APPLICATION NO:
F/2001/5546

LOCATION:
54 Culver Lane, Earley Reading.

APPLICANT:
Mr & Mrs Findlay C/O Roger L Hammond

PROPOSAL:
Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

656

D6.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Findlay
C/O Roger L Hammond
2 Weald Rise
Harrow Weald
Harrow
HA3 7DG

Application Number: F/2001/5546

Parish: **EARLEY**

Location: **54, Culver Lane, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. This permission relates to the application as amended with revised plan number 00/105/04A submitted to the Local Planning Authority on 12th January 2002, showing elevations as proposed and living room window 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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

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.

FROM: Heidi Lynch

DELEGATED

DATE: 16 January 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5546

Proposal: Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension..

Site Address: 54, Culver Lane, Earley, Reading.

Applicant: Mr & Mrs Findlay C/O Roger L Hammond.

Your observations are required in respect of this application **by 09/02/2002**.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
DLT	
GS	

18 FEB 2002

COPIES TO	ACK:
	FILE:

No Objection

SIGNED: _____ DATE: 14 FEB 2002

Clerk To Earley Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 23 January 2002

Location:	54 Culver Lane, Earley
Proposal:	Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.
Application Number:	F/2001/5546

In response to your consultation dated 16 January 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals or to the removal of the fruit trees within the rear garden as they are small trees that contribute little to the amenity of the area. The other trees in the garden are sufficient distance from the proposed extension not be affected by the works.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 16 January 2002

Application Number: F/2001/5546

Proposal: Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

Parish: EARLEY TOWN

Site Address:
54, Culver Lane, Earley, Reading.

Applicant:
Mr & Mrs Findlay C/O Roger L Hammond.

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).

Signed: _____ **Print name:** ADAM 18/01/02

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5546
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: F/2001/5546

PROPOSAL:
Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

LOCATION:
54, Culver Lane, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5546 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. 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

16 January 2002

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

Tel: (0118) 974 6482

Date: **16 January 2002**

My ref: F/2001/5546

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2001/5546
54, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

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 **Heidi Lynch** on **(0118) 974 6482**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5546**
54, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

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

Tel: (0118) 974 6482

Date: **16 January 2002**

My ref: F/2001/5546

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2001/5546
54, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482.**

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5546**
54, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

(*) PRE-APP (*)
ATTACHED

Application Number : F/2001/5546	Map No : 41
Case Officer : H.L	Site Area : 0.06
Valid Date : 14/1	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

Location : 54, Culver Lane, Earley, Reading.

Parish : EA Ward : WHI

Applicant : Mr & Mrs Findlay C/O Roger L Hammond.

Fee Required: £95 Fee Received: £95 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS		faxed	
BLOCK PLANS	Block plan required. Show parking layout + trees to be removed.	7/1	✓ 14/1
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevation "facing no 56" does not include the living room extension (ie. extra 3m of extension)	7/1	✓ 14/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map.....

.....

.....

Pre-app attached.

14.JAN.2002 5546

Roger L Hammond
Architectural Designer and Illustrator

2 Weald Rise,
Harrow Weald,
Harrow,
HA3 7DG.

Tel/Fax: 020 8954 7037

00/105

Environmental Services Department,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

For the attention of Ms J Miller.

13/12/01

Dear Sirs,

TOWN & COUNTRY PLANNING ACT 1990
54 Culver Lane, Earley, Berkshire.

With reference to the above application in respect of the single storey rear extension and loft conversion, I enclose the following documentation:-

- Six copies of the application form and certificate A.
- Six copies of drawings 00/105/01,02,03,04 & 05.
- Six copies of the 1:1250 scale site plan.
- Two copies of photographs 00/105/P1 & P2.
- Application fee in the sum of £95.00.

Should you have any queries regarding the proposals please do not hesitate to telephone me to discuss.

Yours sincerely,

Roger L Hammond.

cc: Mr & Mrs Findlay

14.JAN.2002 5546

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 7/1/01

TO: Mr R Hammond

FROM: Mrs Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 020 8954 7037

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: application at 54 Culver Lane, Earley

NOTES: I am faxing this request to help save time - Sorry for delay in requesting additional information

14.JAN.2002* 5546

Tel. (0118) 974 6429 or 6433

Date: 07 January 2002

Your Ref:

My Ref: F/2001/5546

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr & Mrs Findlay
C/O Roger L Hammond
2
Weald Rise
Harrow, Weald
Harrow

Dear Sir/Madam

Reference Number: 2001/5546

Site Address: 54, Culver Lane, Earley, Reading.

Proposal: Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit 6 copies of a block plan showing the proposed development, parking layout and any trees to be removed.

The side elevation (facing no 56) does not include the living room extension with window.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

14.JAN.2002* 5546

PLANNING SERVICES	HPT 51759
POL	TLS
DC GAA	ENF
APP	
CS	
14 JAN 2002	
COPIES TO:	ACK:
	FILE:

Roger L Hammond
Architectural Designer and Illustrator

2 Weald Rise,
Harrow Weald,
Harrow,
HA3 7DG.

Tel/Fax: 020 8954 7037

00/105

Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

For the attention of Ms C Hurst.

9/1/02

Dear Sirs,

Town & Country Planning Act
54 Culver Lane, Earley, Reading.
Ref 2001/5546

Thank you for your letter 7/1/02, I enclose six copies of:-

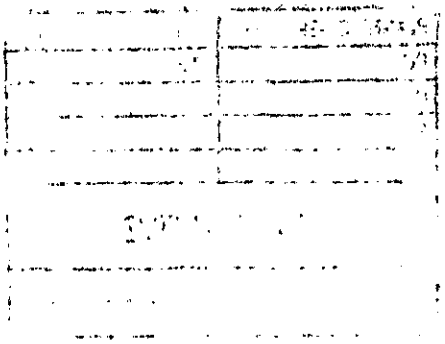
The amended elevation drawing indicating the living room extension facing No 56.

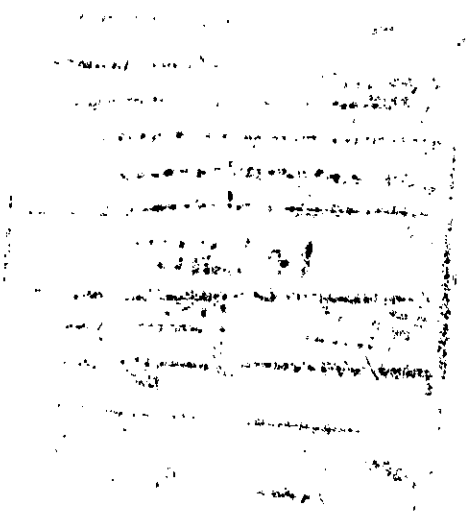
The 1:500 block plan.

Yours sincerely,

Roger L Hammond.

cc; Mr & Mrs Findlay





Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5546 HL
BUILDING CONTROL NUMBER	FP 2002/3023 North
~~APPLICANT~~/AGENT	Roger L. Hammond.
ADDRESS OF SITE	54 Culver Lane EARLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext plus increas roof height + loft conversion inth rear dormer ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/105/06	00/105/06
ELEVATIONS	00/105/04B	00/105/04A
FLOOR PLANS	00/105/03A	00/105/03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?	BC - velux side facing No 56 - first floor extended slightly further into roofspace - internal.	PD
DATE	19/4/02	

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 : Heidi Lynch

Application Number : F/2001/5546

Applicant : Mr & Mrs Findlay C/O Roger L Hammond.

Location : 54, Culver Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling plus increasing height of roof to convert loft with rear dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/2/02

Date Registered : 14/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 11/03/2002. 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 :

Trees - no objection

Highways - appeal with no conditions

Earley Town - no objection

Planning Issues :

Identified settlement
Impact on neighbours } LBE1, LBE2, [redacted]
Impact on street scene } NBE1, NOS3
Highways } ENV1

Loddon Area Local Plan

Application Number F/2001/5546
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			Informatives
		N02	insert - plan · 00/105/04 A
			insert - 12 Jan 2002
			insert - elevations as proposed & living room window

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: UBE1, UBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 21.02.02

RECORD OF SITE VISIT

SITE ADDRESS: 54 Culver Lane Earley Reading.

APPLICATION NUMBER: F/2001/5546

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Mainly 2 storey semi-detached & detached houses. Some single stories also with loft conversions.

3. DESCRIPTION OF SITE/BUILDING
Also Single storey with 2 front gables & one top gable in loft facing front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°52 – has 2 storey rear extension to rear which extends past rear flank wall of n°54. Has windows on back also. one window first floor on side wall.

n°56 - 2 storey detached with garage along side. Windows on rear flank wall & side flank wall but some distance from n°54.

5. SITE CONSTRAINTS

TREES Yes - old fruit trees will be removed.

ACCESS/PARKING ~~Single driveway up near to 2 cars max.~~ no parking on site

LEVELS House located above road level.

BOUNDARY TREATMENT 1·6m close board fence surrounds property.

OTHERS

- check daylighting from living room ext on neighbour.

ok - as hipped roof etc.

Application Number: F/2002/5546

Appraisal:

The proposed development is a single storey rear extension and an increase to the height of the roof to convert a loft with a rear dormer. The site contains a single storeyed dwelling with a hipped roof and a front dormer window to the ancillary store area within the roof. The house is located within a residential area in an identified settlement. The surrounding properties are a mix of two-storeyed and single storeyed houses.

The single storey rear extension will be 6.3m in depth and 4.05m wide and will incorporate a small study and a living room. It will be single storey and will have a pitched roof with an eave height of 2.6m and a ridge height of 4.5m. This matches the two gables at the front of the house.

At the current time there is an existing sloped roof rear wing. It is proposed to widen this to 5.08m which will attach to the proposed living room, however it will remain at the same depth. It is also proposed to place a new pitched roof above part of this extension. The roof will be pitched and will match the roof above the proposed living room extension. The roof between the living room and dining room will be flat.

It is proposed to create a bedroom in the loft area and this incorporates a new rear dormer window, the widening of the existing front dormer and the increase in roof height. The existing front dormer of 1.55m in width is to be increased to 2.1m in width. It will retain the same shaped pitched roof and the same height. The rear dormer window will be 3.0m in width and will also have a pitched roof with a maximum height of 2.5m (extending to the ridge of the dwelling roof). The proposed roof alterations will incorporate a 0.5m increase in height at the ridge and 1.3m in depth towards the rear of the site. The roof will follow the same lines as that of the existing roof.

1. Impact upon neighbouring properties

The properties most likely to be affected are nos.52 and 56 Culver Lane and these are both two-storeyed houses. The proposed extensions and alterations will result in two windows in the external side elevation facing no 52. This will not affect the privacy of this property as it is two-storeyed and there are no windows at ground floor level along the side wall. The windows to the rear of the proposal would result in no further overlooking compared to what occurs on the neighbouring two property's first floor rear elevation windows.

No.52 has a two-storey rear extension in place close to the side boundary with no.54. The proposed living room extension will extend further past this but as it is only single storey and is hipped away from no.52, it is not considered to significantly affect daylight to the windows on the rear wall. It is also not considered to be overbearing, especially as there is an existing shed located along the side boundary with no.52, that is to be removed to make way for the extension.

No.56 is a detached house that is located at least 5.0m away from the side wall of no.54. There is also a garage along the side boundary of this property. The house has windows along the side and rear flank walls but as they are located some distance away from the proposed hipped roof extensions, they are not considered to be significantly affected.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The only part of the proposed development that will be seen from the street will be a small increase in roof height and the widening of the existing front dormer window. These are designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It is considered that these are of a minor scale and size. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

2001/5546

GIVEN THAT APPLICATION IS MINOR IN NATURE WE DID NOT NOTIFY ALL 100 FLATS AT SUTTON COURT BUT SENT ONE NOTIFICATION FOR NOTICE BOARD/ RESIDENT ASSOC'

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

Environmental Services

For office use only.
Application number 14. JAN. 2002 • 5546

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 & MRS FINDLAY 54 CULVER LANE EARLEY BERKSHIRE RG6 1DY
2	Agent's Name Address and postcode Phone number	ROGER L HAMMOND 2 MEAD RISE HARTDON MEAD HARTDON 020 8954 7032
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.	54 CULVER LANE EARLEY BERKSHIRE RG6 1DY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR EXTENSION ROOF ALTERATION / LOFT 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 ☐ CUT DOWN 3 EXTG APPLE TREES.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES TO MATCH EXISTING, FACING BRICK 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: TWO	Proposed: THREE
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.

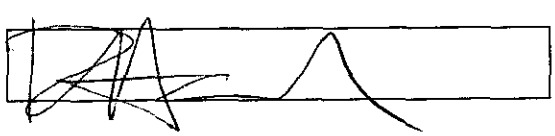
Certificate B

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 FINDLAY

Date 13/12/01.

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

03 290 054

ADDRESS 54 CULVER LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
381/51	Mr. E. H. Wansell	Garage	9/8/51	App. NI
35666	Mr. M. A. Wall	GARAGE/WORKSHOP	8.5.90	P
BRA8847	[illegible]	GARAGE	26.6.93	APP
F/2001/5546	Mr. + Mrs. Findlay	S/SL-/R +		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14. JAN. 2002 • 5546

CONFIDENTIAL

APPLICATION NUMBER F | 2001 | 5546

- [x] **PRE-APP**
- [ ] **POST-APP**
- [ ] **SAIF**
- [ ] **OTHER**

(1430)

Tel. 0118 974 6463 (Direct Line)

Date. 13 December, 2000

My ref. JM/NL/PREAPP/EARLEY

Your ref. 00/103

Mr R Hammond
2 Weald Rise
Harrow Weald
Harrow
HA3 7DG

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Hammond,

RE: PROPOSED ROOF AND REAR EXTENSIONS TO 54 CULVER LANE, EARLEY

Thankyou for your letter which was received on 10 November 2000.

I can inform you that the extensions you describe would be acceptable in principle. I have enclosed the relevant forms and look forward to the receipt of your application.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

NICOLA LAKE
Senior Planning Officer

Enclosure: Planning application forms

Roger L Hammond
Architectural Designer and Illustrator

2 Weald Rise,
Harrow Weald,
Harrow,
HA3 7DG.

Tel/Fax: 020 8954 7037

36342

JM

CS

19 NOV 2000

COPIES TO:

ACK:

FILE:

Reply reqd.

00/103

Environmental Services Department,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

For the attention of Ms J Miller

8/11/00

Dear Sirs,

54 Culver Lane, Earley, Berkshire.

Further to our recent discussions, a formal planning application will shortly be made in respect of the above, I enclose a copy of the existing plans and elevations and alternative proposals currently being considered in respect of the roof and rear extensions.

Alternative A is shown on drawings SK1A, 2A & 3A.

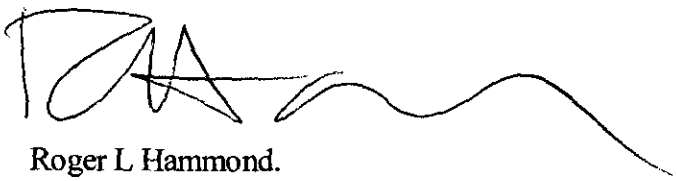
Alternative B is shown on drawings SK4 & 5.

The front, rear and side elevations on drawings SK6, 7 & 8 are common to both schemes, the only difference being the rear main roof line as indicated, which would give more scope for improving the first floor accommodation.

Sheets SK 9, 10 & 11 are included for reference to show the disparity of original and adapted roof profiles to some of the adjoining properties.

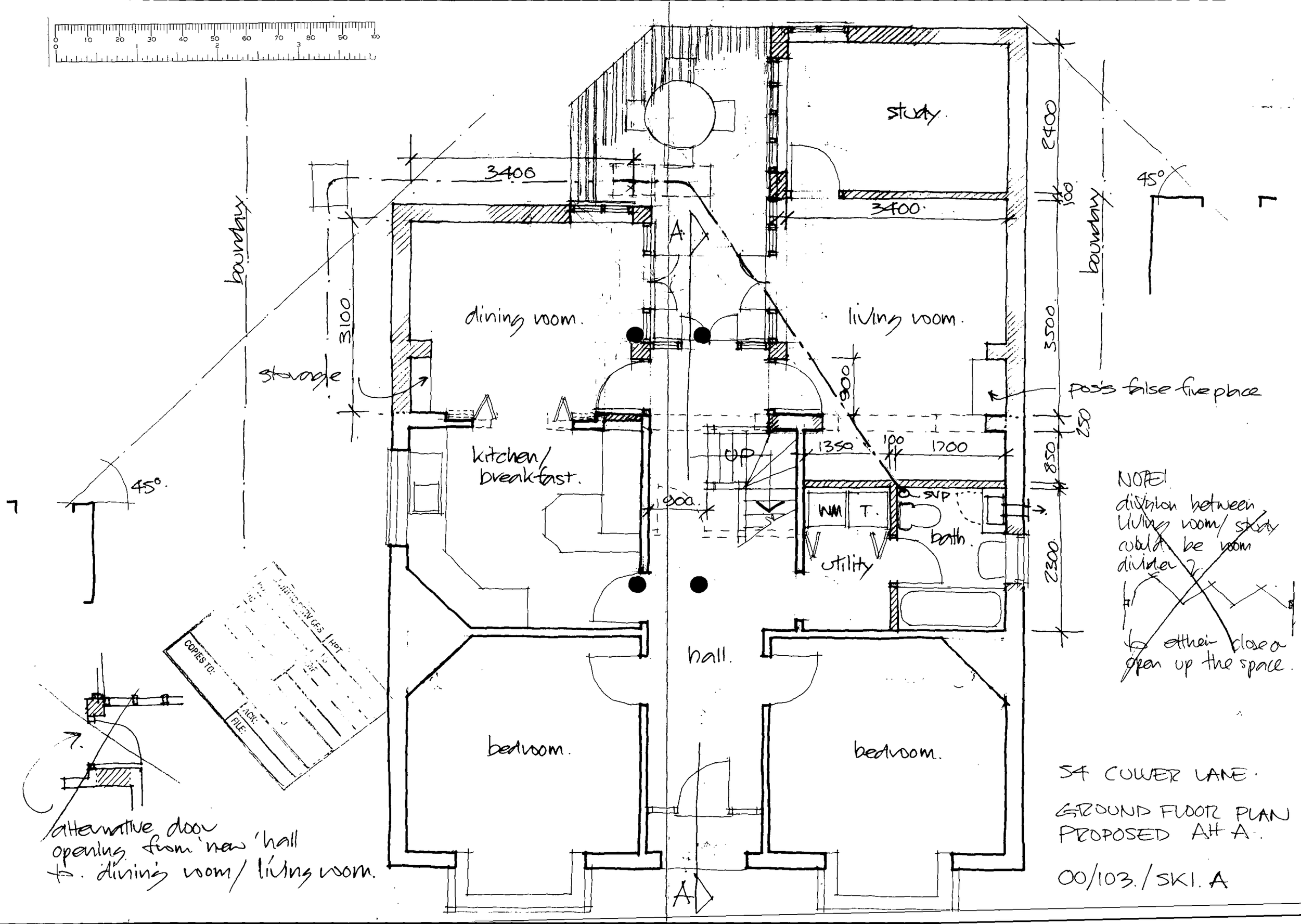
I should be obliged if you would telephone me to discuss any observations you may have as soon as you have had an opportunity to consider the proposals.

Yours faithfully,



Roger L Hammond.

cc; Mr & Mrs Findlay



54 CULVER LANE.

GROUND FLOOR PLAN
PROPOSED AH A.

00/103./SK1. A



54 FRONT

52. FRONT



46.

00/103/SK10



56 FACING 54



52 FACING 54

00/103/SK09



52.

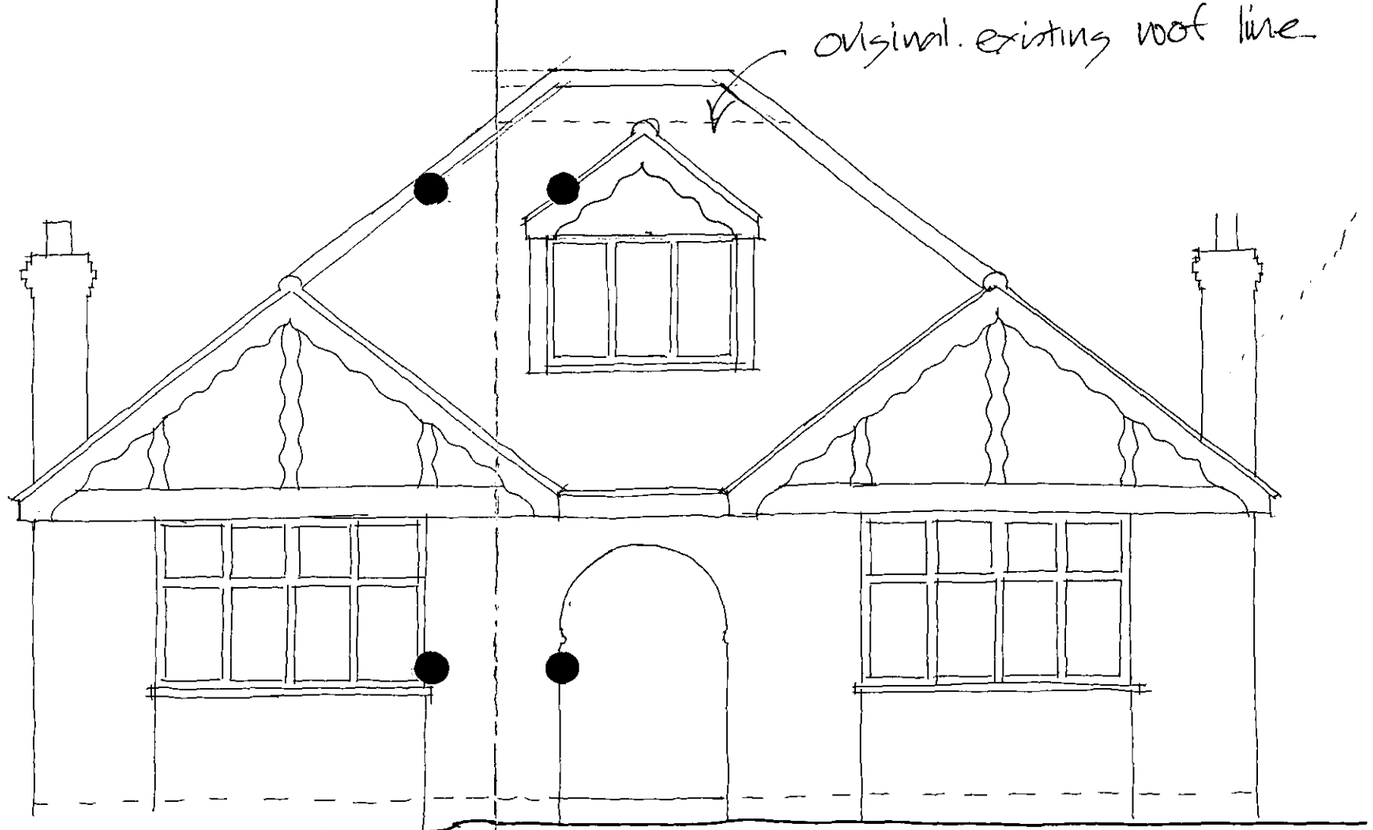
50 FRONT

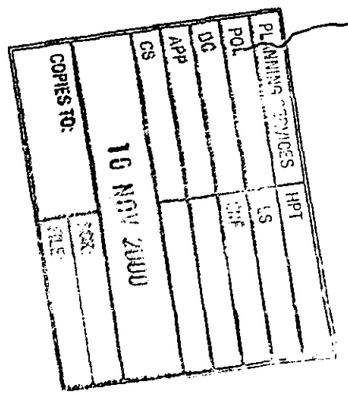


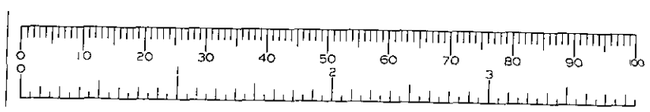
50 REAR.

52.

00/103/SK11





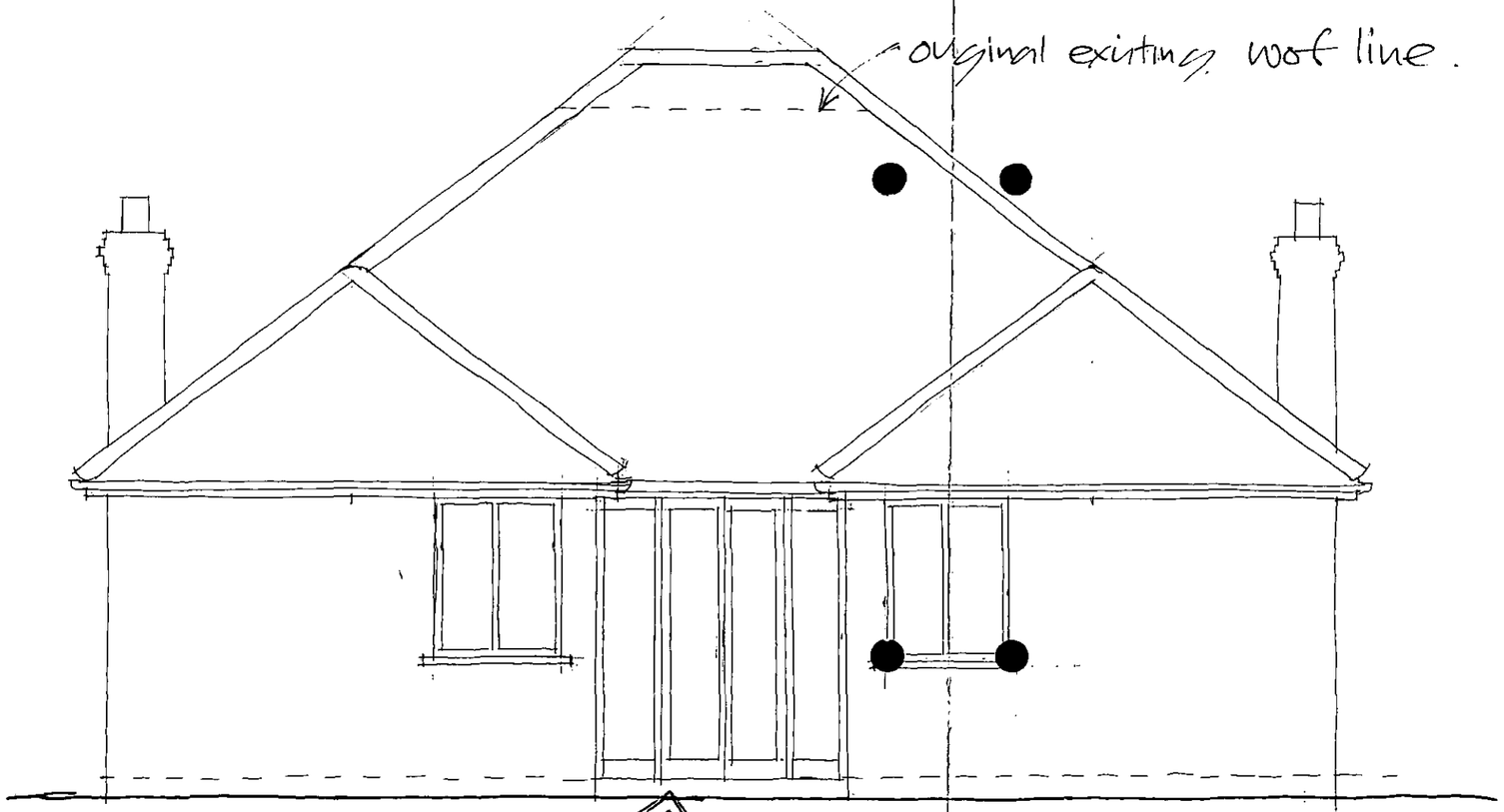


54 CUMER LANE.

FRONT ELEVATION

PROPOSED. AH A & B

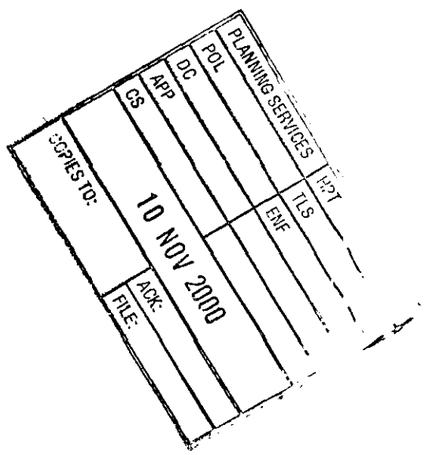
00/103/SK.7.



PLANNING SERVICES
POL
DC
APP
CS
COPIES TO
10 NOV 2000

34 CULVER LANE
REAR ELEVATION
PROPOSED AH A&B.

00/103/SK8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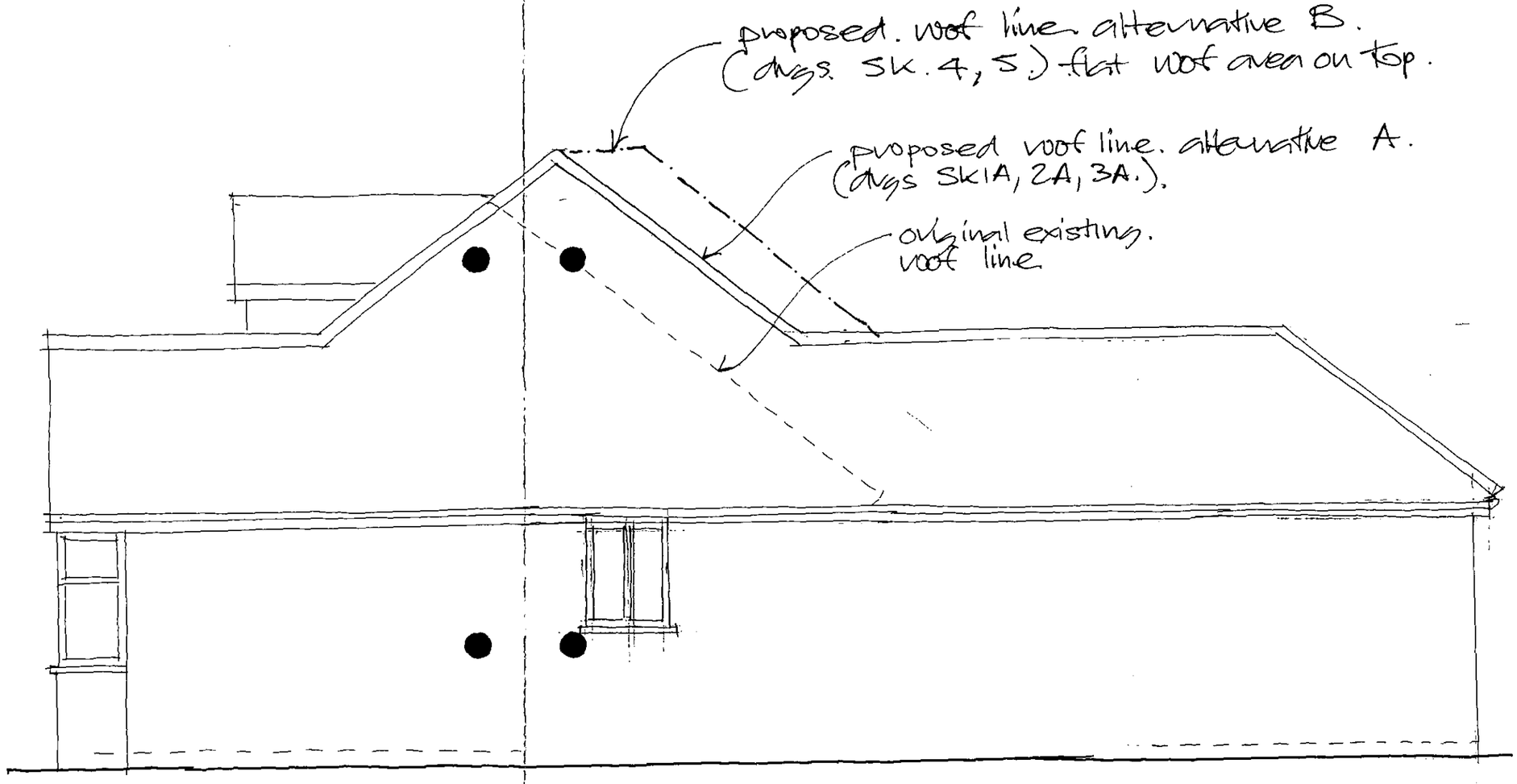
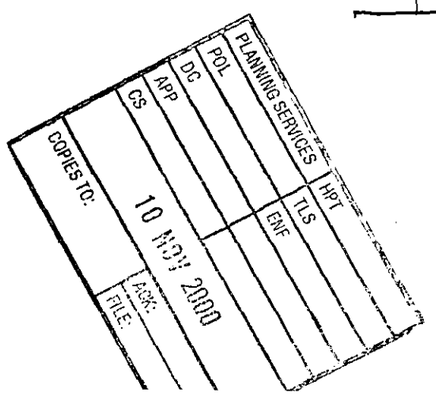
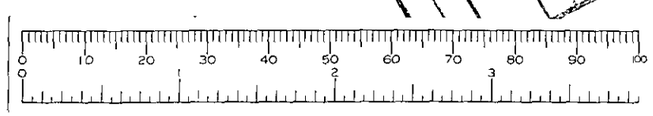
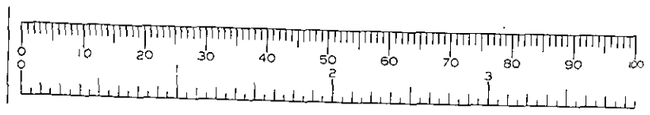


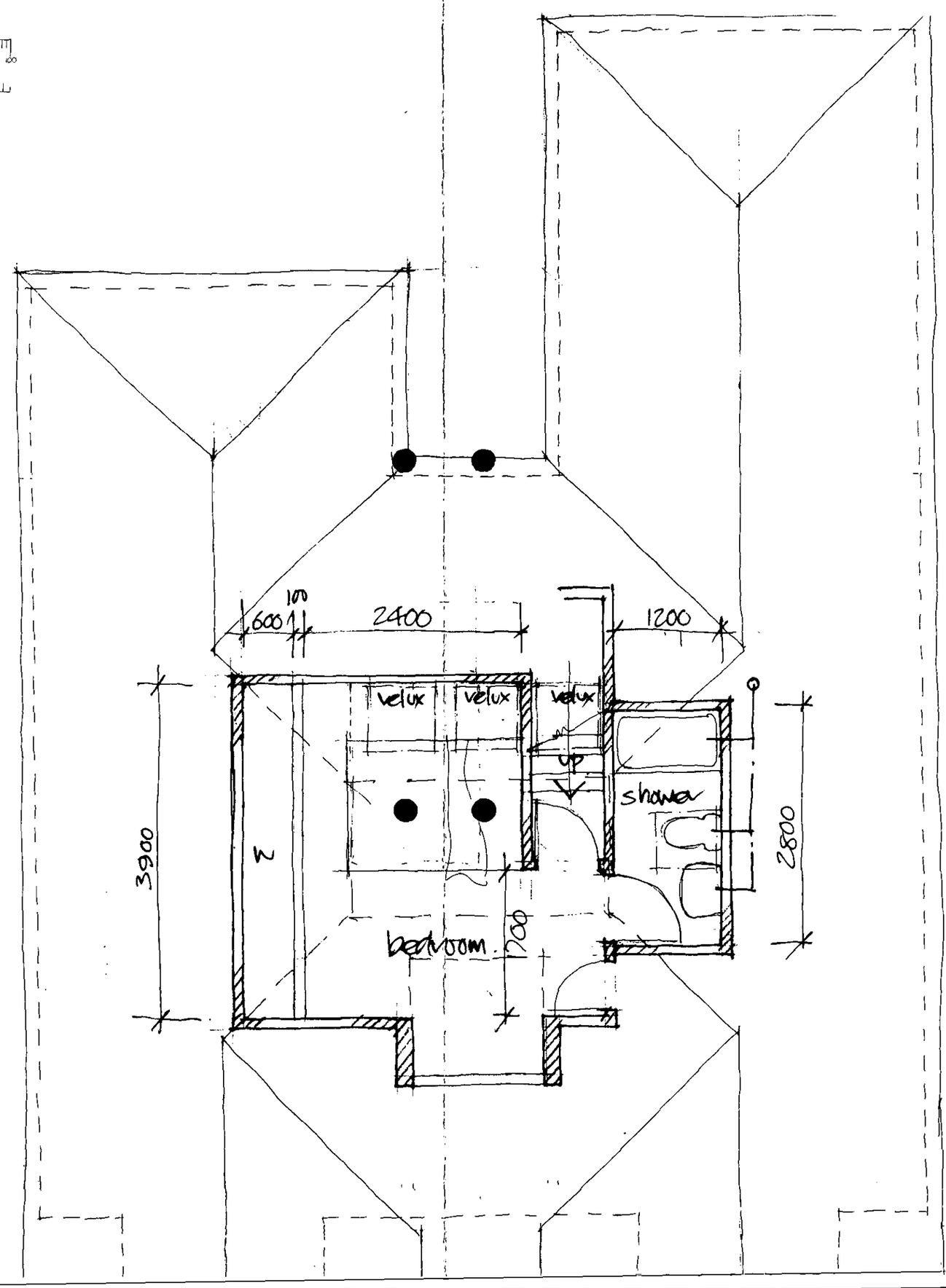


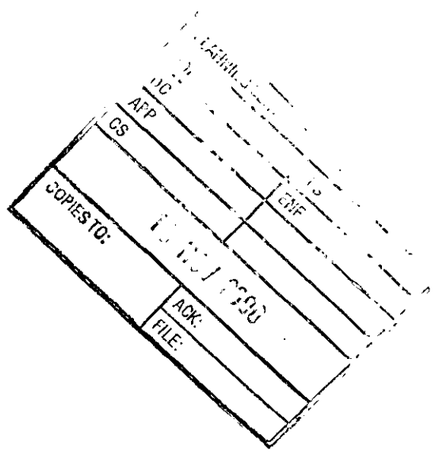


54 COWER LANE.
ELEVATION FACING NO 52
PROPOSED.

00/103/ SK.6.





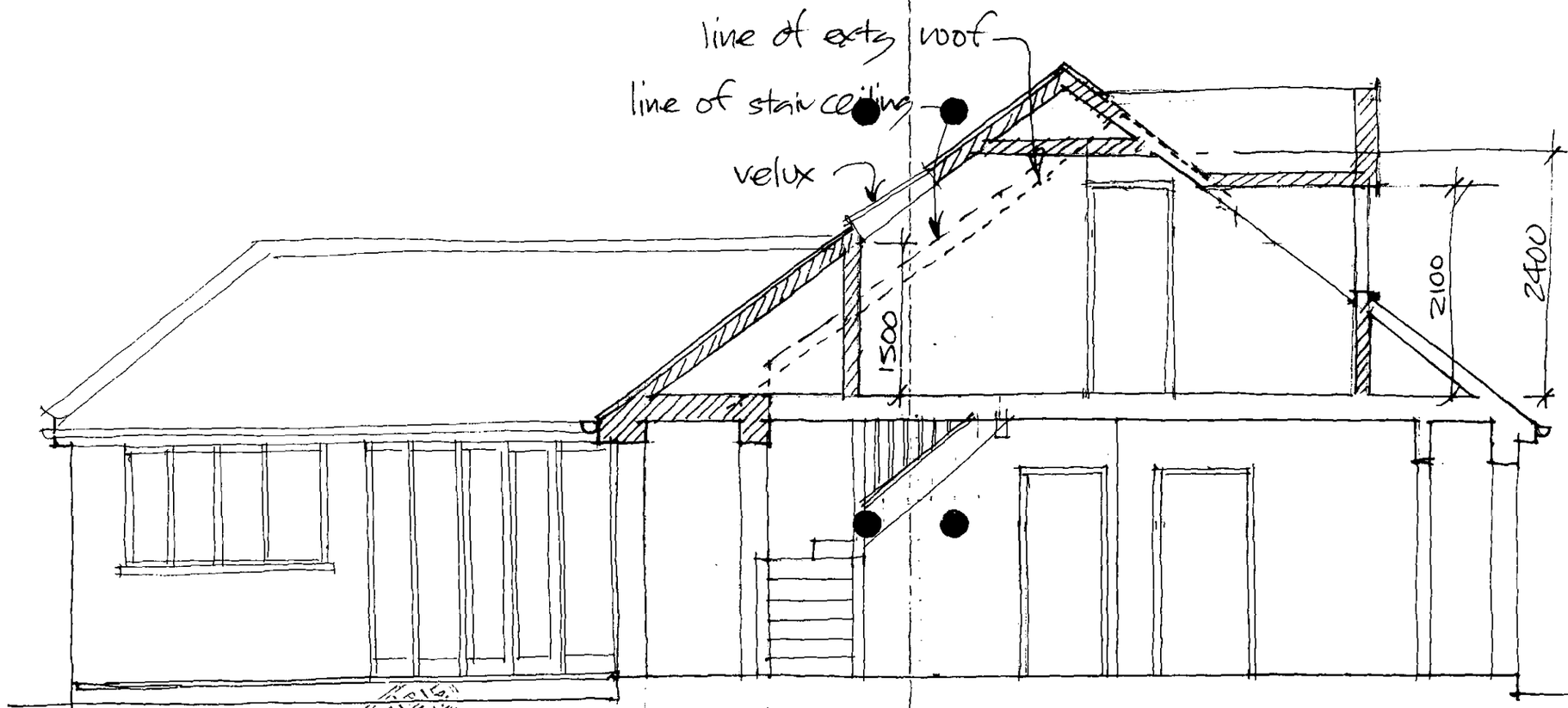


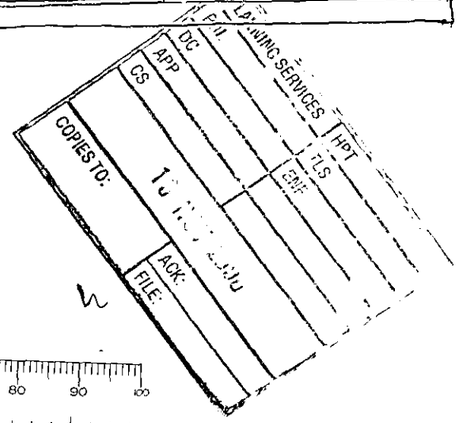
all perimeter walls vertical to 1500.

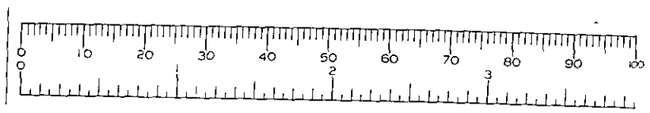
54 CULVER LANE

FIRST FLOOR PLAN PROPOSED. & A+A

00/103/SK2 A.







54 CULVER LANE

SECTION A-A
"PROPOSED Alt A.

00/103/SK3 A.

patent glazing

velux

velux

velux

W

shower

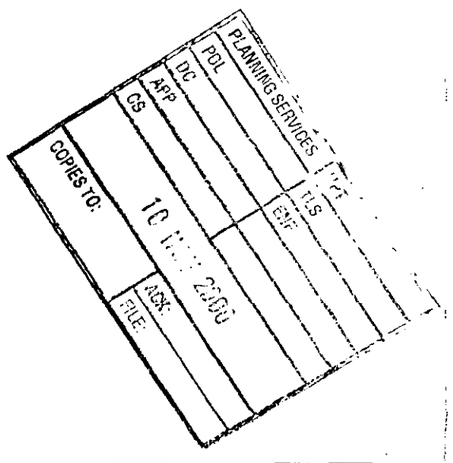
all permate
1500 high

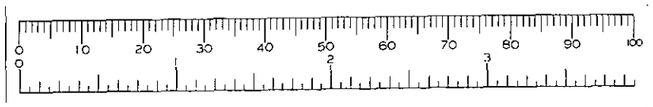
bedroom

W

54 CULVER LANE
FIRST FLOOR PLAN
PROPOSED. alt B.

00/103/ SK 4





original exts profile

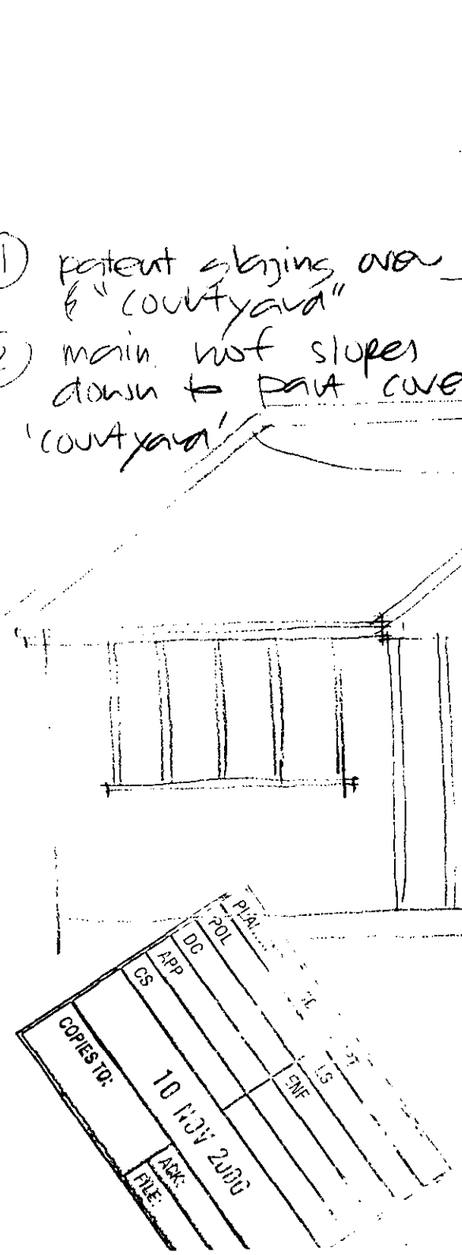
flat roof? or increase ridge.

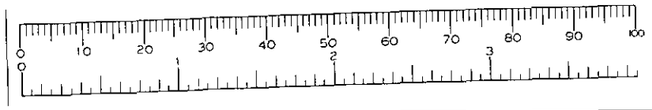
flat roof

velux

(1) patent glazing over 'courtyard'

(2) main roof slopes down to part cover 'courtyard'





54 COLVER LANE

SECTION A-A

PROPOSED AH B.

00/103/SKS.

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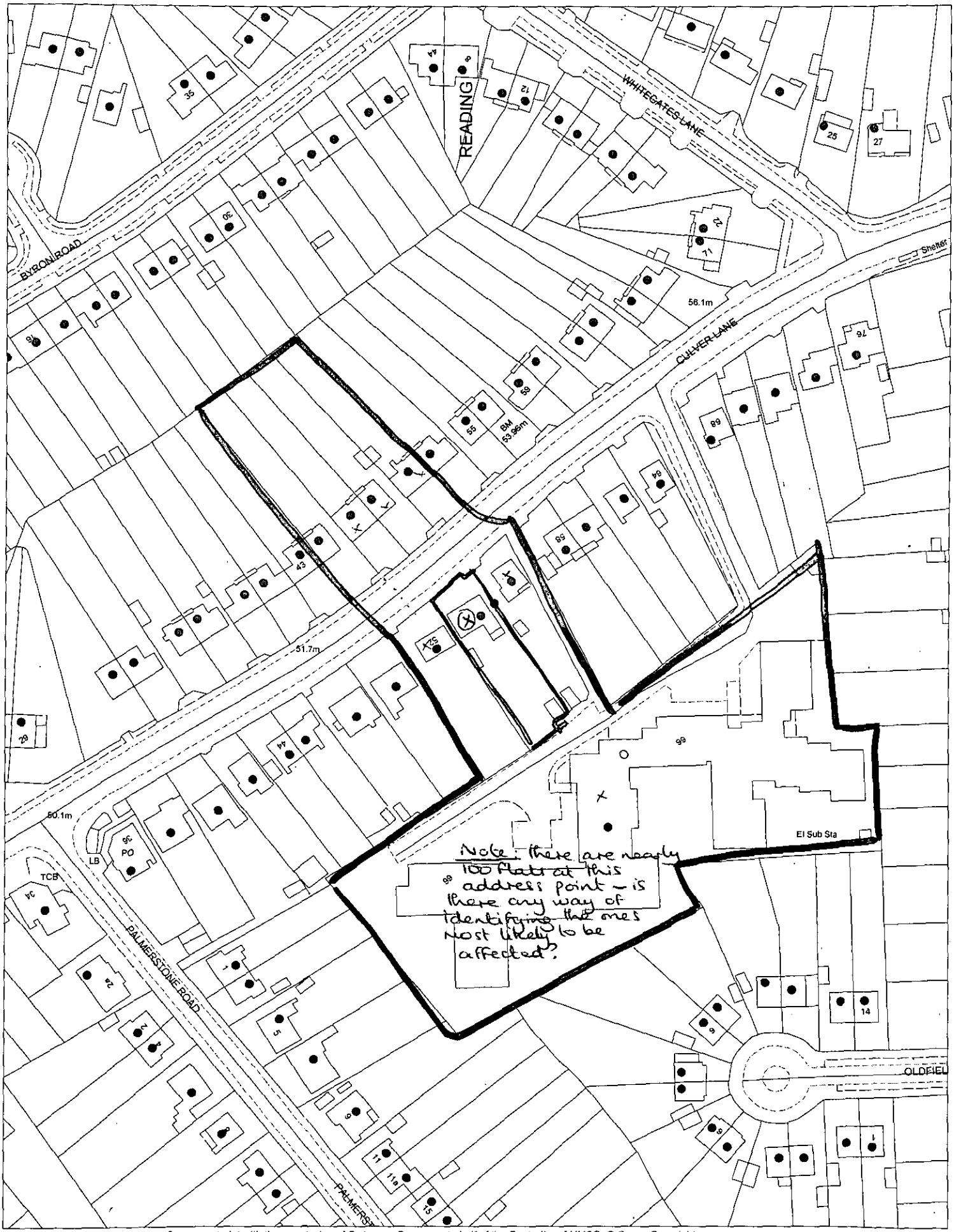

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Development Control Section, Environmental Services, Wokingham District Council.
2 January 2002 Scale: 1 : 1250

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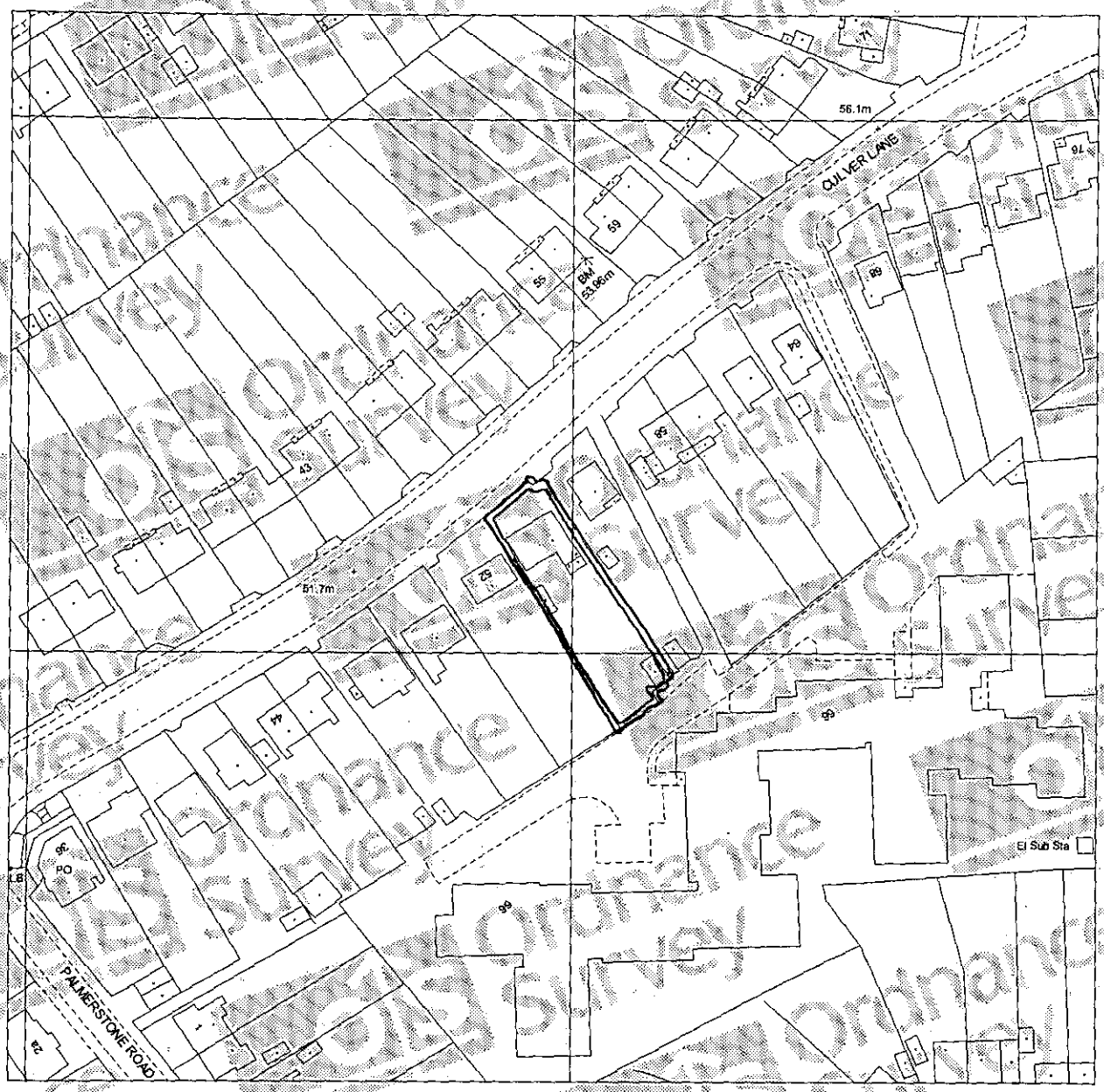
1:1250 Scale



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20 0 20 40 60 80

Metres

54 CULVER LANE,
EARLEY,
READING
RG6 1DY

APPROVED

Centre coordinates : 474496mE 173119mN

National Grid sheet reference at centre of this Siteplan: SU7473SW

Supplied by : National Map Centre Tel 020 7222 2466
Serial Number : 671814

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Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... *Electoral Division*
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... *(County Borough or European)*
Und ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

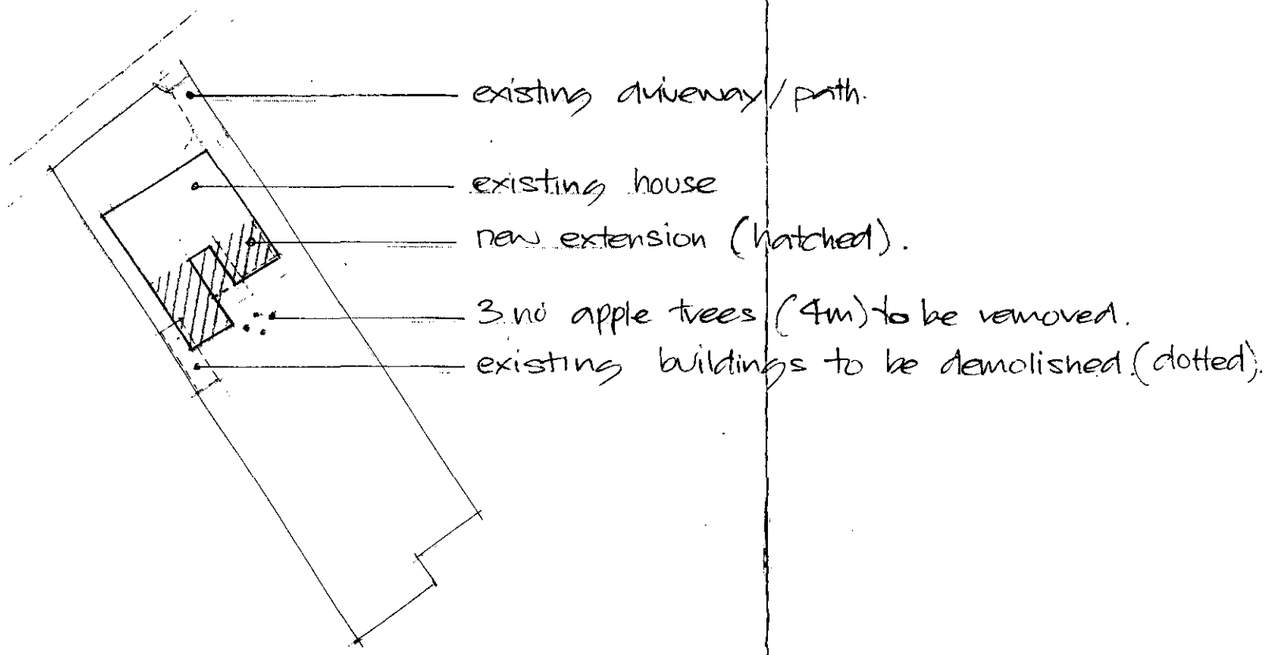
Other Information

Chy ..... *Chimney*
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... *Foot bridge*
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Meml ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... *Normal Tidal Limit*
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

14.JAN.2002* 5546





ce Point City 23

NO	REVISION	DATE

Roger L Hammond
Architectural Designer

2 Weald Rise,
Harrow Weald,
Harrow,
HA3 7DG.

Tel/Fax: 0181 954 7037

APPROVED

CLIENT
MR & MRS FINDLAY

PROJECT
54 CULVER LANE
EARLEY
BERKSHIRE

DETAIL
BLOCK PLAN

SCALE 1:500	DRAWN
DATE 8/1/02	APPROVED
JOB NO 00/105	DRAWING NO /06

PLANNING SERVICES | HPT
POL | TLS
DC | ERF
APP |
CS |
9 JAN 2002
REPLIES TO: | ACK:
FILE:

9/3/4/02