L.E. 5/4

APPLICATION NO:
F/2002/6037

LOCATION:
28 Finch Road, Earley Reading.

APPLICANT:
Mr/Mrs R Feast C/O Lyne Design & Build

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **31/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2002

CASE OFFICER: Louise Smith

APPROVED

1153

D3

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Feast
C/O Lyne Design & Build
26 Wyndham Crescent
Woodley
Reading
Berks
RG5 3AZ

Application Number: F/2002/6037

Parish: **EARLEY**

Location: **28, Finch Road, Earley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 25/04/2002

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.

Rahsied

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6037	LS
BUILDING CONTROL NUMBER	BN 2002/137 3	
~~APPLICANT~~/AGENT	Lyne Design + Build	
ADDRESS OF SITE	28 Finch Road EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	RSF-LD02A	RSF-LD02A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/7/02	

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 : Louise Smith

Application Number : F/2002/6037

Applicant : Mr/Mrs R Feast C/O Lyne Design & Build.

Location : 28, Finch Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/3/2

Date of Neighbour Notifications : .....

Date of Site Visit : 11/3/2

Date Registered : 01/03/2002

Earliest Date for Decision : 31/03/2002

Latest Consultation Date/Site Notice Expiry Date : 31/03/2002

This application <u>will have expired on</u>: <u>26/04/2002.</u> 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

Planning Issues :
Identified Settlement
Impact on neighbouring properties
" " street scene

Application Number: F/2002/6037

Appraisal :

The site is a semi-detached dwelling situated within the identified settlement boundary of Earley. The property has previously undergone single storey side and front extensions. This application proposes a single storey rear extension, projecting 3m behind the rear building wall and measuring 3.7m in width. It would incorporate a pitched roof with gable end (2.3m to the eaves and 3.6m to the ridge).

Impact on Neighbouring Properties:
Although No 30 has a rear conservatory, the 2m high boundary wall reduces concerns of overlooking. There is a distance of over 35m to properties at the rear, so no loss of privacy is envisaged here.
The development would lie 0.5m from the 2m high boundary wall with No 26. However due to the scale of the development and the boundary treatment, it is not considered that there would be any adverse impacts in terms of overshadowing or overbearing.

Impact on Street Scene:
The extension would be well screened to the rear of the dwelling and therefore would not detract from the character of Finch Road.

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

Application Number F/2002/6037
Conditions/Reasons for Refusal

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

Aspect of dwelling

RECORD OF SITE VISIT

SITE ADDRESS: 28 Finch Road Earley Reading.

APPLICATION NUMBER: F/2002/6037

OFFICER: **Louise Smith**

DATE OF SITE VISIT: 11/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential road - bungalows/houses, semis, terrace, detached mixture - some only in dengr amongst pockets of development
sandstone/red brick

3. DESCRIPTION OF SITE/BUILDING
2 storey semi
front + side s/s extension (pitched roof)
red brick

4. RELATIONSHIP TO ADJOINING PROPERTIES
same front + rear building line leads

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Street parking

LEVELS OK

BOUNDARY TREATMENT front 1m brick wall - hedge above

OTHERS No 30 - rear conservatory

No 30 rear cons. c. 1m high.

2m high brick side wall

neighbouring patio doors behind

Neighbouring semis rear windows

part hedge

COULDNT GAIN ACCESS

LEFT CARD

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD

To: Kim Lyne.

Mr / Mrs / Miss

Of: Tel No:

- [x] Telephoned
- [ ] Visited
- [ ] Wants to see you
- [ ] Please Phone
- [ ] Will call again
- [ ] URGENT

Message: RE : 28 Finch Rd, Earley.
2/4 - left answerphone message to call me back
4/4 - " " "
8/4 - He'll call me back this afternoon
↳ Agent came in to office to discuss amendments
i'll get back to him.
suggested 3m set back + possible roof alterations

10/4 - left ansph. mess. to call me.

11/4 - Left message w/ Agents wife -
he will send in 6 copies of
revised plans with 3m rear projection
No roof alterations needed.

Received 15/4 - given until 24/4 6/

Message taken by: Time: consultata

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

FROM: Louise Smith

DATE: 08 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6037

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 28, Finch Road, Earley, Reading.

Applicant: Mr/Mrs R Feast C/O Lyne Design & Build.

1 MAR 2002

Your observations are required in respect of this application **by 31/03/2002** .

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Application Number : F/2002/6037	Map No : 52
Case Officer : LS	Site Area : 0.03
Valid Date : 1/03/02	Received Date: 01/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 28, Finch Road, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr/Mrs R Feast C/O Lyne Design & Build.

Fee Required: £95 Fee Received: £95 (7)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	~~SIGNATURE OF AGENT~~.		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ECEVATION.	8/03	✓
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

NEIGHBOURS

S/N. t. see map

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6463

Date: 08 March 2002

My ref: F/2002/6037

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

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6037
28, Finch Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6037**
28, Finch Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C Smith

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

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

Tel: (0118) 974 6463

Date: 08 March 2002

My ref: F/2002/6037

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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

Dear Councillor

Application Number: F/2002/6037
28, Finch Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6037**
28, Finch Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Carpenter

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

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

Tel: (0118) 974 6463

Date: 08 March 2002

My ref: F/2002/6037

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

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6037
28, Finch Road, Earley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6037**
28, Finch Road, Earley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Swindells

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

Received by Wokingham District Council

Application No: F/2002/6037

PROPOSAL:
Proposed single storey rear extension to dwelling.

LOCATION:
28, Finch Road, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6037 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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager
08 March 2002

Organisation_Name	Building_Name	address1	Postcode
		26FINCH ROADREADING	RG6 7JU
		30FINCH ROADREADING	RG6 7JU
		35FINCH ROADREADING	RG6 7JX
		37FINCH ROADREADING	RG6 7JX
		39FINCH ROADREADING	RG6 7JX
		19REPTON ROADREADING	RG6 7LJ
		21REPTON ROADREADING	RG6 7LJ
		23REPTON ROADREADING	RG6 7LJ

Neighbour Notification List

6037

Environmental Services

For office use only.
Application number: 01.MAR2002* 6037

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR & MRS. R. FEAST 28 FINCH ROAD, EARLEY, READING RG6 7JU 0118-9617265
2	Agent's Name Address and postcode Phone number	LYNE DESIGN & BUILD 26 WYNDHAM CRESCENT WOODLEY, READING. RG5 3AZ 0118-9692803
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.	28 FINCH ROAD, EARLEY, READING RG6 7JU
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR LOUNGE 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.	RED BRICK TO MATCH EXISTING BROWN PLAIN TILE ROOF TO MATCH EXTG. WHITE uPVC WINDOWS / DOORS
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: 

on behalf of MR + MRS FEAST ~~LYNE DESIGN & BUILD~~

Date 01-03-2002

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

ADDRESS 28 FINCH ROAD PARISH ~~WOODLEY~~ Earley 1.4.86

PLOT No. ORD. SHEET No. SU.7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
119/49	H.M. Prison Commission	Semi / Det House	Information	Only
HH489	MR. R. FEAST	S/St. HG - PITCHED	16.6.95	CLA
95/60578/F		ROOF OVER HL. BAY		
		& FRONT DOOR		
XP95/3868A	"	"	30.10.95 - 16.10.95	RAPP REF
F/2002/6037	Mr. + Mrs. R Feast	S/St/R ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

01.MAR2002* 6037



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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002 Scale: 1 : 1250

N
W E
S

F.A.O - MRS. HURST
WOK. DIST. COUNCIL
FAX: 0118-9746484

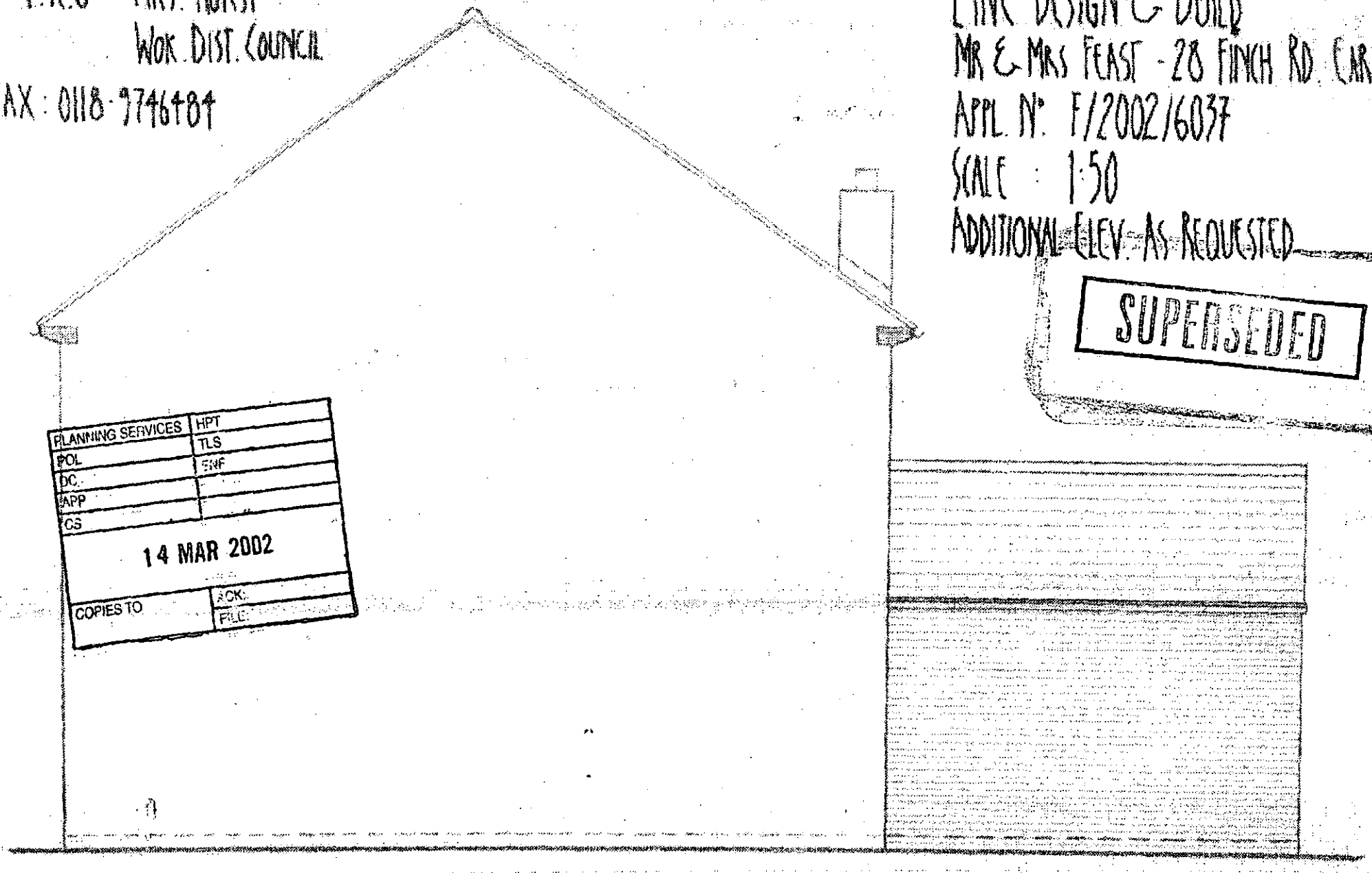
LYNE DESIGN & BUILD
MR & MRS FEAST - 28 FINCH RD. EARLEY, RDG.
APPL. N°: F/2002/6037
SCALE : 1:50
ADDITIONAL ELEV. AS REQUESTED

SUPERSEDED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:
	FILE:



NORTH WEST - SIDE

ADDITIONAL PLAN

6037

Fax sent by : LYNE DESIGN + BUILD 13/03/02 10:43 Pg: 1