APPLICATION NO:
F/2002/8008

LOCATION:
11 Elm Lane, Lower Earley Reading.

APPLICANT:
Mr/Mrs E Sweetman C/O C A Associates

PROPOSAL:
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

EARLIEST DATE FOR DECISION: **28/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs E Sweetman
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Application Number: F/2002/8008

Parish: **EARLEY**

Location: **11, Elm Lane, Lower Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.**

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. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter. The dormer windows in the side elevation facing 9 Elm Lane shall be fixed shut with the exception of a top hung fanlight in each dormer.

Condition
4. 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
5. 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.

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 safeguard the amenities of the occupiers of residential neighbouring properties.

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

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

Informative
1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan numbers CA02:465 received by the Local Planning Authority on 2 December 2002, as amended by plan number 1 received by the Local Planning Authority on 2 January 2003 and plan numbers 2, 3 and CA02:465 A received by the Local Planning Authority on 31 January 2003.

Informative
2. 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 WOS1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/02/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	8008 RK
BUILDING CONTROL NUMBER.	FP2003/4038 Andy Brett
~~APPLICANT~~/AGENT	C A Associates
ADDRESS OF SITE	11 Elm Lane EARLEY
DESCRIPTION OF PROPOSED WORK	2 storey rear ext roof conversion

* S/S side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CA 02-465A	CA 02 465
ELEVATIONS	— "	— " + Plan 3
FLOOR PLANS	— "	— " + Plan 2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - side dormer not shown on rear elevation	
DATE	7/4/03.	

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	

Tel: (0118) 974 6463 (Direct Line)
Email: Matthew.Porter@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 24 June 2004
My refs: F/2002/8008
F/2003/9735

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

Mr/Mrs E Sweetman
11 Elm Lane
Lower Earley
Reading
RG6 5UE

Dear Mr/Mrs E Sweetman,

RE: INSERTION OF TWO ADDITIONAL VELUX WINDOWS IN ROOF OF BEDROOMS 4 AND 5 AT 11 ELM LANE LOWER EARLEY READING

Further to your letter dated 18th May 2004 and amended drawing n°: 18 May 2004 regarding the above.

I can confirm the proposed insertion of two additional velux windows in the roof of bedrooms 4 and 5 shown on amended drawing 18 May 2004 can be considered as a minor amendment and a new planning application is not required.

I hope this is of assistance.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer
(Team Leader for Householder Team)

REF. TO EXTENSION WORK
TO THIS ADDRESS.

'NORWOOD'
11 ELM LANE.
LOWER EARLEY.
READING RG6 5UE.

MP 79299

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 MAY 2004	
COPIES TO:	ACK:
	FILE:

case officer

NP Recieved 22/6/4

18. 5. 04.

Dear Sir.

Further to our conversation earlier today. I am applying for a minor amendment to the approved plans, for 2 additional Velux-windows. One in bedroom 4 and one in bedroom 5. The reason for this is because when the builders built the openings for the rear windows, they had to reduce the size due to an error in the calculations from the plans. This has reduced the amount of light entering these rooms. The windows or skylights will be fitted quite high so there would not be a problem with over looking ~~gardens~~ neighbours gardens. I look forward to hearing from you.

Yours faithfully

E. Smutman

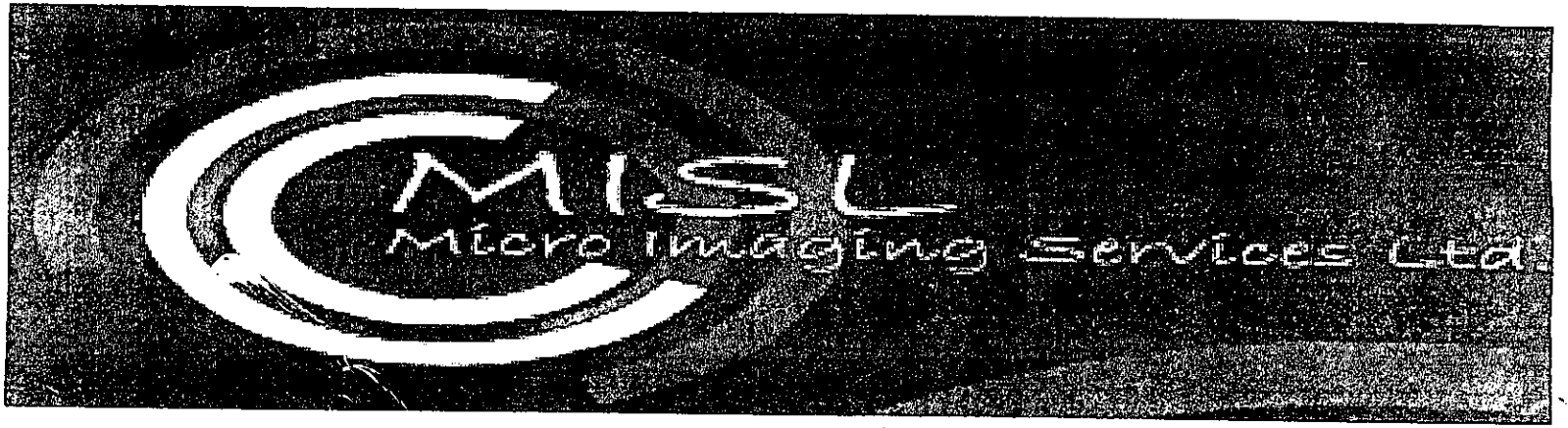
Re. revised plans for an application at 11 Elm Lane, Earley.

Whilst on duty, Mr. Goodings (Agent) dropped off some plans. However, I believe these should not be dormer windows but instead should be Velux roof light. He obviously misunderstood!!

Please call him to discuss on 0118 9869330.

Daniel Grigg

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

64611

DC RXK.	
APP	
CG	
02 JAN 2002	
COPIES TO	ACK.
	FILE

For the attention of

Mr. Richard Knight.

Planning Office.

Re: F/2002/3008

PCL
DC
APP
CS
02 JAN 2002
COPIES TO
ACK
FILE

2, Owston,
Lower Earley,
Reading RG6 3DX.

Tuesday December 31st, '02.

Dear Mr. Knight,

We would just like to thank you for all your help today. We are both very grateful.

We have photocopied some photos that might be helpful to you - it certainly rained yesterday!

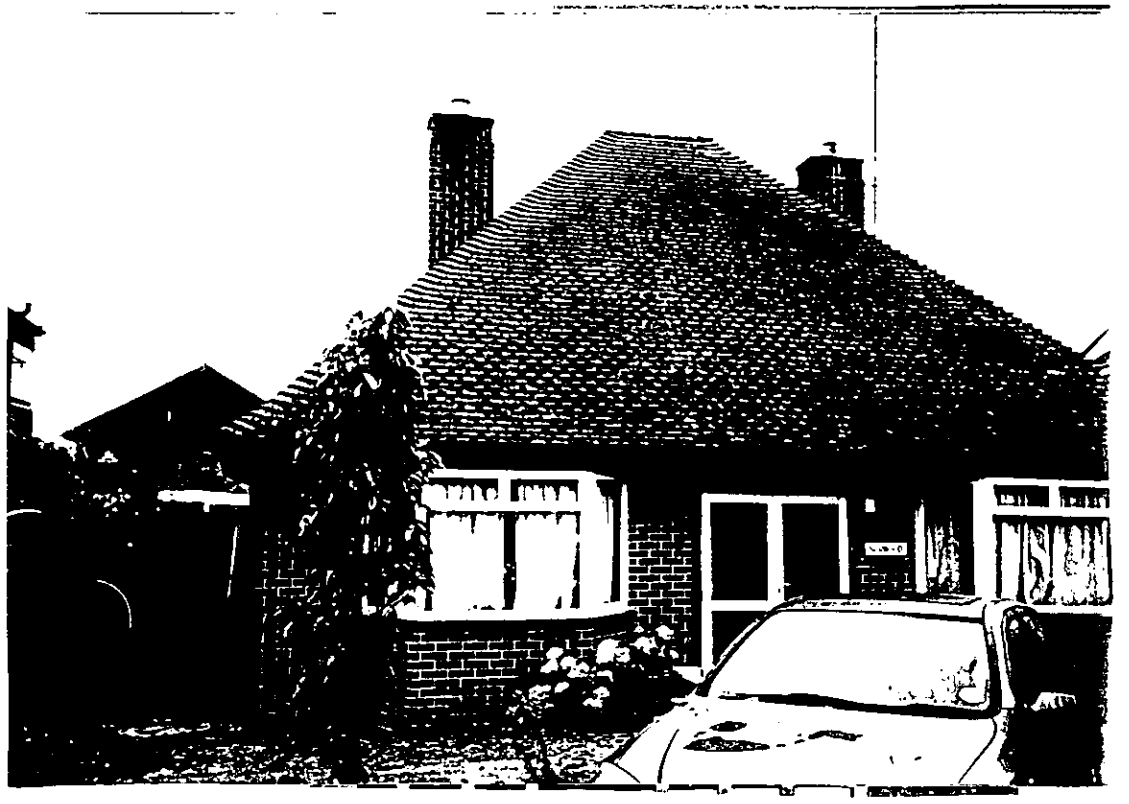
Thanks again

Elaine and Eric Sweetman.



02 JAN 2002
COPIES TO
ACK:
FILE.

To the left of 11, Elm Lane





11, Elm Lane.

Amendments to original planning application F/2002/8008, for a proposed two storey extension to the dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

After looking at the Planning File on 31.12.02 we would like to explain and amend our original application.

The so-called "downstairs bedroom" we would like to keep. This is to ensure we can offer suitable facilities when necessary, to accomodate my father's needs. He has suffered numerous small strokes during the last thirteen months - having spent three weeks in Battle Hospital in November 2001, 2 weeks in Wokingham Hospital in September 2002 and 1 week is booked for respite care for 20.01.03. My parents both live locally in Rowan Court but we wish to alleviate the burden on my eighty year old mother. She is finding it increasingly difficult to cope, particularly after breaking 3 bones in September 2002 and spending a month with her leg in plaster. Until recently I taught locally on a full-time basis but am now employed on a permanent part-time basis in Whitley, so I have more time to devote to their [illegible]. [illegible]

we used on a regular daily basis it would be great to provide care for a weekend's basis.

We have included an amended site plan for the front garden which should show that we wish to ensure adequate parking and turning facilities. We intend paving the front but do wish to retain the beautiful Magnolia and Pampas grass, in order to make it aesthetically pleasing.

If you feel we still have insufficient parking for the number of bedrooms then we are prepared to combine two of the bedrooms, into one large one as shown. These are the bedrooms to the left in the middle front of the plan.

We hope we have allayed any possible problems. Thanking you.

Yours sincerely

E.M. and E.C. Swetman.

31.12.02

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8008

Applicant : Mr/Mrs E Sweetman C/O C A Associates.

Location : 11, Elm Lane, Lower Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

Site Notice Displayed ? :

YES	NO	DATE
V		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 02/12/2002

Earliest Date for Decision : 28/12/2002

Latest Consultation Date/Site Notice Expiry Date : 28/12/2002

This application will have expired on: 27/01/2003. 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 :

T. C. objection - overdevelopment. Lack of parking.
15, Elm Lane - objection - loss of light and overlooking to rear garden.
Councillor Rolls - questions car parking and character.

Planning Issues :

Effect on street scene and character of area. Effect on neighbours. Car parking provision.

Application Number: F/2002/8008

Appraisal :

Currently a bungalow with steeply pitched roof. ~~Hipped~~ Hipped at front and gabled to rear. Situated on principle traffic route in non-estate location. Car port to side

No. 15 (neighbour) also has bungalow with wider frontage. Adjacent to other side (no 9?) is a chalet style property which appears originally to have been a bungalow, with obscure glazed dormer windows facing application site.

The proposal will increase the number of bedroom to five and wishes mainly to rear ext. The original scheme was unacceptable because it did not show sufficient parking and there was potential overlooking.

The amended plans show a reduction of one bedroom and the introduction of an ensuite facility. This will ensure that the dormer windows will be obscure glazed. On the opposite side two velux windows to an en-suite facility and an airing cupboard will also be obscure glazed. The plan also now shows a parking for at least 4 cars with a single garage and 3 other spaces.

The two front dormers do not overlook any other property.

It is considered the proposal is now acceptable because it will not have an adverse impact on the street scene nor on the neighbouring properties

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

Application Number F/2002/8008
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	add after end of condition
3	C047	R047.	"The dormer windows in the side elevation facing 9
4	C049.	R049.	Elm Lane shall be fixed shut with the exception of a top hung fanlight in each dormer.
5.	C122	R122	
Informative			

1. This approval / ~~refusal~~ (delete as applicable) is in respect of the OS Site Location Plan and Plan No's CA02:465 ~~received~~ Received 2/12/02 as amended by plan no 1 received by the LPA on 21.1.03 and plan nos 2, 3 and CA02.465(A) received by the LPA on 31/01/03

Informative for approvals
2. N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1 WOS3.
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. J. Andrewartha
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 14/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 11 Elm Lane Lower Earley Reading.

APPLICATION NUMBER: F/2002/8008

OFFICER: ~~Phillip Taylor~~ Richard Knight 17/12/02

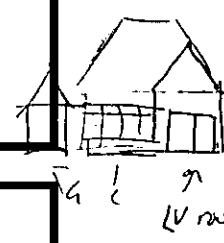
DATE OF SITE VISIT: ? and 7/02/03

Also visited by B.P.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING bungalow with near gable. projects 1.7m lane.



4. RELATIONSHIP TO ADJOINING PROPERTIES No 9 separated by 2.5m gap/lane than 2.2/2.5m gap.
has dormers inside all bedroom + bedroom window both obscured
Whole out windows. No of side windows. + S/S flat roof near eye

No 13 has side window obscure glazed LV Room only — no impact

5. SITE CONSTRAINTS No 9

TREES 3/4

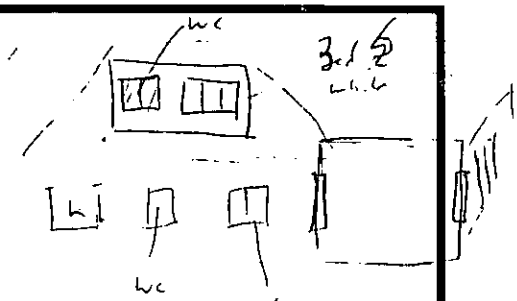
ACCESS/PARKING

LEVELS flat

BOUNDARY TREATMENT 1.7m

OTHERS

No sheeban issue because No 9 has ugly dormers + max of size flights



has near doors as right some.

Front dormers elsewhere No 171 K

Two obscure glazed dome windows
1 obscure + 2 clear + one door (obscure glazed).
Lemon Bed windows

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8008**

11, Elm Lane, Lower Earley, Reading.

Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

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

JAN 2002

Signed: F Rolls Date: 7/1/03

Councillor F Rolls

Is there adequate parking as there seem to be 6 beds. It is out of character with the area

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8008. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES. FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

17 DEC 2002
COPIES TO
✓23/12

COMMENTS ON APPLICATION: F/2002/8008

YOUR NAME: MARGARET TAPLEY

YOUR ADDRESS: (if these details are incorrect please amend)
15 ELM LANE (NEXT DOOR. NO NUMBER 13)
LOWER EARLEY
READING
RG6 5UE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: I wish to express my extreme concern and surprise at the extent of the proposed development. This has been a nice little row of smallish bungalows and I feel the extension would be very much out of keeping. I would lose a degree of light and be overlooked in my back garden which has not been the case hitherto.

I am surprised a family of 4 need such an extensive development, so assumably more people will be coming to live there, which will increase cars and noise considerably. Or is it perhaps intended for a commercial use such as an old People's home or a Guest House? For what usage has the application been submitted?

Continue over the page if more room required

FROM: Phillip Taylor

DATE: 04 December 2002

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

17 DEC 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8008

Proposal: Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage..

Site Address: 11, Elm Lane, Lower Earley, Reading.

Applicant: Mr/Mrs E Sweetman C/O C A Associates.

Your observations are required in respect of this application **by 28/12/2002** .

Councillors considered that this proposal represented an overdevelopment of the site, and also felt that, if allowed, insufficient on site parking would remain. It is, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 12 DEC 2002

Clerk To Earley Parish/Town Council.

Application Number : F/2002/8008	Map No : 57
Case Officer : PT	Site Area : 0.07
Valid Date : 02 DEC 2002	Received Date: 15/11/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling, roof conversion with side & front dormer windows and single storey side extension to form garage.

Location : 11, Elm Lane, Lower Earley, Reading.

Parish : EA Ward : RED

Applicant : Mr/Mrs E Sweetman C/O C A Associates.

Fee Required: £110 Fee Received: £110 (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			
BLOCK PLANS			
FORMS UNSIGNED	(@9 - will have 6 bedrooms, 5 upstairs & 1 downstairs)	27.11	02 DEC 2002
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Rear elev does not show side dormers	"	02 DEC 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Confirm no encroachment at side boundary.	"	None.
OTHER	Would be useful to have existing plans/elevations	"	✓ 02 DEC 2002

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

No pre-apps

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

Tel: (0118) 974 6442

Date: 04 December 2002

My ref: F/2002/8008

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/8008
11, Elm Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8008**
11, Elm Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.
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 6442

Date: 04 December 2002

My ref: F/2002/8008

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/8008**
11, Elm Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.
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 6442

Date: 04 December 2002

My ref: F/2002/8008

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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/2002/8008
11, Elm Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8008**
11, Elm Lane, Lower Earley, Reading.
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.
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/2002/8008

PROPOSAL:
Proposed two storey rear extension to dwelling, roof conversion with side and front dormer windows and single storey side extension to form garage.

LOCATION:
11, Elm Lane, 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/2002/8008 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 Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2002. 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
04 December 2002

Organisation_Name	Building_Name	address1	Postcode
		11ELM LANEREADING	RG6 5UE
		15ELM LANEREADING	RG6 5UE
		9ELM LANEREADING	RG6 5UE
		6ELM LANEREADING	RG6 5UF
		1BREREWOODREADING	RG6 5UH
	ELMCROFT	ELMCROFTREDHATCH DRIVEREADING	RG6 5QP
		8ELM LANEREADING	RG6 5UF

Neighbour list F/2002/8008

02.DEC.2002 8008

Tel. (0118) 974 6429 or 6433

Date: 27 November 2002

Your Ref:

My Ref: F/2002/8008

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs E Sweetman
C/O C A Associates
18
Cinnamon Close
Earley
Reading, Berks
RG6 5GP

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: 2002/8008

Site Address: 11, Elm Lane, Lower Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling, roof conversion and single storey side extension to form garage.

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

Application forms state 5 bedrooms but, plans show six bedrooms (5 upstairs and 1 downstairs), please confirm in writing the amount of bedrooms.

Rear elevation plans do not show side dormers, please amend.

Please submit existing plans as it is not clear from plans submitted where the changes are to be made.

Please confirm in writing if there is any encroachment at side boundary.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control



C.A. ASSOCIATES

building design services

Computer Draughted Architecture

Conrad Goodings Dip Arch (Leics) RIBA
18 Cinnamon Close, Earley
Reading, Berkshire RG6 5GP
Tel / fax: 0118 9869 330

11 ELM LANE . EARLEY READING .

REF 2002/8008 .

2002

MAY I CONFIRM THE DWELLING WILL HAVE 6 BEDROOMS.

THERE WILL NOT BE ANY ENCROACHMENT AT SIDE BOUNDARY.

Environmental Services

For office use only.
Application number: 02/[illegible] 8008

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

15 NOV 2002 8008

1	Your name	MR & MRS E SWEETMAN
	Address and postcode	11 ELM LANE EARLEY READING.
	Phone number	
2	Agent's Name	C. A ASSOCIATES.
	Address and postcode	18 CINNAMON CLOSE EARLEY READING. RG6 5GP.
	Phone number	0118. 9869330
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.	11. ELM LANE EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	STOREY REAR EXTENSION. ROOF CONVERSION AND NEW GARAGE.

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 FACING BRICKWORK, RED PLAIN TILES ALL TO MATCH THE 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: 3	Proposed: 5.
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: J Jennings

on behalf of MR & MRS E. SWEETMAN.

Date 14.11.02

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

"NORWOOD,"

ADDRESS 11 ELM LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7370 57

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23/54	Mr. G. W. Norris	Brick Shed	9.2.54	App. App.
0/252/66	"	outline-dwelling in rear garden-Fronting Redhatch Drive	1.11.66	N/A-Refuse
23763	MR. R. ATKINSON	R/O 9, 11, 15 ELM LANE	17.7.85	N/A CIA
	now Elmcroft - Redhatch Drive			
F/2002/8008	Mr + Mrs Sweetman	2/st R ext, roof conv + S/st - garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS ELMCROFT REDHATCH DRIVE PARISH EARLEY

PLOT No. used to be 11 Elm Lane ORD. SHEET No. SU. 7370 (57)

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
0/252/66	MR. H. NORRIS	½	DWELLING	1.11.66	REF
1826/72	MR. R. BROWN	½	"	23.11.72	REF
23763	MR. R. ATKINSON	½	"	17.7.85	N/A CIA
24494 BR23597	"		ORT HOUSE & GARAGE	9.10.85	APP N/A CIA
24894	"		"	7.1.86	CIA
F/2002/8008	Mr + Mrs Sweetman		S/st R ext, roof conv + S/st garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074