APPLICATION NO:
CLP/2002/8149

LOCATION:
14 Swepstone Close, Earley Reading.

APPLICANT:
Mr/Mrs J Evans

PROPOSAL:
Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.

EARLIEST DATE FOR DECISION: **06/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2003

CASE OFFICER: **Louise Smith**

APPROVED

RAILEX
Marbleboard

Application No : CLP/2002/8149

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 10th February, 2003 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, as edged in red is lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

1) The erection of conservatory at the rear, the garage conversion to dining room and erection of front porch are considered permitted development by Class A of Part 2 of the Second Schedule of the Town and Country Planning (General Permitted Development) Order 1995.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 10th February, 2003

FIRST SCHEDULE

Erection of conservatory at rear, the conversion of garage and erection of front porch.

SECOND SCHEDULE

14 Swepstone Close, Earley as shown edged in red on the attached plan

Notes :

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule is permitted development.

3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

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



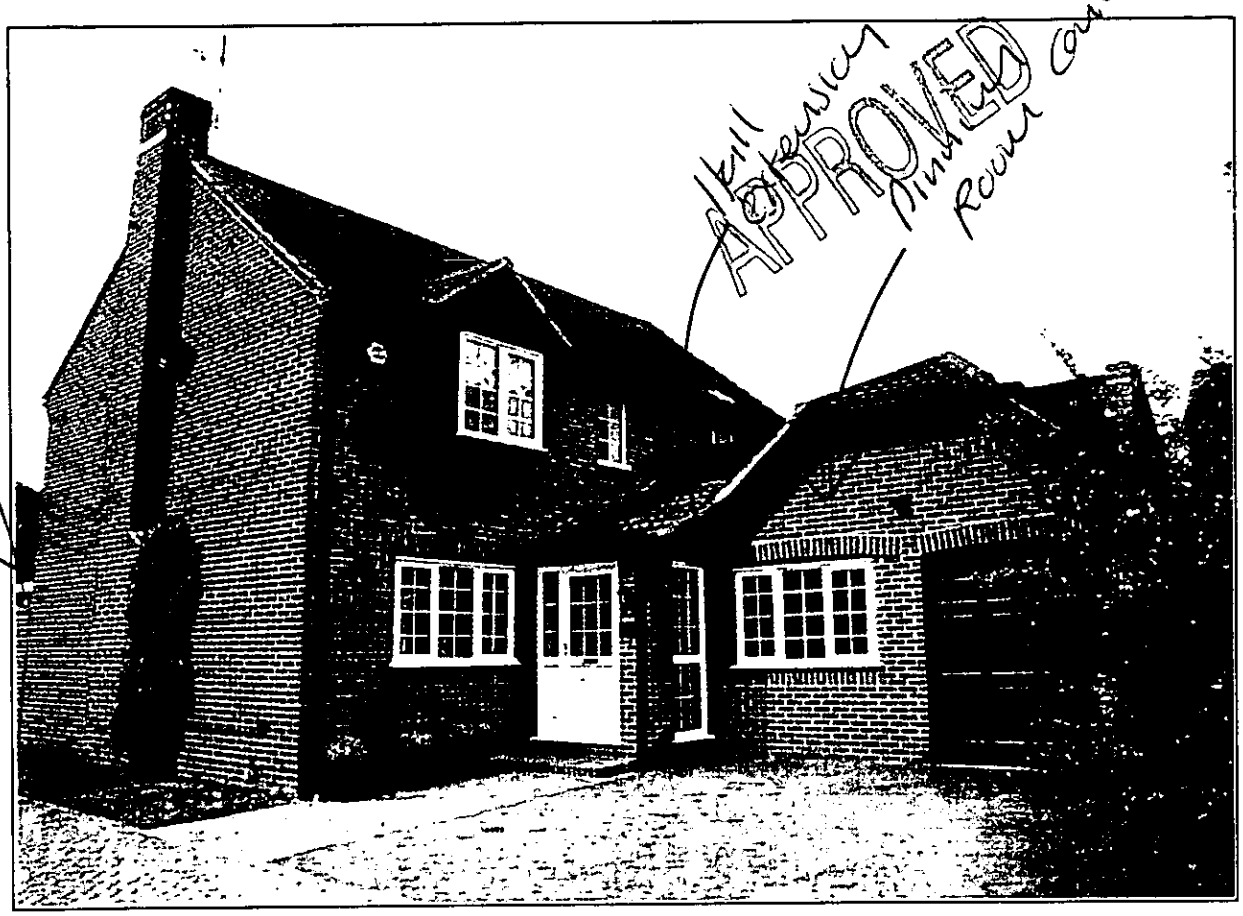
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

06.12.2002 8:49

HASLAMS

0118 960 1000

14 Swepstone Close, Lower Earley
Reading RG6 3EZ



£290,000

In a popular Lower Earley cul-de-sac, within convenient reach of local shops and schools, the property for sale is a well-presented detached house, professionally-extended to provide generous and adaptable two-storey accommodation with master bedroom suite, three further bedrooms and first floor family bathroom. With separate reception rooms in addition to a study or family room, the house has a pleasant conservatory overlooking and leading out to private and well-stocked gardens. A kitchen-breakfast room has been refurbished with a range of modern units complete with stainless steel oven, hob and extractor hood. The house features multi-pane double-glazing plus gas central heating, and is set back from the road with driveway approach and garaging. The selling agents encounter high levels of interest in acquiring quality individual housing such as this and an early appointment to visit and view internally is advisable.

Please turn over for room details highlighted 8-

155 Friar Street Reading Berkshire RG1 1HE Fax: 0118 960 1044 e-mail: sales@haslams-online.co.uk

Agents' note: These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice.

BEDROOM FOUR

2.34m(7'8") x 2.12m(6'11")
Multi-pane double-glazed window, radiator.

BATHROOM

Modern three-piece suite comprising panel-enclosed bath with mixer tap and shower attachment, wash basin, wc. Multi-pane obscure glass window, radiator, part-tiled walls, shaver point.

OUTSIDE

GARAGE

With up-and-over door, internal light and power point, pedestrian door to garden. There is additional off-road parking on the driveway approach, with a paved path to the front door.

GARDEN

The rear of the house is skirted by a paved patio with brick-built barbecue and low retaining wall, shallow steps rising to an established expanse of lawn with bordering shrubs and stocked flower beds, the whole enclosed by panel fencing and brick wall. There is external lighting for security and convenience, and an outside water tap. A gated path leads past a pedestrian garage door and to and from the front.



DIRECTIONS

Leave Reading town centre along King's Road, proceeding left along Wokingham Road at Cemetery Junction and continuing ahead at The Three Tuns crossroads. Turn right on reaching Meadow Road and left at the junction with Gypsy Lane. Take a further right turn into Rushey Way and take a left turn into Kilnsey Drive to find Swepstone Close on the right, the house for sale on the right-hand side.

THE NATIONAL ASSOCIATION OF NAEA ESTATE AGENTS

ACCOMMODATION

PART-GLAZED FRONT DOOR External light, glazed panel to side.

01.10.2002 8:49

Extension 5.6ft x 4.6ft
1.7m x 1.3m

ENTRANCE HALL Additional full-height window; coved ceiling, radiator, panelled doors to sitting room, kitchen and cloakroom, multi-pane double doors to dining room and study or family room. Staircase rising to first floor landing (cupboard beneath).

CLOAKROOM Two-piece suite comprising wash basin with tiled splashback, wc; obscure glass window, radiator.

SITTING ROOM *5.90m(19'4") x 3.46m(11'4")*
Multi-pane double-glazed window to front, arch to conservatory with views of rear garden beyond. Two radiators, coved ceiling, telephone point, television aerial point, fireplace with brick surround, tiled hearth, wood mantel above, inset 'real-flame' gas fire.



APPROVED

CONSERVATORY *3.56m(11'8") x 3.36m(11'0")*
Of upvc double-glazing and brick construction, with exposed brickwork, glazed roof and windows. Wood laminate floor, french doors to garden; radiator.



STUDY / FAMILY ROOM *3.06m(10'0") x 2.97m(9'9")*
Multi-pane double-glazed window with rear outlook; coved ceiling, radiator.



DINING ROOM

3.41m(11'2") x 2.31m(7'7")
Front aspect multi-pane double-glazed window, radiator, coved ceiling.



Converted window into French doors and Patio same width

KITCHEN / BREAKFAST ROOM

5.90m(19'4") x 2.50m(8'2")
Fitted with a neat range of eye and base level units incorporating laminated work surfaces with tiled surrounds and concealed lighting, inset one-and-a-half bowl sink unit with mixer tap, fitted four-ring stainless steel gas hob, matching extractor hood above, built-in electric stainless steel oven, glazed display cabinets, integrated refrigerator and freezer, concealed utility space with plumbing for washing machine. Multi-pane double-glazed french doors overlooking and opening to garden, additional multi-pane double-glazed side door and front aspect window; recessed overhead spotlighting, radiator, wood laminate wood floor.



STAIRS TO FIRST FLOOR

Multi-pane double-glazed window admitting day-long natural light; panelled doors to bedrooms and bathroom; airing cupboard housing hot water cylinder with slatted shelving; hatch access to loft space.

MASTER BEDROOM

3.87m(12'8") x 2.85m(9'4")
Multi-pane double-glazed window with garden outlook; telephone point, radiator, range of built-in wardrobes with mirrored sliding doors. Panelled door to private shower room.

EN-SUITE SHOWER ROOM

Modern three-piece suite comprising tiled shower cubicle, wash basin with tiled splashback, wc. Shaver point, double-glazed obscure glass window, radiator.

BEDROOM TWO

5.42m(17'9") x 2.88m(9'5")
Front aspect multi-pane double-glazed window, radiator.

BEDROOM THREE

3.47m(11'5") x 2.98m(9'9")
Multi-pane double-glazed window with rear outlook, radiator.

WORK SHEET FOR : Louise Smith

Application Number : CLP/2002/8149

Applicant : Mr/Mrs J Evans .

Location : 14, Swepstone Close, Earley, Reading.
Proposal : Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/12/2002

Earliest Date for Decision : 06/01/2003

Latest Consultation Date/Site Notice Expiry Date : 06/01/2003

This application will have expired on: 31/01/2003. 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 :

Planning Issues :

Application Number: CLP/2002/8149

Appraisal :

The application being considered ~~[illegible]~~ is for a CLP (retrospective) for part garage conversion to habitable room, front porch and rear conservatory extension

No specific conditions were inserted under planning permissions 23132/3/4 and 28235 restricting the conversion of garages to habitable rooms.

Permitted Development rights have not been removed for the application dwelling.

The conservatory complies with Schedule 2, Part 1, Class A of the GPDO (1995) and is therefore permitted development

The porch, however, does not comply with Schedule 2, Part 1, Class D (b) of the GPDO (1995) as the height of the porch is 3.2m above ground level. Therefore, the porch does not constitute permitted development. The application form states that the developments were constructed in November 1999 and July 2000.

Discussed with Colin Lawley - the porch is not forward of the dwelling and therefore when treated as an extension would be PD - So we [illegible] a CLOPUD for all elements

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

I confirm I agree with your summary above
We can split the decision ie refuse the porch but issue a certificate in relation to the other two matters.

C. J. Lawley. 15/1/03 10/2/03

Application Number CLP/2002/8149
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 14 Swepstone Close
Earley Reading.

APPLICATION NUMBER:
CLP/2002/8149

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/1/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Res est. sm cul de sac - detached 2ps dwellings

3. DESCRIPTION OF SITE/BUILDING
detached - end of cul de sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

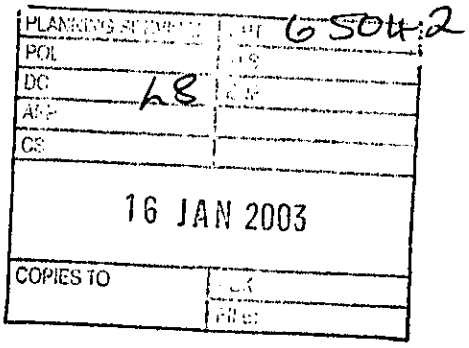
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



6504.2

14, Swepstone Close
Lower Earley
Reading
RG6 3EZ

Atten. Ms Louise Smith
Wokingham Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WW

15th January, 2003

Dear Ms Smith,

Re: Application No. CLP/2002/8149

Re: Part Double Garage Conversion to a Dining Room, Front Porch Extension, and Rear Conservatory at the above property Retrospective Planning Consents

Further to our meeting of today in the above regard. Please find attached the photographs of the front porch extension before the building work having been carried out and subsequent to the work having been carried out, and a detailed drawing of the front porch extension inclusive of measurements, as requested by you today.

Yours faithfully,

J. V. Evans,

Mr JV Evans.

Measured porch dimensions on site with Mr Evans 23/1/3.
Tallest height of porch = 3.2m not 2.9m as originally stated

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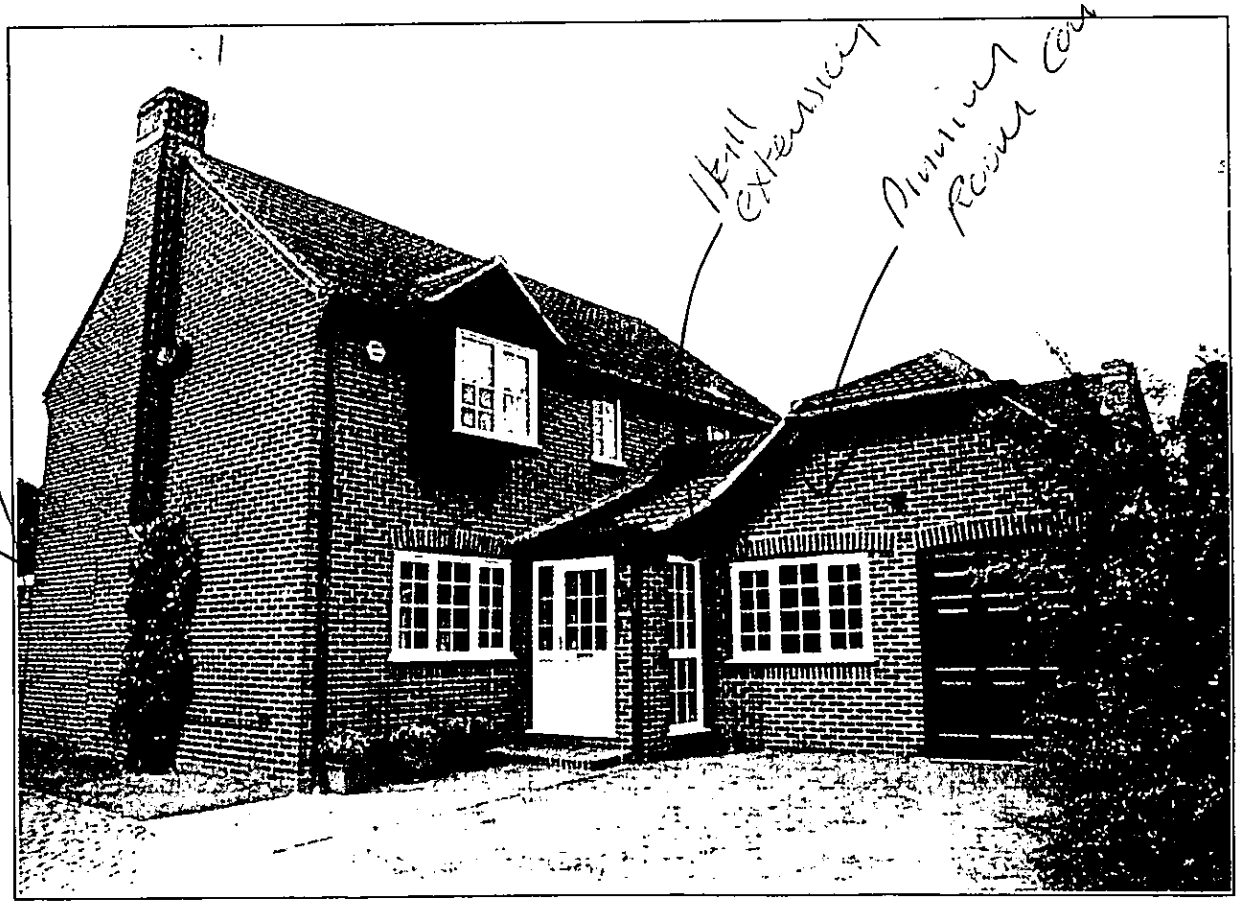
0118 960 1000

14 Swepstone Close, Lower Earley
Reading RG6 3EZ



£290,000

[illegible] Lower Earley cul-de-sac, within convenient reach of local shops and schools, the property

·FROM: Louise Smith

DATE: 13 December 2002

[illegible]

EARLEY TOWN CONSULTATION SHEET

Application Number: CLP/2002/8149

Proposal: Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective..

Site Address: 14, Swepstone Close, Earley, Reading.

Applicant: Mr/Mrs J Evans .

Your observations are required in respect of this application **by 06/01/2003**

POL	[illegible]
DC	[illegible]
AP	[illegible]
CS	[illegible]
20 JAN 2003	
[illegible]	[illegible]

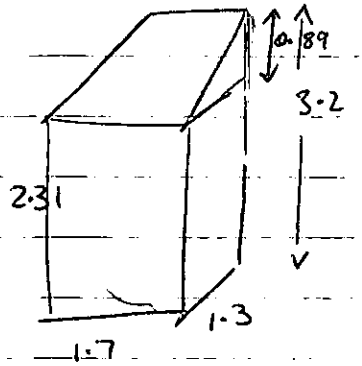
NO OBJECTION

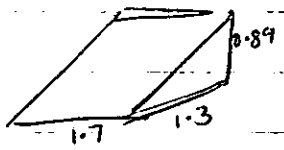
SIGNED: _____ DATE: 13 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

LH

Hallway Extension (based on dimensions submitted

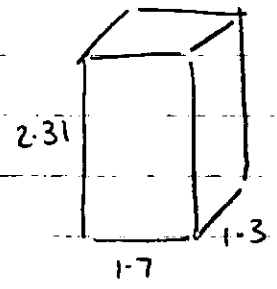




ROOF = $\frac{0.89 \times 1.7 \times 1.3}{2}$

= $\frac{1.967}{2}$

= 0.98 m^3



BASE = $2.31 \times 1.7 \times 1.3$

= $5.11 m^3$

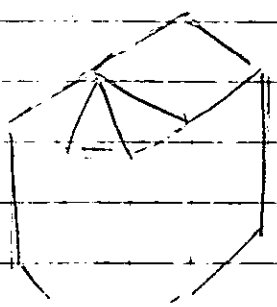
TOTAL = BASE + ROOF

= 5.11 + 0.98

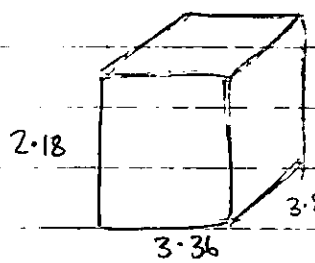
= $6.09 m^3$

floor area
1.7×1.3
= $2.21 m^2$

Conservatory

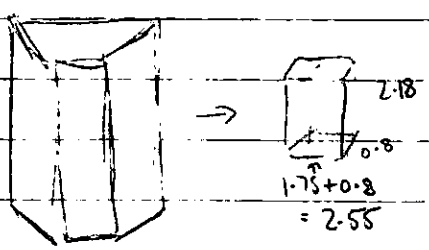


BASE



$= 2.76 \times 2.18 \times 3.36$

$= 20.2 m^3$



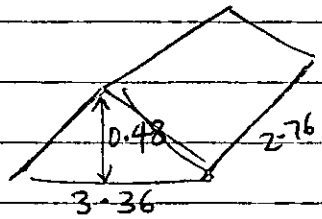
$= 2.18 \times 2.55 \times 0.8$

$= 4.45 m^3$

TOTAL BASE = 20.2 + 4.45

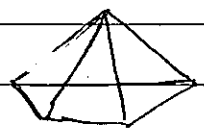
= $24.7 m^3$

ROOF



$= 2.76 \times 0.48 \times 3.36$

$\sim 4.45 m^2$



$\text{Area} = \frac{1}{2}(1.75 + 3.36) \times 0.8$

$= \frac{1}{2} \times 5.11 \times 0.8$

$= 2.04 m^2$

$V_{01} = \frac{1}{3} \times 2.04 \cdot 0.48$

$= 0.33 m^3$

TOTAL ROOF $= 0.33 + 4.45$

$= 4.78$

$\therefore$ TOTAL VOL OF CONSERVATORY $= 4.78 + 24.7$

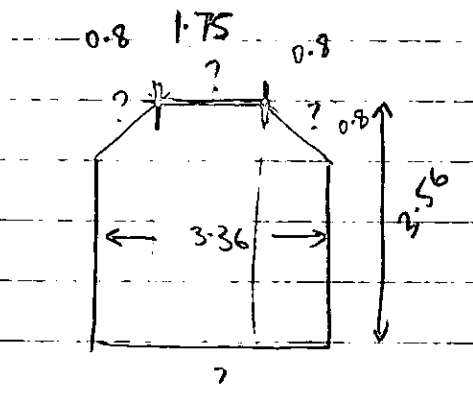
$= 29.5 m^3$

TOTAL PD ALLOWANCE USED

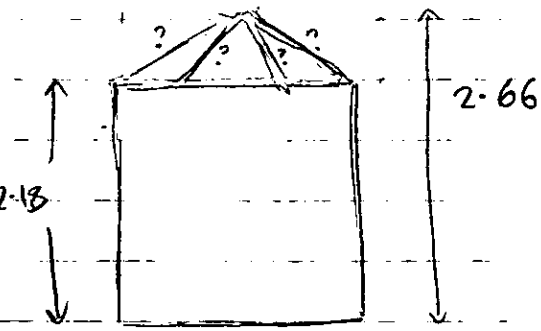
$= (\text{porch}) 6.09 m^3 + (\text{CONSERVATORY}) 29.5$

$= 35.6 m^3$

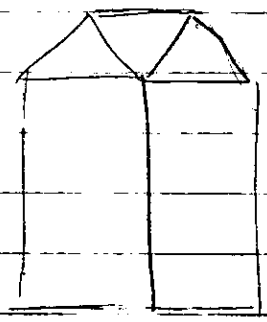
CONSERVATORY



FLOORPLAN



end section



ALL DIMENSIONS ARE THE SAME.

J. Evans.

J. EVANS.

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APPROVAL OF
RESERVED MATTERS

APPROVED

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: ABBEY HOMESTEADS DEVELOPMENTS LTD
C/O THE RM PARTNERSHIP
49 HIGH ROAD
BUSHEY HEATH
HERTFORDSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 28235 (RM)

Proposal:
RESIDENTIAL DEVELOPMENT OF 60 HOUSES, 15 - 3 BEDDED AND
45 - 4 BEDDED

KILNSEA DRIVE, LOWER EARLEY, EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Approval of Reserved Matters (Outline permission 23132) in respect of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. 23133 dated 18/06/87 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.(8)

02 REASON The conditions of the outline planning permission remain in force.(5R)

03 No development of the site other than the construction of the approved access shall be undertaken until such time as an access into the site from Kilnsea Drive has been provided to the satisfaction of the District Planning Authority. The developer shall thereafter ensure that all traffic having business within the site during the construction period is able to park off Kilnsea Drive and that Kilnsea Drive and its verges [illegible] lines are not used for unloading or storage of materials, or for parking.(128)

03 REASON In the interests of traffic flow and road safety.(124R)

continued/-

04 The footings for the garage to Plot 30 shall be excavated by hand and not by mechanical excavation and no mechanical excavation shall take place beneath the crown spread of any tree.

04 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

05 Details of the means of construction of the private driveways serving Plots 30-32 to include cross-sections and levels shall be submitted to and approved by the District Planning Authority prior to work commencing on these plots.

05 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

06 A brick or landscaped barrier shall be provided along the southern side of the footway edge to the north of Plots 30-32 to the satisfaction of the District Planning Authority.

06 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

07 The footpath links shown on the approved plan 87350.10B between plots 24 and 25, and 32 and 33 shall be completed as shown to the satisfaction of the District Planning Authority including all links to existing footpaths prior to the occupation of any dwelling.

07 REASON In the interests of amenity of residents and to ensure proper communications between developments.

08 There shall be no direct access to the Community Centre from the site and a revised plan for plots 11 12 and 13 excluding the proposed footpath link to the Community Centre shall be submitted to and approved by the District Planning Authority prior to the commencement of work on the site.

08 REASON In the interests of amenity of residents.

09 The layout shall be in accordance with the revised drawing number 87350/10/B.

REASON To ensure that the site development is in accordance with the local planning authority's approved standards.

10 Access to the site shall be provided in accordance with the approved drawing, before any other development is carried out.

REASON In the interests of road safety.

11 The means of vehicular access to the permitted development shall be from Kilnsea Drive only.

REASON In the interests of road safety and traffic movement.

12 No dwelling or building shall be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the local planning authority.

REASON In the interests of road safety.

continued.-

13 No building shall be occupied until all the visibility splays and other sight line areas shown on the approved drawings have been provided. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.

REASON In the interests of road safety and traffic movement.

14 The building shall not be occupied until space for vehicle parking has been provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.

REASON In the interests of road safety.

15 Garage doors shall be positioned a minimum distance of 5.5 metres from the highway boundary.

REASON In the interests of road safety.

16 The proposed access road shall join up in all respects as to line and level with the existing Kilnsea Drive to the satisfaction of the local planning authority.

REASON In the interests of road safety.

17 The gradient of short culs-de-sac shall not exceed 1 in 12.

REASON In the interests of road safety.

18 The gradient of private drives shall not exceed 1 in 8.

REASON In the interests of road safety.

19 No planting other than grass shall take place in the service strips.

REASON To prevent obstruction of the highway.

20 The wheels of all vehicles leaving the site shall be in a clean condition and adequate provision shall be made for wheel washing at all site exits, to prevent the deposit of loose gravel, mud and other detritus on the highway.

REASON In the interests of amenity and road safety.

Informatives

1. The District Council's Engineer shall be contacted before any work is carried out within the Highway.

2. The applicants are reminded that under the provisions of the Lower Earley District Plan and permission No 01945 the haul routes to the site are subject to the agreement of the County Surveyor acting on behalf of the Highway Authority.

3. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the highway authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.

continued/-

4. The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

5. Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

6. The developer will be requested to enter into an Agreement under Section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners.(672)

7. The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.(673)

Date .....02 SEP 1987 .....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

continued/-

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLANNING PERMISSION

P
PJE

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: J A PYE (OXFORD) LTD
LANGFORD LANE
KIDLINGTON
OXFORD
OX5 1HZ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS, RG11 1BN

Application No.(O) 23133

Proposal:
RESIDENTIAL DEVELOPMENT IN THE RANGE OF 50-55 HABITABLE ROOMS PER ACRE
AREA 14 LOWER EARLEY WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 This permission is in respect of the application as amended by the applicant's letter dated 12/03/85.

1 REASON For the sake of clarity and to ensure a more satisfactory development of the site.

2 The development hereby permitted shall be begun on or before whichever is the later of the following dates:

(a) the expiration of 5 years from the date of this permission.
(b) the expiration of 2 years from the final approval by the District Planning Authority of the reserved matters, or in the case of approval on different dates from the final approval of the last such matter to be approved.(4)

2 REASON This condition is deemed to be attached by virtue of Section 42(2) (a & b) of the Town and Country Planning Act, 1971.(2R)

3 Full details of the siting, design and external appearance of all the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(2)

3 REASON The application is in outline only and not accompanied by detailed plans. 1R)

Continued / .....

4 A detailed schedule and also samples of all the materials to be used in the elevations, the ground surface treatment and the means of enclosure of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(19)

4 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

5 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(14)

5 REASON Changes in site levels may materially affect the proposed development or adjoining property.(132R)

6 Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (235)

6 REASON In the interests of visual amenity.(13R)

7 No tree or shrub on the site shall be felled, destroyed, damaged or disturbed in any way and no part thereof shall be removed without the prior approval in writing of the District Planning Authority. Each tree or shrub felled, destroyed or severely damaged without such approval shall within six months be replaced by another healthy, semi-mature tree or shrub as the case may be, the details of which shall first be approved in writing by the District Planning Authority. Such replacement planting shall thereafter be maintained or further replaced as necessary until well established.(190)

7 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

8 An accurate site survey showing all the existing trees and shrubs shall be submitted to the District Planning Authority with the detailed plans of the proposed development. The survey shall show the positions, species, crown spreads and approximate height of all trees and shrubs and the apparent state and condition thereof.(194)

8 REASON The District Planning Authority will have regard to the existing trees and shrubs when considering any site layout.(193R)

9 Before the development hereby permitted commences, the existing trees and shrubs which are required to be retained on the site shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs.(192)

Continued / .....

9 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

10 The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences. (196)

The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed and all the planting shall thereafter be maintained or replaced as necessary until well established to the reasonable satisfaction of the District Planning Authority or a period of five years from the completion of the development whichever is the sooner.

10 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

11 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

11 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

12 Development specified in Class IV 1 of Schedule 1 to the Town and Country Planning General Development Orders 1977-81 shall not be carried out except with the prior written permission of the District Planning Authority on an application made for that purpose to the District Council.(126)

Does not include any subsequent replacement orders therefore this condition is not enforceable ∴ redundant.

12 REASON To protect the amenities of the occupiers of residential properties by regulating the development specified in Class IV 1 to the 1977-81 Orders.(123R)

13 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

13 REASON In the interests of visual amenity.(133)

14 A footway should be provided from the existing footway on Kilnsea Drive to the junction of Rushey Way and along the entire Rushey Way frontage, to link with the underpass and bus stop adjacent to Area M, Lower Earley.

14 REASON In the interests of road safety.(550R)

INFORMATIVES:-

The applicants are reminded that under the provisions of the Lower Earley District Plan the haul routes to the site are subject to the agreement of the County Surveyor acting on behalf of the Highway Authority.

Continued / .....

The applicant's attention is drawn to the fact that an overall signing system for development sites within Lower Earley has been agreed and is being implemented on behalf of the developers. Individual directional signs or other signs within and around the Lower Earley areas, and outside the area of this application, are unlikely to be approved.(634)

The applicants attention is drawn to the fact that any on-site advertisements, in excess of those for which consent is deemed to be granted in Part III of the Town & Country Planning (Control of Advertisements) Regulations 1984, will need to be the subject of application for express consent under the above Regulations.(635)

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

The developer will be requested to enter into an Agreement under Section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners.(672)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.(673)

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936.(685)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

There is no public surface water sewer in Kilnsea Drive. The detailed layout will need to allow for a connection to the system in the adjacent area to the south.

The applicant is requested to consult with the Thames Water Authority with regard to the prevention of pollution, water supply and treatment of sewage.

Date.....18th June 1987

.....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

PLANNING PERMISSION

P
PJE

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: J A PYE (OXFORD) LTD
LANGFORD LANE
KIDLINGTON
OXFORD
OX5 1HZ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS, RG11 1BN

Application No.(O) 23134

Proposal:
RESIDENTIAL DEVELOPMENT IN THE RANGE OF 50-55 HABITABLE ROOMS PER ACRE
AREA 14 LOWER EARLEY WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 This permission is in respect of the application as amended by the applicant's letter dated 12/03/85.

1 REASON For the sake of clarity and to ensure a more satisfactory development of the site.

2 The development hereby permitted shall be begun on or before whichever is the later of the following dates:

(a) the expiration of 5 years from the date of this permission.
(b) the expiration of 2 years from the final approval by the District Planning Authority of the reserved matters, or in the case of approval on different dates from the final approval of the last such matter to be approved.(4)

2 REASON This condition is deemed to be attached by virtue of Section 42(2) (a & b) of the Town and Country Planning Act, 1971.(2R)

3 Full details of the siting, design and external appearance of all the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(2)

3 REASON The application is in outline only and not accompanied by detailed plans.(1R)

Continued / .....

4 A detailed schedule and also samples of all the materials to be used in the elevations, the ground surface treatment and the means of enclosure of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(19)

4 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

5 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(141)

5 REASON Changes in site levels may materially affect the proposed development or adjoining property.(132R)

6 Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (235)

6 REASON In the interests of visual amenity.(13R)

7 No tree or shrub on the site shall be felled, destroyed, damaged or disturbed in any way and no part thereof shall be removed without the prior approval in writing of the District Planning Authority. Each tree or shrub felled, destroyed or severely damaged without such approval shall within six months be replaced by another healthy, semi-mature tree or shrub as the case may be, the details of which shall first be approved in writing by the District Planning Authority. Such replacement planting shall thereafter be maintained or further replaced as necessary until well established.(190)

7 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

8 An accurate site survey showing all the existing trees and shrubs shall be submitted to the District Planning Authority with the detailed plans of the proposed development. The survey shall show the positions, species, crown spreads and approximate height of all trees and shrubs and the apparent state and condition thereof.(194)

8 REASON The District Planning Authority will have regard to the existing trees and shrubs when considering any site layout.(193R)

9 Before the development hereby permitted commences, the existing trees and shrubs which are required to be retained on the site shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs.(192)

Continued / .....

9 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

10 The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences. (196)

The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed and all the planting shall thereafter be maintained or replaced as necessary until well established to the reasonable satisfaction of the District Planning Authority or a period of five years from the completion of the development whichever is the sooner.

10 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

11 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

11 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

Redundant.

12 Development specified in Class IV 1 of Schedule 1 to the Town and Country Planning General Development Orders 1977-81 shall not be carried out except with the prior written permission of the District Planning Authority on an application made for that purpose to the District Council.(126)

12 REASON To protect the amenities of the occupiers of residential properties by regulating the development specified in Class IV 1 to the 1977-81 Orders.(123R)

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13 REASON In the interests of visual amenity.(13R)

14 A footway should be provided from the existing footway on Kilnsea Drive to the junction of Rushey Way and along the entire Rushey Way frontage, to link with the underpass and bus stop adjacent to Area M, Lower Earley.

14 REASON In the interests of road safety.(550R)

INFORMATIVES:-

The applicants are reminded that under the provisions of the Lower Earley District Plan the haul routes to the site are subject to the agreement of the County Surveyor acting on behalf of the Highway Authority.

Continued / .....

The applicant's attention is drawn to the fact that an overall signing system for development sites within Lower Earley has been agreed and is being implemented on behalf of the developers. Individual directional signs or other signs within and around the Lower Earley areas, and outside the area of this application, are unlikely to be approved.(634)

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The developer will be requested to enter into an Agreement under Section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners.(672)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.(673)

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936.(685)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

The applicant is requested to consult with the Thames Water Authority with regard to the prevention of pollution, water supply and treatment of sewage.

Date.....18th June 1987

.....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Application Number: CLP/2002/8149

Case Officer : LS

Valid Date : 6/12/02

Map No : 58

Site Area : 0·06

Received Date: 06/12/2002

Level : Delegated Application

Description : Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.

Location : 14, Swepstone Close, Earley, Reading.

Parish : EA **Ward :** REDHATCH

Applicant : Mr/Mrs J Evans .

Fee Required: £55 **Fee Received: £55** (9)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	[redacted]		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Heights required to Calculate volumes.	phoned 12/12	See note.

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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

.....

No s/N or neighbours notifications

.....

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

Tel: (0118) 974 6463

Date: 13 December 2002

My ref: CLP/2002/8149

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: CLP/2002/8149
14, Swepstone Close, Earley, Reading.
Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **CLP/2002/8149**
14, Swepstone Close, Earley, Reading.
Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.
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 Hare

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

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

Tel: (0118) 974 6463

Date: 13 December 2002

My ref: CLP/2002/8149

WOKINGHAM UNITARY
Aiming for Excellence

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: CLP/2002/8149
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **CLP/2002/8149**
14, Swepstone Close, Earley, Reading.
Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.
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 Spratling
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 13 December 2002

My ref: CLP/2002/8149

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: CLP/2002/8149
14, Swepstone Close, Earley, Reading.
Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.

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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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **CLP/2002/8149**
14, Swepstone Close, Earley, Reading.
Application for certificate of lawfulness for proposed development. Conversion of part of garage to dining room, front porch extension and rear conservatory extension. Retrospective.
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 Rolls

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

08.11.2002 8:49

14, Swepstone Close
Lower Earley
Reading
RG6 3EZ

Wokingham Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WW

17th November, 02

Dear Sirs,

Very Urgent Request

Re: Part Double Garage Conversion and Conservatory at the above property

We added a 11ft * 11ft conservatory and part converted a double garage into a 11ft * 8ft dining room at our property 14 Swepstone Close.

When we carried out the work we were told by your Planning Department that we did not need any planning permissions. However, we have now decided to sell the property to David Wilson's Homes in a part exchange agreement to purchase a new house with them.

As a part of the sales process David Wilson's solicitor has requested confirmation that planning permissions were not necessary for the above work carried out at our property.

As we only received a verbal confirmation from yourselves in the above regard, we are now writing to you to request that you formally confirm in writing that we did not need any planning consents for the work carried out on our property.

We have also included the details of our property which shows the part double garage conversion and the conservatory. The property details also include the room dimensions, which we have highlighted to show you which rooms form the conversion and conservatory.

We thank you for your urgent attention is this matter as David Wilson Homes want to exchange contracts by the end of November 2002, and need your formal confirmation in this regard as a part of that process.

Yours faithfully,

Mr & Mrs JV Evans.

06. 12.2002 8:49

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 28th November 2002
My ref: LS/NL /Earley/1B

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr & Mrs Evans
14 swepstone Close
Lower Earley
Reading
RG6 3EZ

Dear Mr Evans

RE: RETROSPECTIVE ENQUIRY INTO PART DOUBLE GARAGE CONVERSION AND CONSERVATORY AT 14 SWEPSTONE CLOSE, LOWER EARLEY.

I refer to your letter received on the 19th November 2002 with reference to the above.

The part garage conversion and conservatory detailed in your letter do not require planning permission, providing that there have been no other previous extensions to the property, nor outbuilding erected within 5 metres of the dwellinghouse, as extended. This is in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order, 1995.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith on the above number.

The advice contained within this letter represents an officer's opinion only and does not represent a formal determination under either Section 191 or 192 of the Town and Country Planning Act 1990 (or any Act or Order revoking or re-enacting that Order with or without modification). Should you require a formal determination, an application can be made on forms available from this office.

Yours sincerely

Louise Smith

Planning Officer

06 [illegible] 2002 8:40

Heights of Rooms

Conservatory Start 86" (218 cm)
inclining to 105" Centre (266 cm)

ft start 7 ft 2" 2.18 metres
Centre 8 ft 9" 2.66 metres

Hallway Extension Internal 91" (231 cm)
External 126" → 0 (300 cm, 20 cm, 320 cm)

ft Internal 7 ft 7"
External 10 ft 6" → 0

Metres Internal 2.31 metres
External 3.20 metres → 0

Dinning Room Internal 91" (231 cm)
External 102" (259 cm)

ft Internal 7 ft 7"
External 8 ft 6"

Metres Internal 2.31 metres
External 2.59 metres

06.12.2002 8:49

For the Council's use only:

Application No: CLP/2002/8149

Date received: 06 DEC 2002

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A *PROPOSED* USE OR DEVELOPMENT.

---

1. Description of proposed use or development applied for:

- PART DOUBLE GARAGE CONVERSION TO DINNING ROOM
- CONVERTED KITCHEN WINDOW INTO GLAZED DOORS - 11ft X 8ft (3.41m X 2.31m) - NO WIDTH CHANGE
- HALLWAY EXTENSION - 5.6ft X 4.6ft (1.7m X 1.3m)
- CONSERVATORY - 11ft X 11ft (3.3m X 3.3m)

(ATTACHED APPLICATION TO COUNCIL)

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2. Applicant (in block capitals)

Name: MR & MRS J.V. EVANS

Address: 14 SWEPSTONE CLOSE
LOWER EARLEY READING BERKS

Post Code: RG6 3EZ

Tel. No: 01189 268499

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3. Agent (if any)

Name: .....

Address: .....

.....

Post Code: .....

Tel. No: .....

4. (1) Nature of applicant's interest in the land, e.g. (owner), lessee, occupier. OWNER

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

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5. Address or exact location of the land to which this application relates:

14 SWEPSTONE CLOSE
LOWER EARLEY
READING
RG6 3EZ

Describe here and enclose ( ) copies of an OS-based plan showing the boundary of the land edged in red.

THE LAND, OBLONG IN SHAPE CONTAINS ONE 4 BED DWELLING AND DOUBLE GARAGE. (PLEASE SEE ATTACHED PLAN). THE PROPERTY IS SITUATED AT THE END OF THE CLOSE ABUTTED BY NEIGHBOURS' GARDENS AND COMMON LAND.

6. Has the proposal been started? (YES)/NO
(NOVEMBER 1999 / JULY 2000 - AREA BEING USED)

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7. If the proposal consists or, or includes, carrying out building or other operations give a detailed description of *all** such operations and attach such plans or drawings as are necessary to show their precise nature.
(In the case of a proposed building the plans should indicate its precise

siting and exact dimensions).
*includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.

- PART DOUBLE GARAGE CONVERSION INTO A DINNING ROOM - 11ft X 7ft (3.41m x 2.31m)
- EXTENSION OF HALLWAY INTO EXTRA HALLWAY SPACE - 5.6ft X 4.6ft (1.7m x 1.13m)
- CONSERVATORY - 11ft X 11ft (3.56m x 3.36m)

(PLEASE SEE) & DRAWINGS & DIMENSIONS / DETAILS

- CONVERTED KITCHEN WINDOW INTO GLAZED DOORS NO WIDTH CHANGE

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8. If the proposal relates to a change of use of the land or building(s):

(1) give a full description of the scale and nature of the proposed use, including the processes to be carried on, any machinery to be installed, and the hours the proposed use will be carried on;
(2) fully describe the existing use or the last known use, with the date when this use ceased.

ALL THE AREAS REMAIN AS BEING USED FOR DOMESTIC PURPOSES. THE ONLY CHANGE IN USE RELATES TO THE PART DOUBLE CONVERSION OF THE GARAGE. THIS WILL BE USED AS A DINNING ROOM INSTEAD OF AN AREA TO PARK CARS. HOWEVER HALF OF THE GARAGE REMAINS FOR CARS.

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9. Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful.
(You can use Section 12 of this application to state your case more fully).
Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.

THE ALTERATIONS ALL RELATE TO THE ORIGINAL USE AS A DOMESTIC DWELLING.

(PLEASE SEE) & DRAWINGS & DIMENSIONS & DETAILS

10. If you consider the existing or last, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

DOMESTIC USE

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11. If you consider the proposed use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

DOMESTIC USE

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12. Is the proposed operation or use temporary or permanent?
If temporary, give details.

PERMANENT

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13. State why you consider that a Lawful Development Certificate should be granted for this proposal.

THE ALTERATIONS REPRESENT LESS THAN 15% OF THE OVERALL HOUSE ORIGINAL SPACE. AND THE ALTERATIONS HAVE NOT CHANGED THE APPEARANCE OF THE HOUSE, THEY ENHANCE THE PROPERTY'S USE AS A DOMESTIC DWELLING.

(Continue on a separate sheet if necessary)

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £..50..00

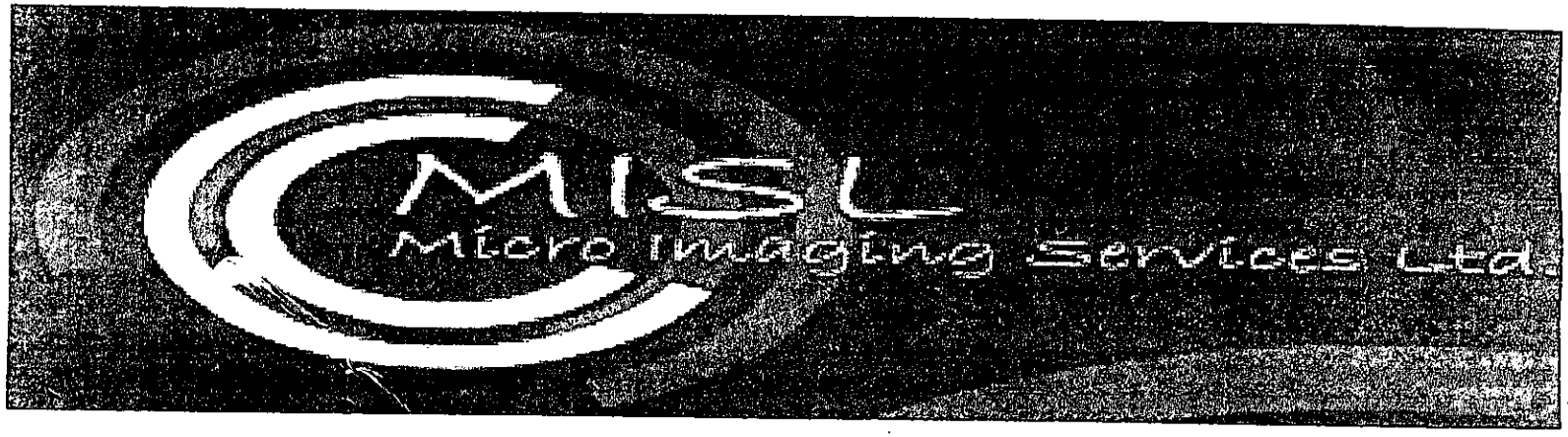
Signed: J.V. Evans ..... Date: ..5../12../02

On behalf of: .....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 14 Sweetstone Close

PARISH Earley

PLOT No.

ORD.SHEET No. SU 7771 (58)

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
01945			Lower Earley Plan			C/A
04546			"			Ref
07235/95			Roads			
23132/3/4		Pye	Housing	7.3.85		R/CA/C
28235		Abbey	60 Houses/Garages	5.8.87		C/A
	BRA 3526	"	"	6.10.89	APP	
CLP/2002	8149	Mr. + Mrs. Evans	App for Cert. of Lawfulness Garage to dining room F/Porch R/Conserv.			

MINISTRY DECISION:

SPECIAL ORDERS: Retro Pdelng. Part double gar conv + Conserv. Mr/Mrs Evans. 28/11/02 PPNo req