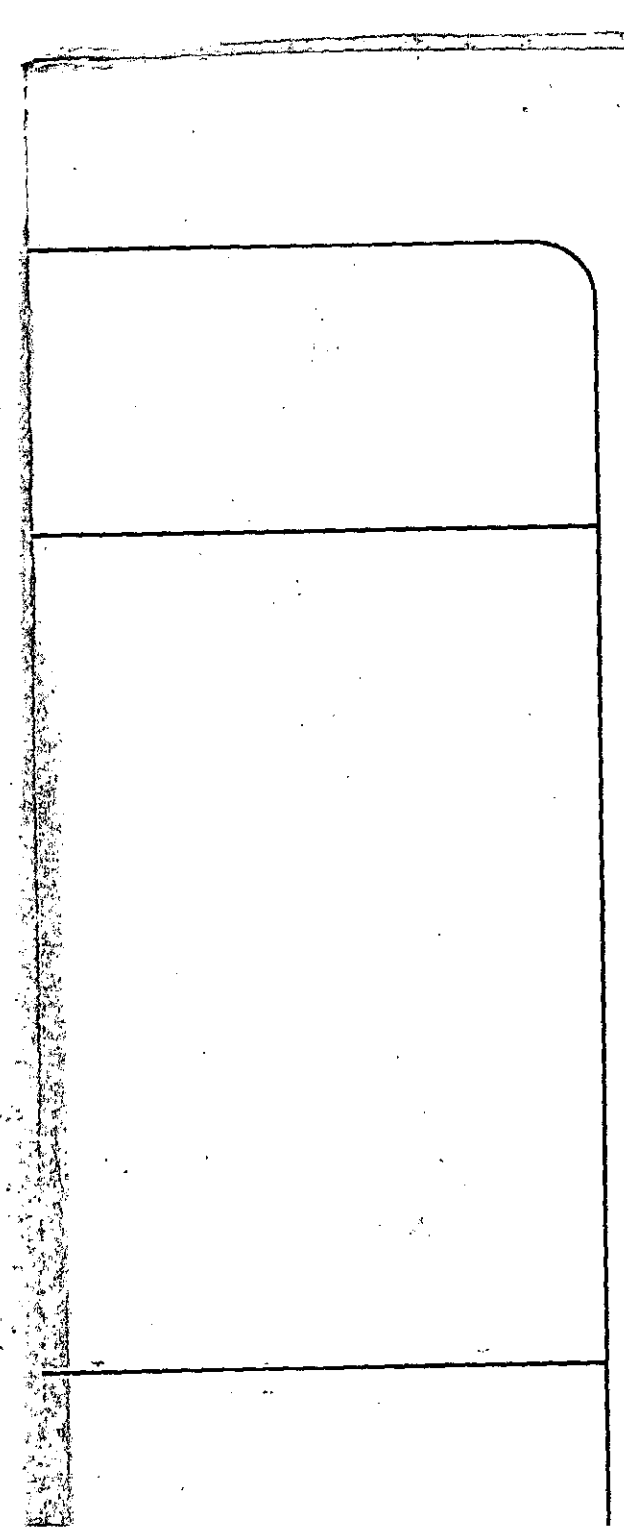


APPLICATION NO:
F/2002/5930

LOCATION:
6 Loxwood, Earley Reading.

APPLICANT:
Mr/Mrs Roopra C/O MC Design

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

EARLIEST DATE FOR DECISION: **24/03/2002**
28 days expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
12/04/2002

CASE OFFICER: **Francis Leo**

D2 1047

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Roopra
C/O MC Design
Dec House
145 Cardiff Road
Reading
Berks
RG1 8JF

Application Number: F/2002/5930

Parish: **EARLEY**

Location: **6, Loxwood, Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear 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 submitted to the Local Planning Authority on 17th April 2002, and does not approve the proposals as originally submitted.

Informative

4. 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: 23/04/2002

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.

Rahead

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3930 PL
BUILDING CONTROL NUMBER	FP 2002/3166 Central
~~APPLICANT~~/AGENT	MC Design
ADDRESS OF SITE	6 Loxwood EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	MC/1081/01A	MC/1081/01A
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	alterations to make additional bedroom No 5. 4 parking spaces	
DATE	12/6/02	

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	

5930

File pl

Tel: 0118 987 3566

App completed 11 April before this letter arrived OB

5, Loxwood
Earley
Reading
RG6 5QZ

PLANNING SERVICES	KPT
POL	DLS
DC FL	ENT
CS	
22 MAY 2002	
COPIES TO	ACK: ✓
	FILE:

20th May 2002

Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Francis Leo,

Application Number F/2002/5930 at 6 Loxwood, Earley, Reading

Thank you for your letter of 28th February 2002 concerning the above Planning Application. Whilst we appreciate that the 21 day allowance for us to respond is now well past the deadline, we would like to put on record that Mr and Mrs Roopra invited us to see their plans some while ago.

Whilst we have no comment to make, we understand that others have raised objections, and that this will involve the plans having to be amended.

We look forward to seeing the revised plans in due course.

Many thanks once again,

Yours faithfully

Dr E V Stansfield and Mrs B Stansfield

Revised plan

not attached

Yes

See attached.

To delete first
floor projection
at front.
Phoned agent 12/4/02
He agreed to revise
drgs omitting 1st floor
front extn. PL.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5930

Applicant : Mr/Mrs Roopra C/O MC Design.

Location : 6, Loxwood, Earley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 15/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 12/04/2002. 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 :

Earley Parish : extension at first floor could be set back.

Planning Issues : I'd see.

LBE1, LBE2

WOS3. WBE1

ENV1

Application Number: F/2002/5930 **Officer : Francis Leo**
6 Loxwood, Earley, Reading

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

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

Impact upon neighbouring properties
No 8 adjoining property to the south is located angled and faces away from application site. The distance between the two properties at the front is 6.5m and at the rear it is 13m. There is a 5m high hedge at the boundary separating the two gardens. No 8 also has a garage near to the boundary. The proposed two storey extension would have no windows to the flank wall.

The proposed first floor extension as originally submitted projects forward of the first floor front building line by 1.625m. At the request of Earley Town Council applicant has revised the drawing omitting the first floor projection. The scheme as revised would align with the existing first floor front building thus improving the appearance of the front elevation.

The proposed conservatory at the rear is set-in 5.5m away from the northern boundary and the adjoining property no 4. It is considered that the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The existing main roof would be extended over the two storey extension in the same profile and would be in keeping with the character of the main house. The scheme overall would have no adverse impact upon the character of the area.

Parking: Although there is no requirement for parking applicant has shown 4 parking spaces, 2 in the garage and 2 spaces in front of the garage.

Earley Parish Council consider the proposal to be unneighbourly, but felt that their concerns could in part be alleviated if the extension at the first floor was set back. Applicant has revised the scheme as noted above.

The proposal would have no adverse impact upon adjoining properties because of their location and it would be in keeping with the character of the main dwelling and the street scene.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5930

Appraisal :

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

Application Number F/2002/5930
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 Loxwood Earley Reading.

APPLICATION NUMBER: F/2002/5930

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey semi detached and detached dwellings open front garden

3. DESCRIPTION OF SITE/BUILDING 2 Storey detached dwelling with garage in the side. open front garden

4. RELATIONSHIP TO ADJOINING PROPERTIES NoB is at an angle with a garage to the side

5. SITE CONSTRAINTS

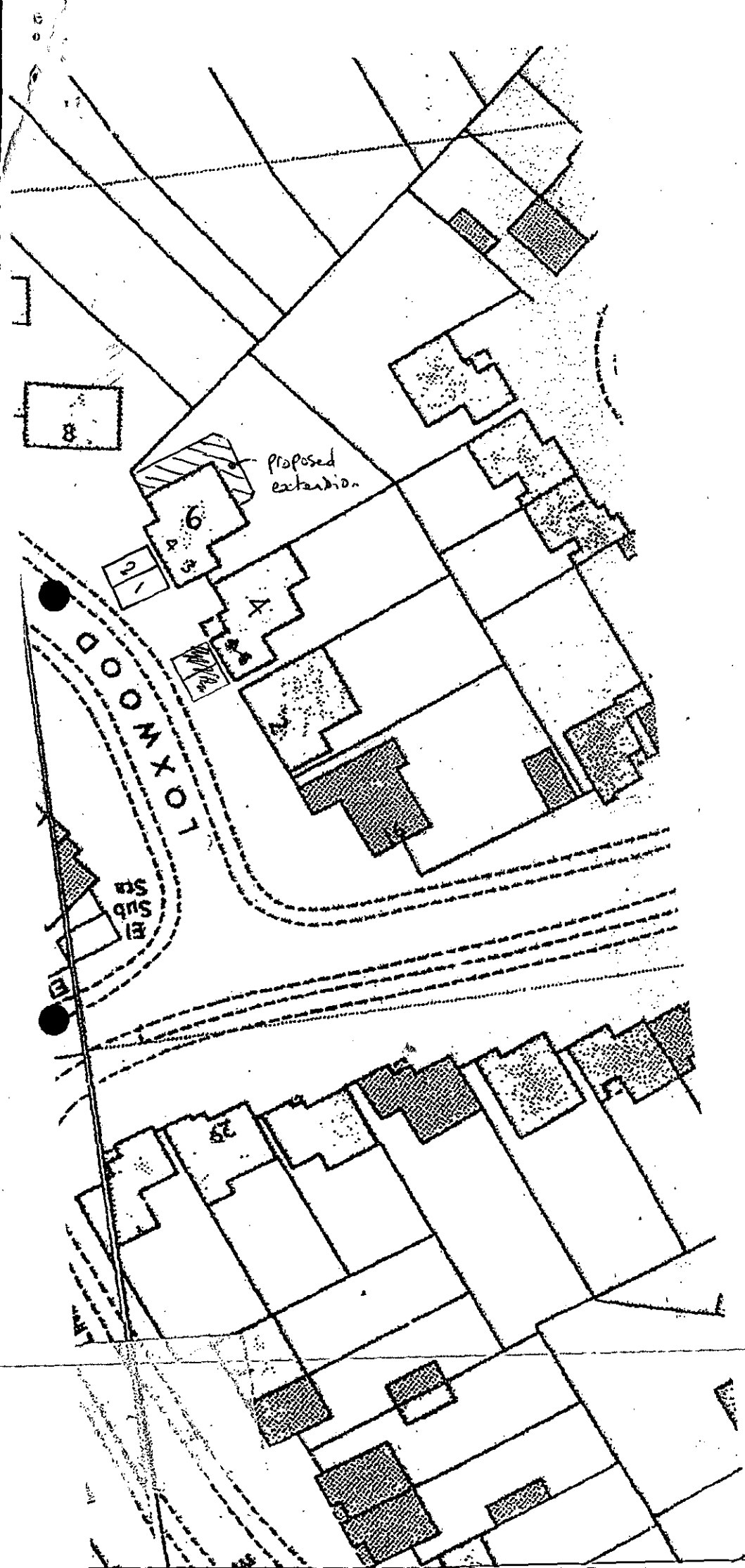
TREES none

ACCESS/PARKING at front

LEVELS —

BOUNDARY TREATMENT Bet Nos 6 - 8, 5m high hedge at front. Part timber panel fence 2m high

OTHERS



15.FEB.2002* 5930

Block Plan
1:500
6, Loxwood Earley
1-4 parking Spaces
2.4 x 4.8m



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Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002

Scale: 1 : 1250

FROM: Francis Leo

DATE: 28 February 2002

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AFP	
CS	
	15 MAR 2002
COPIES TO	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5930

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

Site Address: 6, Loxwood, Earley, Reading.

Applicant: Mr/Mrs Roopra C/O MC Design.

Your observations are required in respect of this application **by 24/03/2002** .

Councillors were concerned that this application was unneighbourly, but felt that these concerns could in part be alleviated if the extension at the first floor level was set back.

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5930

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

LOCATION:
6, Loxwood, 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/2002/5930 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 24/03/2002. 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.

Head of Planning and Transportation

28 February 2002

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5930

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

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2002/5930
6, Loxwood, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear 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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5930**
6, Loxwood, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6502

Date: **28 February 2002**

My ref: F/2002/5930

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/5930
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If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5930**
6, Loxwood, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5930

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5930
6, Loxwood, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5930**
6, Loxwood, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Application Number : F/2002/5930	Map No : 58
Case Officer : FL	Site Area : 0 06
Valid Date : 15 FEB 2002	Received Date: 15/02/2002

Level : Delegated Application

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

Location : 6, Loxwood, Earley, Reading.

Parish : EA Ward : RED 0 ~~06~~ 28/2/02 TB.

Applicant : Mr/Mrs Roopra C/O MC Design.

Fee Required: £95 Fee Received: £95 (8)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~Site~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE & REAR ELEVATIONS TO SHOW EXTERNAL DOORS TO CONSERVATORY.	phoned 22/2 to follow	
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 28/2/02 TB

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-appn

NEIGHBOURS

S/N + see map

ADDRESS 6 LOXWOOD PARISH EARLEY

PLOT No. 114 (Phase 2) ORD. SHEET No. SU.7470 (S

BUILDER Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/68/68	Cooper Estates Ltd	Outline	9. 5. 68	N/A Ref
83/69	"	Detached House	27. 11. 69	App. C/A
433/56	Mr. C. Bunce	Outline {Resid. Dept	23. 4. 56	N/A Ref
66/65	Cooper Estates Ltd	Layout	4. 4. 65	App Ref
BR 2337	MR N.T. PLATTS	S/STOREY EXTENSION	20. 3. 75	APP N/A
02409	MR S. PLATTS	" "	17. 4. 75	N/A C/A
FP94/2410	MR+MRS A. LYNCH	S/ST. EXT./PITCH EX. ROOF	19. 5. 94	C/APP
F/2002/5930	Mr.+Mrs. Roopra	2St/S+S/St/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION Appeal Allowed 30.5.69 (O/68/68) C/A / Appeal dismissed 66/6

SPECIAL ORDERS

DRAINAGE

5930

Environmental Services

For office use only.
Application number: 15.FEB.2002* 5930

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 ROOPRA
	Address and postcode	6, LOXWOOD EARLEY
	Phone number	(0118) 9874962
	Agent's Name	MC DESIGN
	Address and postcode	DEE HOUSE 145, CARDIFF ROAD READING BERKS RG1 8JF
	Phone number	0118 9572188
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, LOXWOOD EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey pitched roof side / single storey rear 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 roof tile 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: 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: [signature]

on behalf of MR & MRS ROOPRA

Date 01-02-02

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