96/1640

APPLICATION NO:
F/2002/6226

LOCATION:
10 Conygree Close, Lower Earley Reading.

APPLICANT:
Mr/Mrrs K Ward C/O P R Roe

PROPOSAL:
Proposed two storey side and single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **09/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/06/2002

CASE OFFICER: **Francis Leo**

FEE
176

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Ward
C/O P R Roe
8 Manor House Court
Heath Road
Reading
Berks
RG6 1NA

Application Number: F/2002/6226

Parish: **EARLEY**

Location: **10, Conygree Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side and single storey rear extensions 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of the extension facing 11 Conygree Close hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 29/05/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6226	FL
BUILDING CONTROL NUMBER	FP 2002/2929 South	
~~APPLICANT~~/AGENT	P Rice	
ADDRESS OF SITE	10, Congree Close Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side + s/s rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 25/3/02	rec'd 10/4/02
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	10/6/02	

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	

6226

FROM: Francis Leo

DATE: 16 April 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6226

Proposal: Proposed two storey side and single storey rear extensions to dwelling..

Site Address: 10, Conygree Close, Lower Earley, Reading.

Applicant: Mr/Mrrs K Ward C/O P R Roe.

Your observations are required in respect of this application **by 09/05/2002** .

No Objection

PLANNING SE...
POL
DC
APP
CS
17 MAY 2002
...ES TO
ACK:
FILE:

SIGNED: [signature]

DATE: 16 MAY 2002

Clerk To Earley Parish/Town Council.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6226

Applicant : Mr/Mrrs K Ward C/O P R Roe.

Location : 10, Conygree Close, Lower Earley, Reading.
Proposal : Proposed two storey side and single storey rear extensions to dwelling.

taken down after 8 weeks

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 17/5/02

Date Registered : 10/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 05/06/2002. 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 : I'd Sett.

LBE1 LBE2

WOS3, WBE1

ENV.

Application Number:F/2002/6226 **Officer : Francis Leo**
10 Conygree Close
Lower Earley, Reading

Appraisal :

Development
Proposed two storey side and single storey rear extension to dwelling.

The site is a detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
No 11 adjoining property towards the south-west is some 10m away. Both properties have garages to the side, flank walls facing each other and separated by a 1.8m high fence, although the garage to no 11 is directly on the boundary line for part of the boundary, both properties are sufficiently far apart for the proposal to have any adverse impact upon its neighbour.

Impact upon the character of the area
The pitched roof to the proposed extension would align with the pitch of the main building and the windows have been designed to be in proportion with existing windows. The elevation overall is pleasing in appearance and would be in the context of the street scene. Hence there would be no adverse impact upon the character of the area.

Parking: The proposal would create 1 additional bedroom making a total of 4 requiring 3 parking spaces. Applicant has shown 2 spaces in the forecourt plus the garage to fulfil Councils parking requirements.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6226

Appraisal :

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

Application Number F/2002/6226
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	1st floor oriel window in side elevation facing 11 Conygree Close

RECORD OF SITE VISIT

SITE ADDRESS: 10 Conygree Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/6226

OFFICER: Francis Leo

DATE OF SITE VISIT: 17/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Detached properties, side garage. pitched roof open plan Various styles.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached. single storey side extn. with garage. Long and wide garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 11 has a garage on boundary wall. Main blks further away. No effect.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING at front.

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence with trellis over.

OTHERS

Application Number : F/2002/6226	Map No : 58
Case Officer : FL	Site Area : 0 03
Valid Date : 10 APR 2002	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed two storey side and single storey rear extensions to dwelling.

Location : 10, Conygree Close, Lower Earley, Reading.

Parish : EA **Ward : RED** 16.4.02 TJ.

Applicant : Mr/Mrrs K Ward C/O P R Roe.

Fee Required: £95 **Fee Received: £95** (15)

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	Other side elevation.	4/4	✓ 10 APR 2002
FLOOR PLANS	Velux windows on floor plan.	4/4	✓
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

16-4-02-B.

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

.....Na. pre-apps.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/N + see map.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		5CONYGREE CLOSEREADING	RG6 4XE
		9CONYGREE CLOSEREADING	RG6 4XE
		10CONYGREE CLOSEREADING	RG6 4XE
		11CONYGREE CLOSEREADING	RG6 4XE
		26CONYGREE CLOSEREADING	RG6 4XE
		33CONYGREE CLOSEREADING	RG6 4XE

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6226

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/2002/6226
10, Conygree Close, Lower Earley, Reading.
Proposed two storey side and single storey rear extensions 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6226**
10, Conygree Close, Lower Earley, Reading.
Proposed two storey side and single storey rear extensions 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 A Spratling

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

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6226

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

Dear Councillor

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Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6226**
10, Conygree Close, Lower Earley, Reading.
Proposed two storey side and single storey rear extensions 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 F Rolls

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

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6226

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/2002/6226
10, Conygree Close, Lower Earley, Reading.
Proposed two storey side and single storey rear extensions 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

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6226**
10, Conygree Close, Lower Earley, Reading.
Proposed two storey side and single storey rear extensions 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 Hare

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

Received by Wokingham District Council

Application No: F/2002/6226

PROPOSAL:
Proposed two storey side and single storey rear extensions to dwelling.

LOCATION:
10, Conygree 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/2002/6226 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. 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
16 April 2002

10.APR.2002 6226

Tel. (0118) 974 6429 or 6433

Date: 04 April 2002

Your Ref:

My Ref: F/2002/6226

Mr/Mrrs K Ward
C/O P R Roe
8 Manor House Court
Heath Road
Reading
Berks
RG6 1NA

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 Sir/Madam

Reference Number: 2002/6226

Site Address: 10, Conygree Close, Lower Earley, Reading.

Proposal: Proposed two storey side and single storey rear extensions to dwelling.

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

Please provide 6 copies of the other side elevation of proposed day room.

Mark the position of the velux windows on the floor plan .

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

Yours faithfully,

Carol Hurst

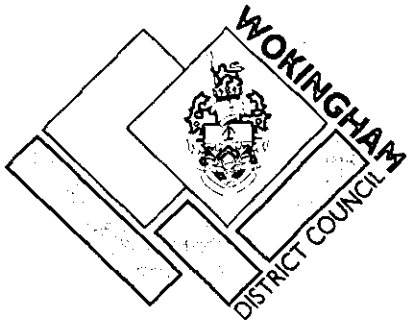
Senior Technical Officer
Development Control

6226

Environmental Services

For office use only.
Application number: 10/AIR/2532 6226

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 K. WARD 10, CONYGREE CLOSE LOWER EARLEY READING 01189 871085.
2	Agent's Name Address and postcode Phone number	P. R. ROE 8. MANOR HOUSE COURT. HEATH ROAD READING RG6 1NA 01189 263588
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	REF BLOCK & LOCATION PLANS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS
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 GREY ROOF TILES TO MATCH EX.
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following		
a	Six copies of this form signed and dated. ✓		
b	The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below. ✓		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: K S Ward

on behalf of

Date 22/3/02

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

1933

ADDRESS 10 CONYGREE CLOSE PARISH EARLEY

PLOT No. 37 PART AREA 12 SCHOOL SITE TO ROS ORD. SHEET No. SU. 7570 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			CLA
38062	BCC	O/L.	19.3.92	CLA
39811	T.A. FISHER	RES. DEV.	18.11.92	N/ISS.
FP 93/1701	"	DET. HOUSE & GARAGE	13.8.93	CLAP
415 90	"	"	18.11.93	CLA
F/2002/6226				

MINISTRY DECISION

SPECIAL ORDERS

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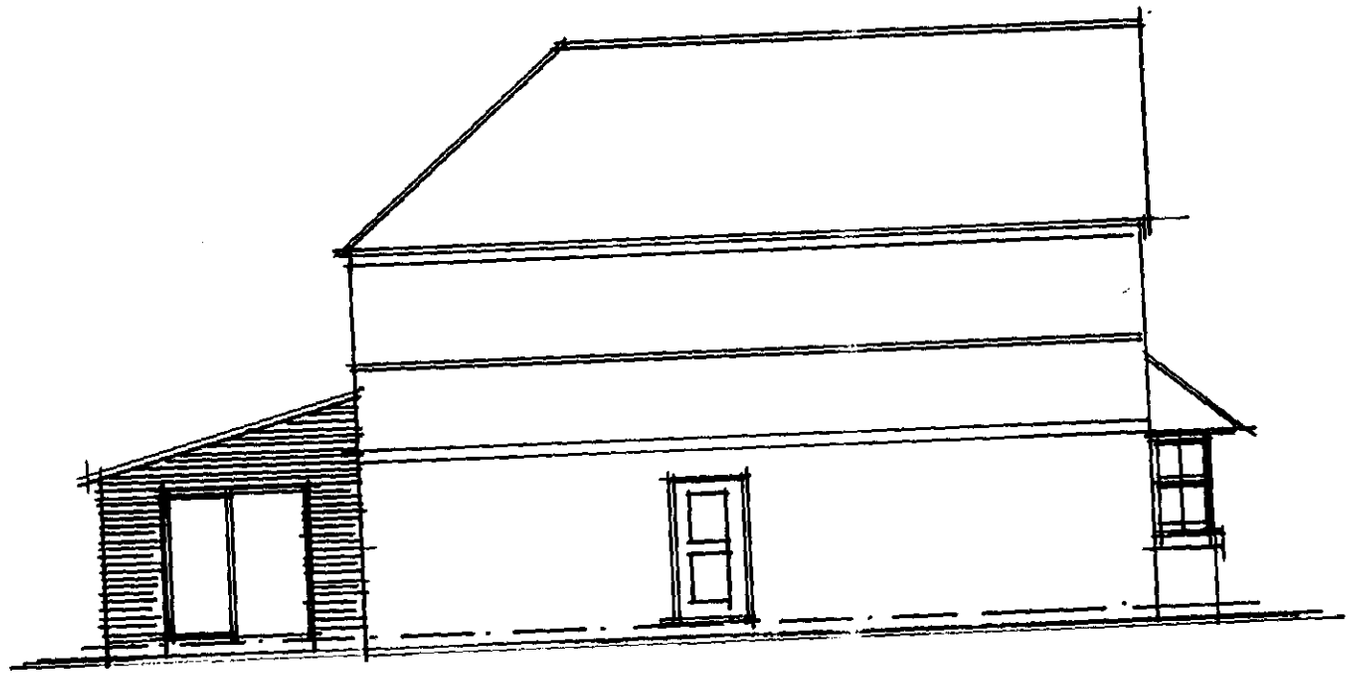
Development Control Section, Environmental Services, Wokingham District Council.

2 April 2002

Scale: 1 : 1250

10 APR 2002 · 6226



END ELEVATION

APPROVED