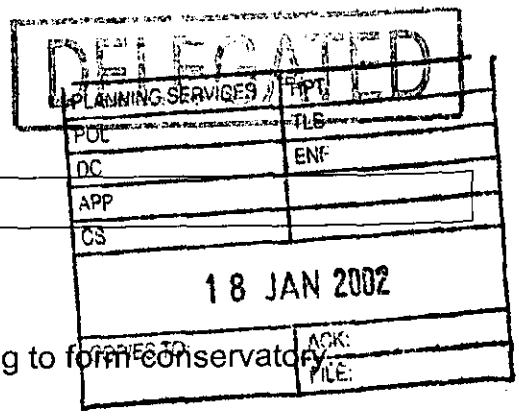
Impact on streetscene: LBE 1, LBE 2, WOS 3

The proposed extension would not be visible from Bridport Close. To the rear it may be visible from Kilnsea Drive, but as the boundary treatment is a 2m high brick wall and the conservatory would be located some 10m from this wall, it is not considered that this would have an undue impact.

Approval ~~**Refusal**~~

FROM: Richard Kelly

DATE: 10 December 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5456

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 2, Bridport Close, Lower Earley, Reading.

Applicant: Mr J Cooper C/O A1 Design.

Your observations are required in respect of this application **by 03/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001	Map No. 58. Site 0102
Officer: RK | Application No. F/2001/5456	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 2 BRIDPORT CLOSE

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: MR J COOPER

Fee Received 95-00 (7) 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			
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 : 10/12 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + see map

Environmental Services

For office use only.
Application number 30.NOV.2001* 5456

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR J COOPER 2 BRIDPORT CLOSE LOWER EARLEY READING. RG6 3DG 0118 9010716
2	Agent's Name Address and postcode Phone number	A1 DESIGN 185 WORTING RD. BASINGSTOKE HANTS RG22 6NR 01256 350613
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.	2 BRIDPORT CLOSE. LOWER EARLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR
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.	WHITE UPVC FRAME
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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: [signature]

on behalf of J Cooper

Date 22-11-01

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

EARLEY 1.4.86

ADDRESS 1-6 BRIDPORT CLOSE PARISH ~~Woodley~~

PLOT No. 250, 249, 248, 247, 246, 245 - AREA K - LOWER EARLEY ORD. SHEET No. SU. 7570 SE

BUILDER

Plan No. SEE MASTER CARD	Applicant	Description of Development	Date of Decision	Decision
BR18429	PYE	TERR. HOUSES & GARAGES	7.4.82	APP N/A
28226	No. 5		7.8.87	R
BRA 2983	"	STUDY	23.6.87 50.6.87	~~REL~~ APP

DATE OF COMPLETION

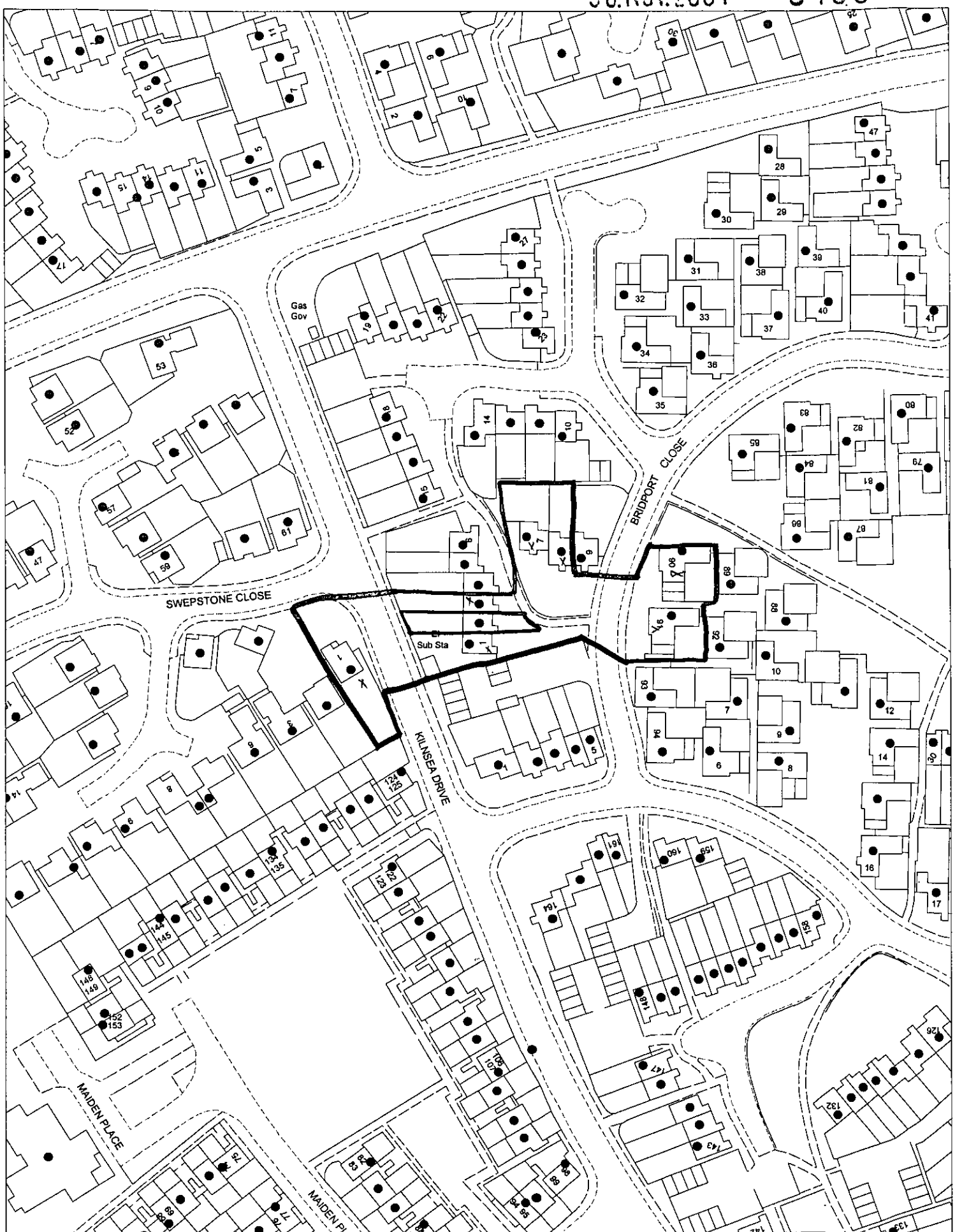
MINISTRY DECISION

SPECIAL ORDERS Pd. Ins - CONSERVATORY - 12.9.96

DRAINAGE

091074

30.NOV.2001 * 5456



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001 Scale: 1 : 1250

Proposed Conservatory To Rear Of
2, Bridport Close
Lower Earley
Reading
Berkshire, RG6 3DG
for Mr J Cooper

Project Ref. BC/ 517

APPROVED

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795

30.NOV.2001 * 5456

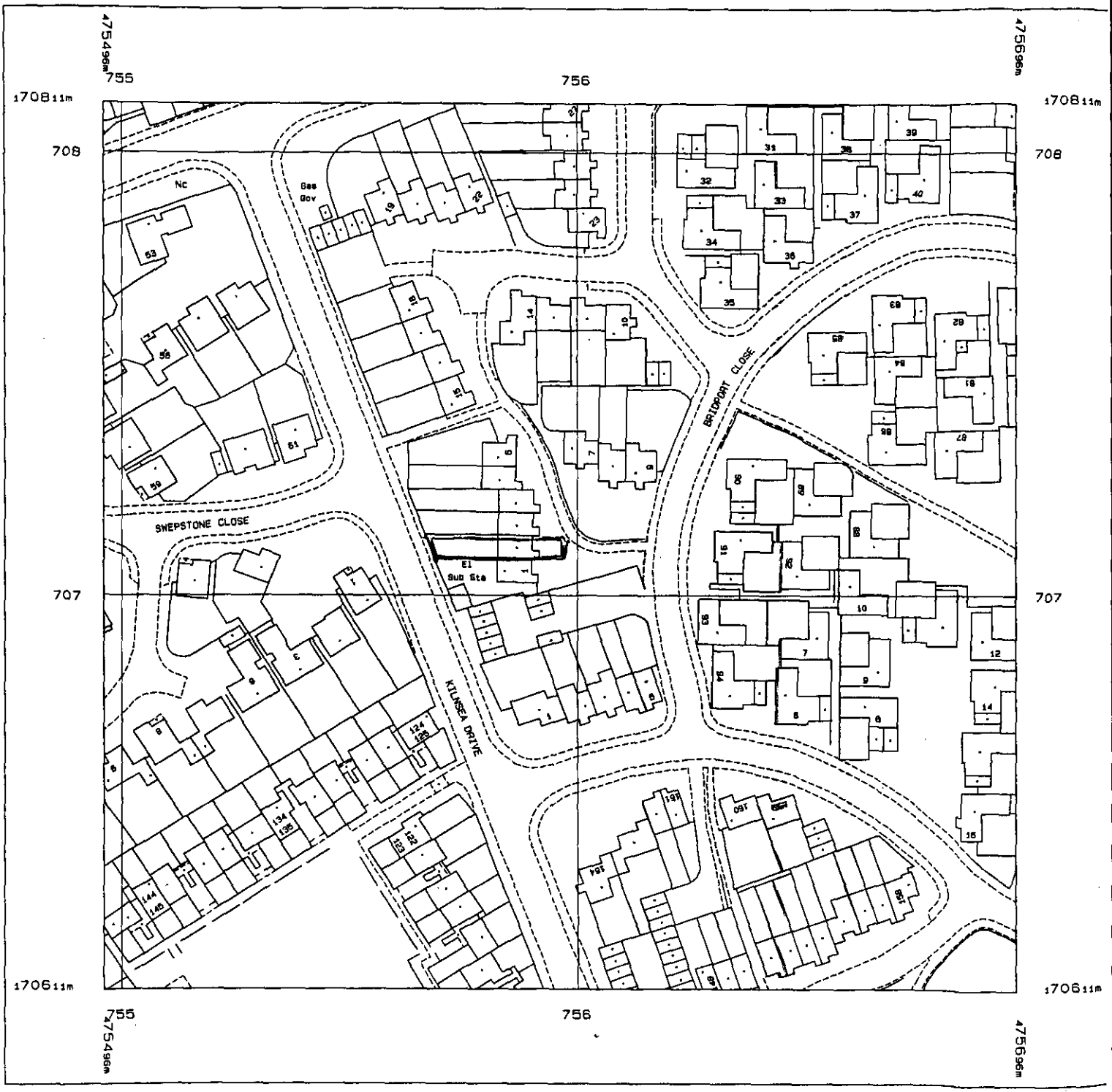
30.NOV.2001* 5456

Ordnance Survey®

Superplan®

Planning Extract - 1

Site-centred



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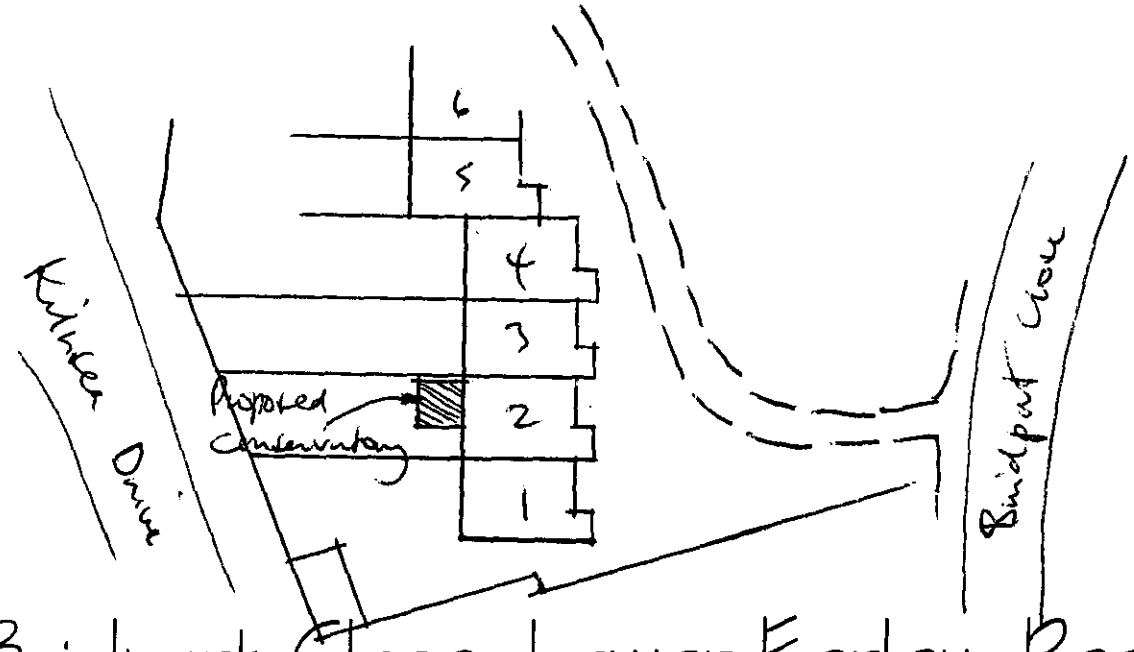
Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7570NE

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain

Site Plan 1:500



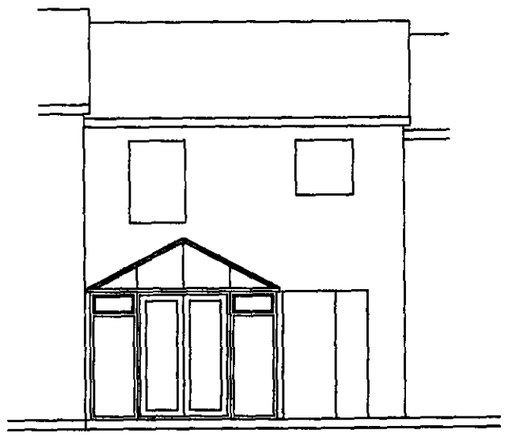
2, Bridport Close, Lower Earley, Reading

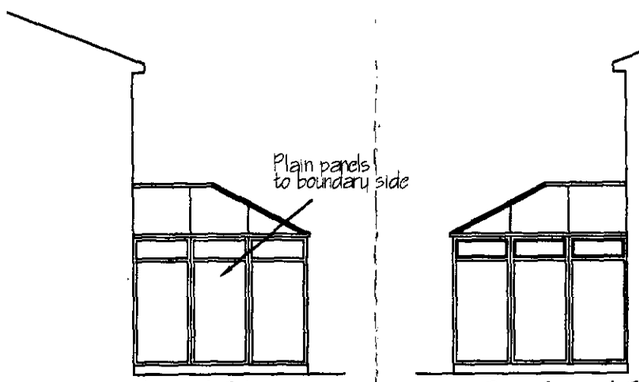
Drg. No. BC/517/01

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795

30.NOV.2001 * 5456

30.NOV.2001* 5456

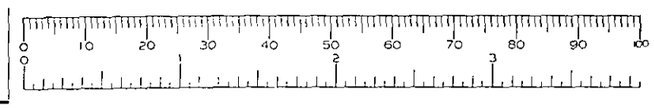




Rear Elevation Side Elevation Side Elevation

Drg. No. BC/517/02 Scale 1:100

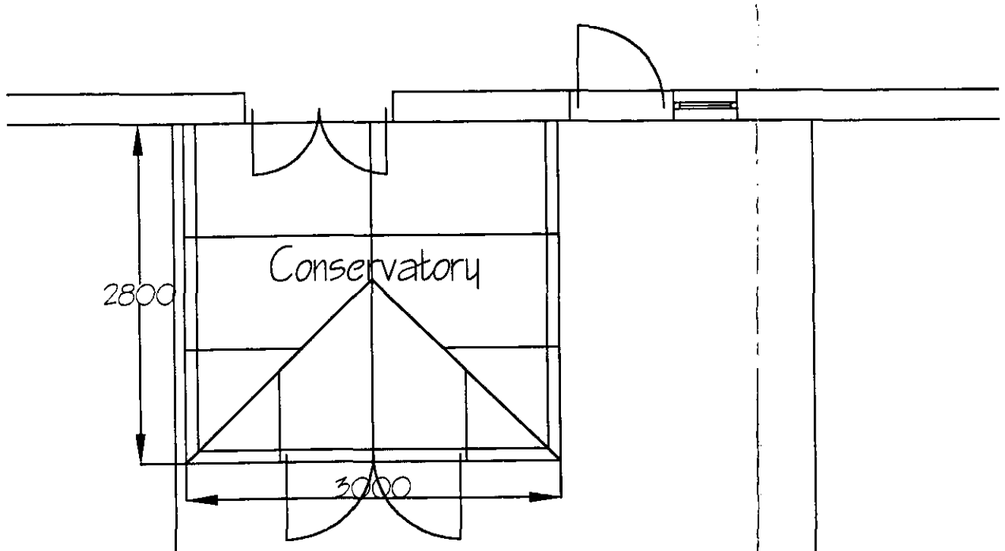
APPROVED



Client. Mr J Cooper
2 Bridport Cl. Lower Earley

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795

30.NOV.2001* 5456



Plan 1:50
Drg. No. BC/517/03

APPROVED

Client. Mr J Cooper
2 Bridport Cl. Lower Earley

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795