SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

SYSTEMS LTD

APPLICATION NO:
F/2001/3487

LOCATION:
5 Beaconsfield Way, Earley Reading.

APPLICANT:
Mr & Mrs Painter C/O Everest Conservatories (Miss E Smith)

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

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Painter
C/O Everest Conservatories (Miss E Smith)
Unit 3
North Orbital Commercial Park
Nashbury Lane
St Albans
Herts
AL1 1XB

Application Number: F/2001/3487

Parish:	**EARLEY**
Location:	**5, Beaconsfield Way, Earley, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following 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. Except where stated otherwise on the approved drawings, 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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3487

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

LOCATION:
5, Beaconsfield Way, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. 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 normally be possible for an individual reply 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

12 March 2001

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

Tel: 0118 974 6480

Date: **12 March 2001**

My ref: F/2001/3487

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/3487
5, Beaconsfield Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3487**
5, Beaconsfield Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6480

Date: **12 March 2001**

My ref: F/2001/3487

CONFIDENTIAL

Councillor 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
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John Mitchell
Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **12 March 2001**

My ref: F/2001/3487

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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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5, Beaconsfield Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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5, Beaconsfield Way, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3487

Applicant : Mr & Mrs Painter C/O Everest Conservatories (Miss E Smith).

Location : 5, Beaconsfield Way, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/3/01

Date Registered : 05/03/2001

Earliest Date for Decision : 05/04/2001

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001

This application will have expired on: 30/04/2001. 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 :

Earley T.C : NO objection

Fiona Rolls : Contact her if going to refuse

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon street scene

Application Number: F/2001/3487

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.8m wide, 3.8m deep and have a pitched roof, 2.4m to the eves and 3.5m to the ridge.

The property is a two storey detached house, with a 1.8m fence enclosing the rear garden. A lean too green house/conservatory is already attached to the property in the location in which the new conservatory is proposed to go.

1. Impact upon neighbouring properties

The proposed conservatory would be located only 1m from the boundary of No.7 which has a single storey garage extension along side the boundary, with a door and small window in the side elevation, but as it is not a habitable room and there would be no overlooking as a solid wall is proposed to that elevation, it is not considered that there would be any adverse effects upon the property.

2. Impact upon the character of the street scene

The conservatory would not be visible from Beaconsfield Way, the materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3487
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

Single storey garage to side that is next to where the con. is to be located

→ a door + windows is in the single storey section.

One 1st floor ⇒ clear glass window facing the con. but with netting.

- a green house/con. is already attached to the use in the same location.

1.8m fence enclosure

1m from proposed con. to boundary.

RECORD OF SITE VISIT

SITE ADDRESS: 5 Beaconsfield Way Earley Reading.

APPLICATION NUMBER: F/2001/3487

OFFICER: Helen Pollock

DATE OF SITE VISIT: 27/3/9

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on lamp post to front.

2. DESCRIPTION OF SURROUNDINGS

Residential - detached houses

3. DESCRIPTION OF SITE/BUILDING

detached 2 Storey house with integral garage -

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING garage + driveway.

LEVELS N/A.

BOUNDARY TREATMENT

OTHERS

FROM: Helen Pollock

DATE: 12 March 2001

RECEIVED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3487

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

Site Address: 5, Beaconsfield Way, Earley, Reading.

Applicant: Mr & Mrs Painter C/O Everest Conservatories (Miss E Smith).

Your observations are required in respect of this application **by 05/04/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3487**

5, Beaconsfield Way, Earley, Reading.

Proposed single storey rear extension to dwelling to form conservatory.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

and my ~~reason(s) are~~ please contact me

Signed: [signature]

Councillor Rolls

Date: 14/3/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: HP	Application No. F/2001/3487

Map No. 57 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 5 BEACONSFIELD WAY

Parish: EARLEY Ward: Redhatch
12.3.01 TJ

Applicant: MR/MRS PAINTER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (1) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....no - pre apps.....
.....
.....

NEIGHBOURS:

.....
.....site notice & see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....

Everest Limited

07 March 2001

Everest Conservatory Centre
Conservatory Department
Unit 3, North Orbital Commercial Park
Napsbury Lane, St Albans
Hertfordshire AL1 1XB

Telephone 01727 733900
Facsimile 01727 851846
01727 844801

"CONSERVATORIES" BY EVEREST
Our ref: CN 0059 AE
Your ref:

Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir / Madam,

Ref: - Proposed Conservatory at: 5 Beaconsfield Way, Earley, Reading, Berkshire RG6 5UX.

Further to our planning application dated 27 February 2001 for the above.

Please find enclosed six copies of drawing number 250/01A showing an amendment to the left side view. Originally it was shown as a flank wall covering one of the bays. This is incorrect and the side view now correctly shows the flank wall and modules on the bay.

Please note this drawing supersedes drawing number 250/01, originally sent to you in support of this application.

If you require any further information, please do not hesitate to contact me at the above address or by telephone on 01727 733954.

Yours faithfully

Miss E Smith
Planning Assistant for Everest Conservatories.
Encl.

PLANNING SERVICES	40894
POL	
DC	
APP	
CS CH	
08 MAR 2001	
COPIES TO:	FILE:

NOT INPUT-LET

ADDRESS 5 BEACONSFIELD WAY PARISH EARLEY

PLOT No. 28 Area Z Lower Earley ORD. SHEET No. SU 7370 57

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17972	Taylor Woodrow	DET. HSE + GARAGE	26.8.82	N/A C/A
BR 19501	"	"	19.11.82	APP N/A
28326		1st FLOOR SIDE - 8/ST. REAR EXTS.	7.8.87	C/A
BLA 3074	MR GALLEN	2/ST. EXTENSION	26.6.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 05.MAR2001* 348

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	MR & MRS PAINTER
	Address and postcode	5 BEACONSFIELD WAY EARLEY READING, BERKSHIRE RG6 5UX
	Phone number	H. 01189 758362 W: 0208 587 8300
2	Agent's Name	MISS E SMITH OF EVEREST CONSERVATORIES
	Address and postcode	UNIT 3, NORTH ORBITAL COMMERCIAL PARK, NARSBURY LANE, ST. ALBANS AL1 1XB
	Phone number	01272 733954
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.	(A3 Q1)
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A SINGLE STOREY REAR CONSERVATORY

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.	SEE DRAWING 250/01.	
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: UNKNOWN	Proposed: AS EXISTING
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR PAINTER

Date 27/02/01

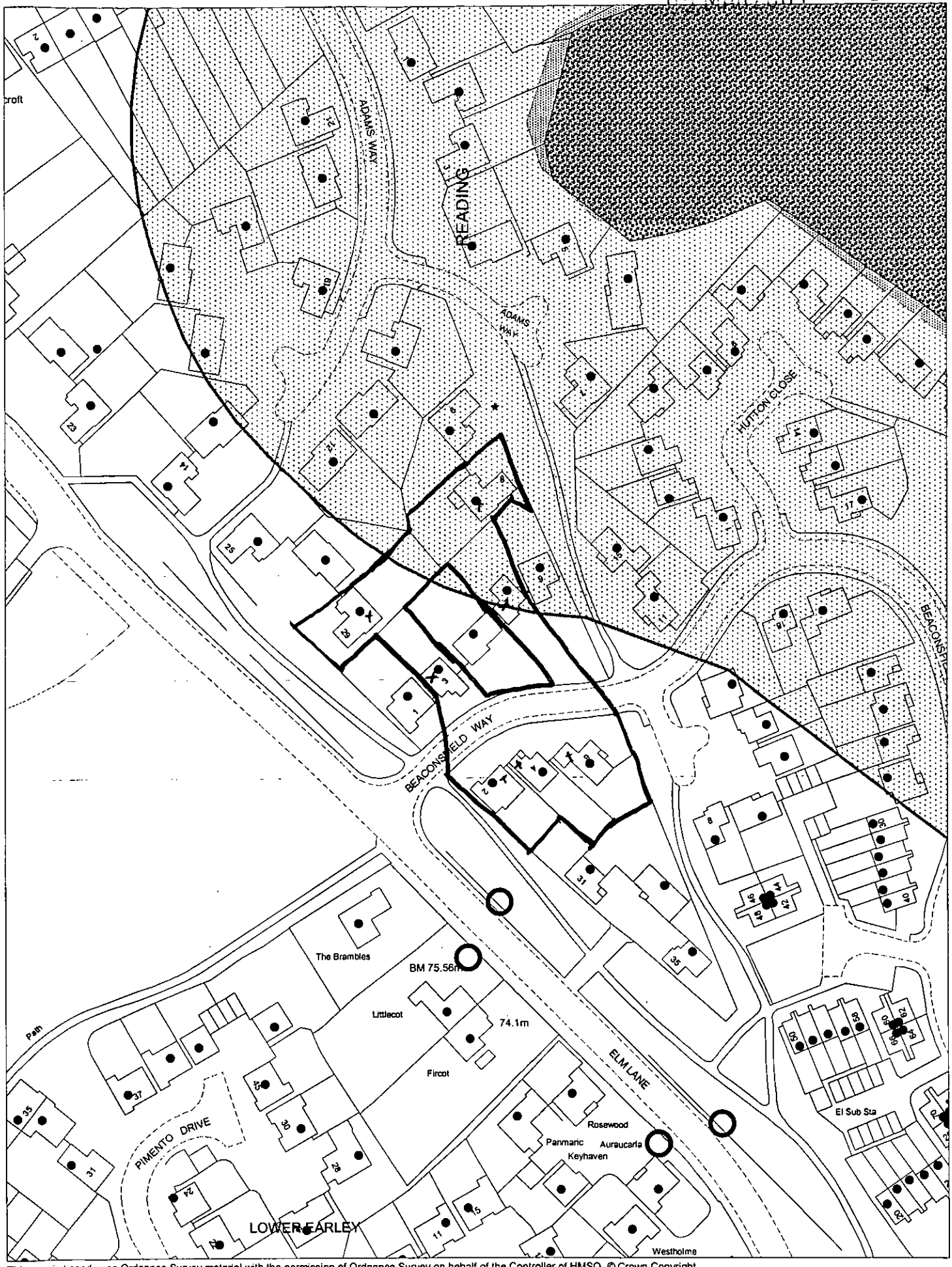
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3487**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

05 MAR2001 3487



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Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

N W E S