LISTING EXP 10/4

APPLICATION NO:
F/2002/6062

LOCATION:
6 Dene Close, Earley Reading.

APPLICANT:
Mr A D Ayres

PROPOSAL:
Proposed pitched roof on existing side extension.

EARLIEST DATE FOR DECISION: **05/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

1166
D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A D Ayres
6Dene Close
Earley
Reading
Berks
RG6 5QB

Application Number: F/2002/6062

Parish: **EARLEY**

Location: **6, Dene Close, Earley, Reading.**

Proposal: **Proposed pitched roof on existing side 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. 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 WOS3, WBE1 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6062	Louise Smith
BUILDING CONTROL NUMBER.	FX 2002/2828 Central	
~~APPLICANT~~/AGENT	Mr M. J. Paul.	
ADDRESS OF SITE	6 Dene Close EARLEY	
DESCRIPTION OF PROPOSED WORK	change flat roof to pitched roof on existing side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓ rec'd 6/3/02
ELEVATIONS	rec'd 06/3/02	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	18/4/02	

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 : Louise Smith

Application Number : F/2002/6062

Applicant : Mr A D Ayres .

Location : 6, Dene Close, Earley, Reading.
Proposal : Proposed pitched roof on existing side extension.

Site Notice Displayed ? :

YES	NO	DATE
/		18/3

Date of Neighbour Notifications : .....

Date of Site Visit : 18\3.....

Date Registered : 06/03/2002

Earliest Date for Decision : 05/04/2002

Latest Consultation Date/Site Notice Expiry Date : 05/04/2002

This application will have expired on: 01/05/2002. 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 :

Planning Issues :

Identified Settlement
Impact on Neighbouring Properties
Impact on Street Scene

Application Number: F/2002/6062

Appraisal :

The site is a semi-detached dwelling, situated within the identified settlement of Earley. The application proposes a pitched roof to the existing first floor side extension, with hipped ends and a ridge height lower than the [redacted] roof of the dwelling itself

Impact on the adjoining properties:
The increase in bulk is not felt to exert a great degree of overshadowing or overbearing influence on the neighbour at No 5 than is already present. Although it is appreciated that the neighbours first floor side window would be overshadowed, it opens into a non-habitable room (hallway) and it is therefore not sufficient to warrant a refusal on this basis.

Impact on character of the area:
A pitched roof, as opposed to the existing flat roof, is felt to be more in-keeping with the style of the dwelling. Furthermore, a similar first floor side extension with pitched roof can be found at No 12. Therefore it is not considered that this development would detract from the character of Dene Close.

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

Application Number F/2002/6062
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 6 Dene Close Earley Reading.

APPLICATION NUMBER: F/2002/6062

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N,

2. DESCRIPTION OF SURROUNDINGS
Residential cul de sac., several 2/S extensions over gge. (11, 12).
Semi detached properties, some unity in design.
redbrick.

3. DESCRIPTION OF SITE/BUILDING
Semi detached 2/S property
previous first ft. extension over garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set to similar front levels - note ground level difference to No 5 - (see below)
Neighbour 1st floor side window HALLWAY.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A

LEVELS c.0.3m ~~0.5m~~ lower than No. 5

BOUNDARY TREATMENT

OTHERS
No 12 has pitched roof 2/S side extension
similar to roof being proposed here.

Pitched roof would be > in keeping with existing roof + character of dwelling.

Application Number : F/2002/6062	Map No : 52
Case Officer : LS	Site Area : 0.03
Valid Date : 6/03/02	Received Date: 06/03/2002

Level : Delegated Application

Description : Proposed pitched roof on existing side extension.

Location : 6, Dene Close, Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr A D Ayres .

Fee Required: £95 Fee Received: £95 (2)

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			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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

No pre-apps

NEIGHBOURS

S/N + see map

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

Tel: (0118) 974 6463

Date: 13 March 2002

My ref: F/2002/6062

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2002/6062
6, Dene Close, Earley, Reading.
Proposed pitched roof on existing side extension.

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/2002/6062**
6, Dene Close, Earley, Reading.
Proposed pitched roof on existing side extension.
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 Hare

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

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

Tel: (0118) 974 6463

Date: 13 March 2002

My ref: F/2002/6062

WOKINGHAM UNITARY
Aiming for Excellence

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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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Application Number: F/2002/6062
6, Dene Close, Earley, Reading.
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Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6062**
6, Dene Close, Earley, Reading.
Proposed pitched roof on existing side extension.
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 F Rolls

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

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

Tel: (0118) 974 6463

Date: 13 March 2002

My ref: F/2002/6062

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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2002/6062
6, Dene Close, Earley, Reading.
Proposed pitched roof on existing side extension.

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

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6062**
6, Dene Close, Earley, Reading.
Proposed pitched roof on existing side extension.
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 A Spratling

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

Received by Wokingham District Council

Application No: F/2002/6062

PROPOSAL:
Proposed pitched roof on existing side extension.

LOCATION:
6, Dene Close, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6062 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 05/04/2002. 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
13 March 2002

Organisation_Name	Building_Name	address1	Postcode
		10DENE CLOSEREADING	RG6 5QB
		11DENE CLOSEREADING	RG6 5QB
		12DENE CLOSEREADING	RG6 5QB
		13DENE CLOSEREADING	RG6 5QB
		14DENE CLOSEREADING	RG6 5QB
		15DENE CLOSEREADING	RG6 5QB
		16DENE CLOSEREADING	RG6 5QB
		17DENE CLOSEREADING	RG6 5QB
		5DENE CLOSEREADING	RG6 5QB
		7DENE CLOSEREADING	RG6 5QB
		8DENE CLOSEREADING	RG6 5QB
		9DENE CLOSEREADING	RG6 5QB
		3BRAMLEY CLOSEREADING	RG6 7PL
		4BRAMLEY CLOSEREADING	RG6 7PL

neighbour consultation list

F/2002/6062

6062

Environmental Services

For office use only.
Application number: 06/MAR/602* 6062

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 A.D. AYRES 6, DENE CLOSE EARLEY READING RG6 5QB 987405
Agent's Name Address and postcode Phone number	
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.	6, DENE CLOSE EARLEY READING
4 Give brief details of the proposal for example, two storey side extension. About the application	ALTER FLAT ROOF TO PITCHED ROOF
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.	ADDITIONAL BRICKWORK IN RED TO MATCH EXISTING & PLAIN TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed: NO CHANGE
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.		£95
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

Date 4/3/02

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

FROM: Louise Smith

DATE: 13 March 2002

DELEGATED

PLANNING SERVICES	
POL	TLS
DC	
22 APR 2002	
COPIES TO	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6062

Proposal: Proposed pitched roof on existing side extension..

Site Address: 6, Dene Close, Earley, Reading.

Applicant: Mr A D Ayres .

Your observations are required in respect of this application **by 05/04/2002** .

No Objection

SIGNED: _____ DATE: 18 APR 2002

Clerk To Earley Parish/Town Council.

ADDRESS 6 DENE CLOSE PARISH EARLEY

PLOT No. Part Plot 7 & Part Plot 8. ORD. SHEET No. SU. 7471 (5

BUILDER J.T. Cook & Son Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
737/54	J.T. Cook & Son Ltd	Layout	12/10/54	App. C
1055/54	"	Semi/Det. House	11/1/55	App. C
402/55	Revised Layout.	"	14/6/55	App. A
R/225/70	Mr. H. Ayres	Garage with Two Bedrooms over	23.6.70	App. A
F/2002/6062	Mr. A.D. Ayres	Pitched roof on S/east.		

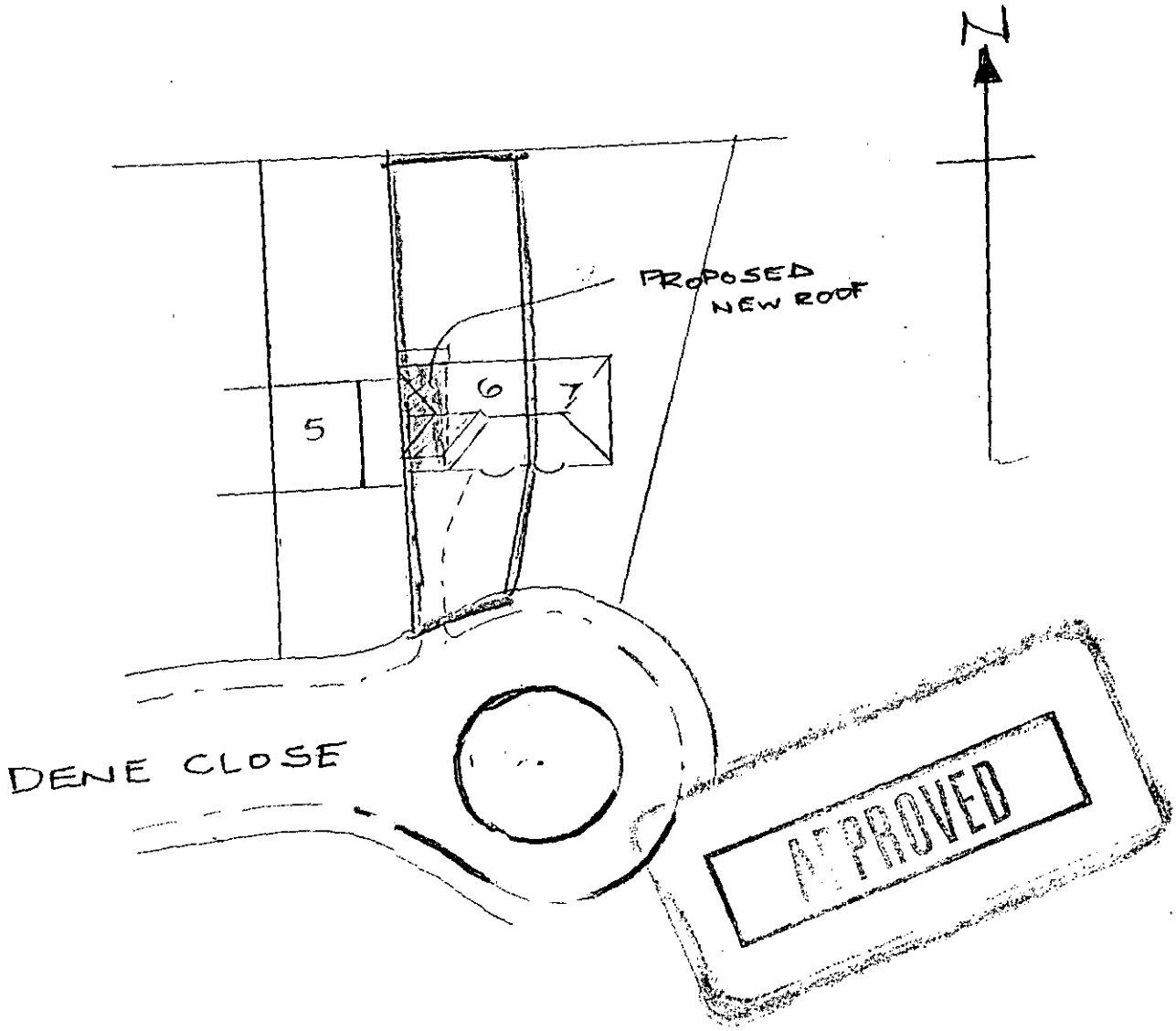
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06.MAR2002* 6062

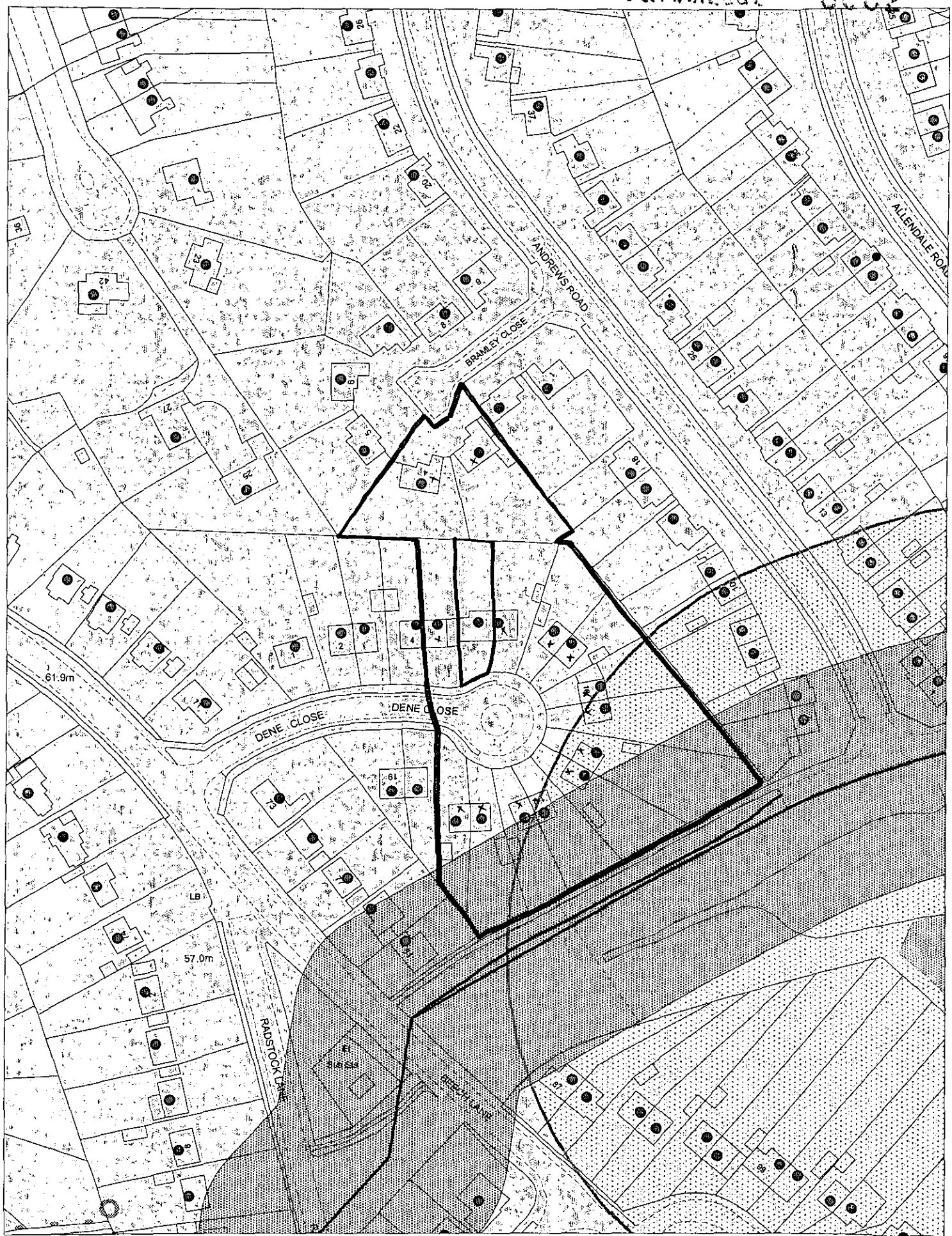


BLOCK PLAN

SCALE 1:500

REF:- 6. DENE CLOSE
EARLEY

06.MAR2002 6002



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Development Control Section, Environmental Services, Wokingham District Council.
11 March 2002

Scale: 1 : 1250

N W E S