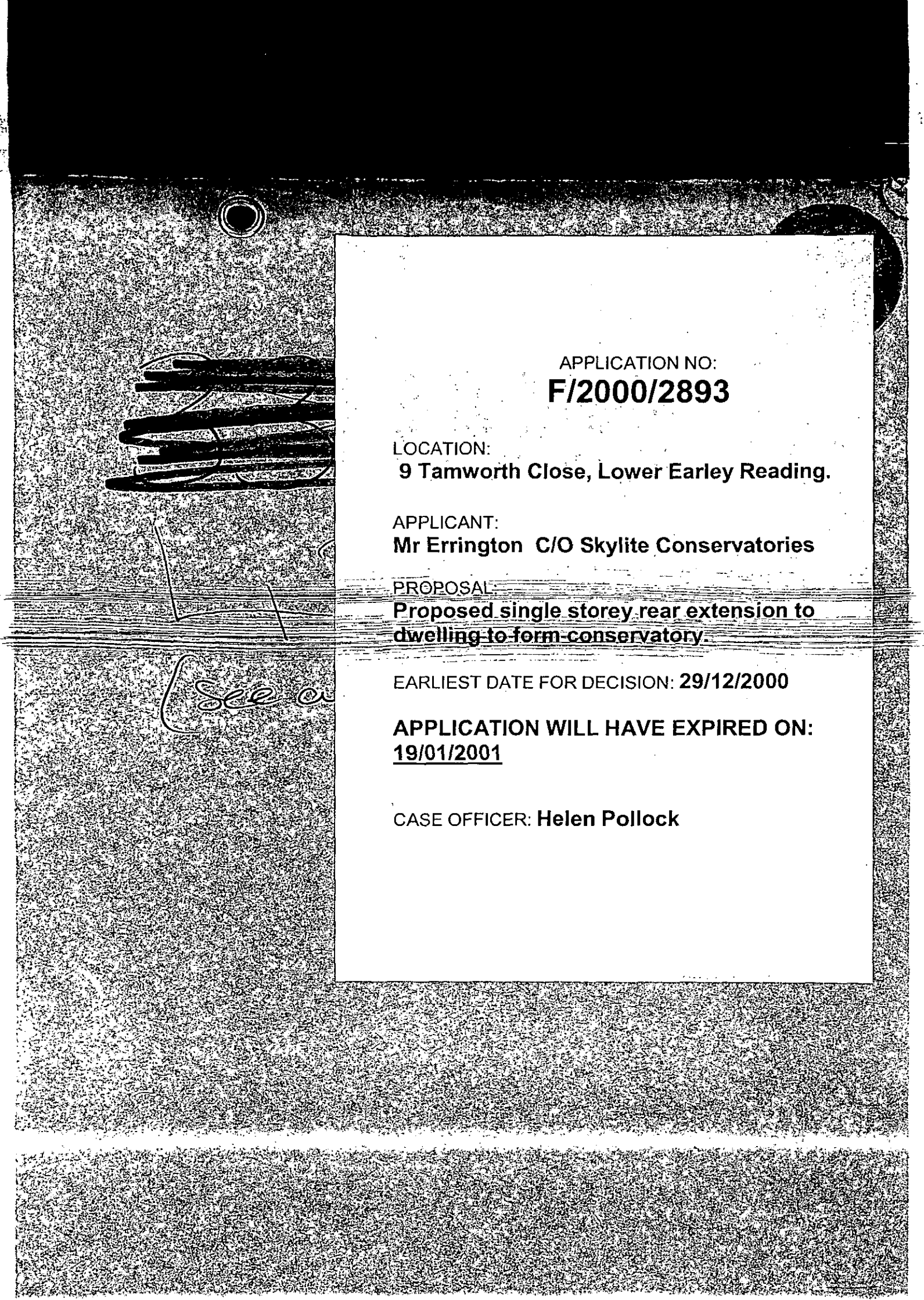

APPLICATION NO:
F/2000/2893

LOCATION:
9 Tamworth Close, Lower Earley Reading.

APPLICANT:
Mr Errington C/O Skylite Conservatories

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

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
19/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Errington
C/O Skylite Conservatories
Unit 5 Rushton Farm
Warren House Road
Wokingham
Berkshire
RG40 5RE

Application Number: F/2000/2893

Parish: **EARLEY**

Location: **9, Tamworth Close, Lower Earley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

Notice checked by: _____

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2893

Applicant : Mr Errington C/O Skylite Conservatories.

Location : 9, Tamworth Close, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 03/01/01.

Date Registered : 24/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000

This application will have expired on: 19/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Earley T. C : 'No objection'

E.A : 'No comment'

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon the character of the Street Scene

Application Number: F/2000/2893

Appraisal :

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.8m wide, 3.4m deep and stand 2.4m to the eves and 2.9m to the ridge.

The property is detached with 1.8m fencing enclosing the garden. The conservatory will be level with the edge of the property closest to Cannock Way + will be 1m from the boundary with n° 18, 7m from n° 16 and 6.5m from 8 Tamworth close.

1) Impact upon neighbouring properties:

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory is set away from the boundaries, is single storey + has a hipped end.

2) Impact upon the character of the street scene:

The conservatory would not be visible from Tamworth Close + the materials would match those of the existing dwelling. It is therefore considered that there would be no adverse effects upon the character of the street scene.

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

Application Number F/2000/2893
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	

No windows in side elevation of 8 which comes back ≈ 3m more than 9.

no effect to property on Cannock way.

RECORD OF SITE VISIT

SITE ADDRESS: 9 Tamworth Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2893

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS modern res. detached detached houses

3. DESCRIPTION OF SITE/BUILDING detached hse with integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 2 driveway.

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence existing green.

OTHERS

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2893

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2893
9, Tamworth Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2893**
9, Tamworth Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2893

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2000/2893**
9, Tamworth Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2893

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2893**
9, Tamworth Close, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/2893

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

LOCATION:
9, Tamworth Close, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2000. Written comments submitted will become available for public inspection.

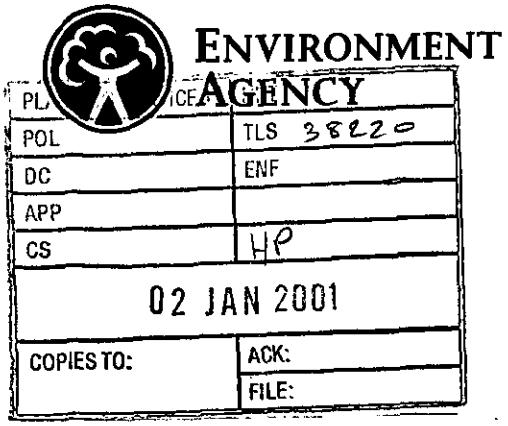
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

05 December 2000

Our ref: SP\2000\002846\001
Your ref: F/2000/2893

Date: 21st December 2000



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

SINGLE STOREY REAR EXTENSION
9 TAMWORTH CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 5 December 2000 which was received on 8 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/1/12. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 755 702	208 metres	Reading University

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Skylite Conservatories, nit 5 Rushton Farm, Warren House Road, Wokingham Rg40 5RE

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

FROM: Helen Pollock

DATE: 05 December 2000

DEPOSITED
COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2893

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

Site Address: 9, Tamworth Close, Lower Earley, Reading.

Applicant: Mr Errington C/O Skylite Conservatories.

Your observations are required in respect of this application **by 29/12/2000** .

No Objection

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

24 NOV 2000

Start date:	
Officer: HP	Application No. F/2000/2893

Map No. 58 Site 0.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 9 TAMWORTH CLOSE

Parish: EARLEY

Ward: Redhatch 5.12.2000 [illegible]

Applicant: MR ERRINGTON

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

Enforcement Section (2) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N+ 16, 18 + 20 Cannock Way ✓ .....
.....
1 → 8 Tanworth Close (odd + even) .....
.....
.....
.....
.....
.....
.....

SKYLITE WINDOWS & CONSERVATORIES

Unit 5, Rushton Farm
Warren House Road
Wokingham
RG40 5RE

Phone 0118 979 4443
Fax 0118 979 4443

24.NOV.2000* 2893

Re: 9 Tamworth Close, Lower Earley, Reading

Wokingham District Council
Planning Services
Environmental Services Dept
PO Box 157
Shoot End
Wokingham
RG40 1WR

Dear Sirs

Please find enclosed the completed planning application forms together with the relevant plans as requested along with the required fee.

Yours faithfully

R Reeves

Your Satisfaction is our Success

ADDRESS 9 TAMWORTH CLOSE PARISH EARLEY

PLOT No. 122 AREA NW Lower Earley ORD. SHEET No. SU 7470 SE 7570

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19164	BARRATT	DET HOUSE & GARAGE	31.3.83	n/a C/A
BR 21027	"	"	4.4.84	APP n/a
29808			19.2.88	C/A
BRA4373	MR & MRS L BROWN	1ST FLOOR & GR. FLOOR EXT.	23.2.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Eng - Prov. of dropped kerb + erect wall - Mr. Brown - 19/2/98

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

24. NOV. 2000 * 2893

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR ERRINGTON
	Address and postcode	9 TAMWORTH CLOSE LOWER EARLEY READING BERKS RG6 4EQ
	Phone number	0118 9611652
2	Agent's Name	SKYLITE CONSERVATORIES
	Address and postcode	UNIT 5 RUSHTON FARM WARREN HOUSE ROAD WOKINGHAM BERKS RG40 5RE
	Phone number	0118 979 4443
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.	9 TAMWORTH CLOSE LOWER EARLEY READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORIE
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.	EXTERNAL BRICKWORK TO DWARF WALLS TO MATCH THE EXISTING CONSERVATORIE IN WHITE UPVC
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:	Proposed: N/A
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.

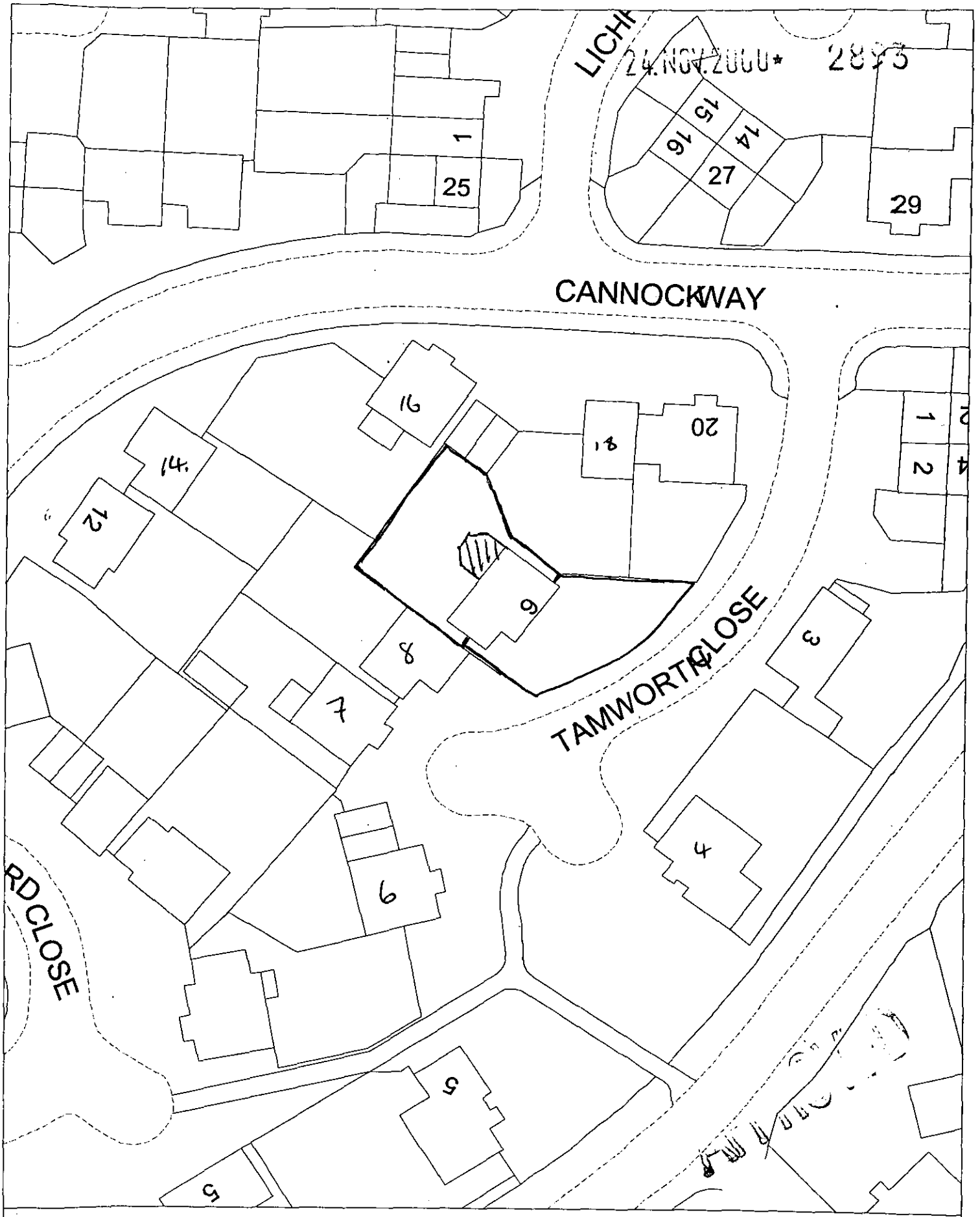
Owner's name	Address at which the notice was served	Date on which the notice was served
	N/A	

None of the land forms part of an agricultural holding.

Your signature: R. Rogers on behalf of MR ERRINGTON

Date 20-11-00

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



Site Plan, Scale: 1 to 500

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Date: 17 November 2000

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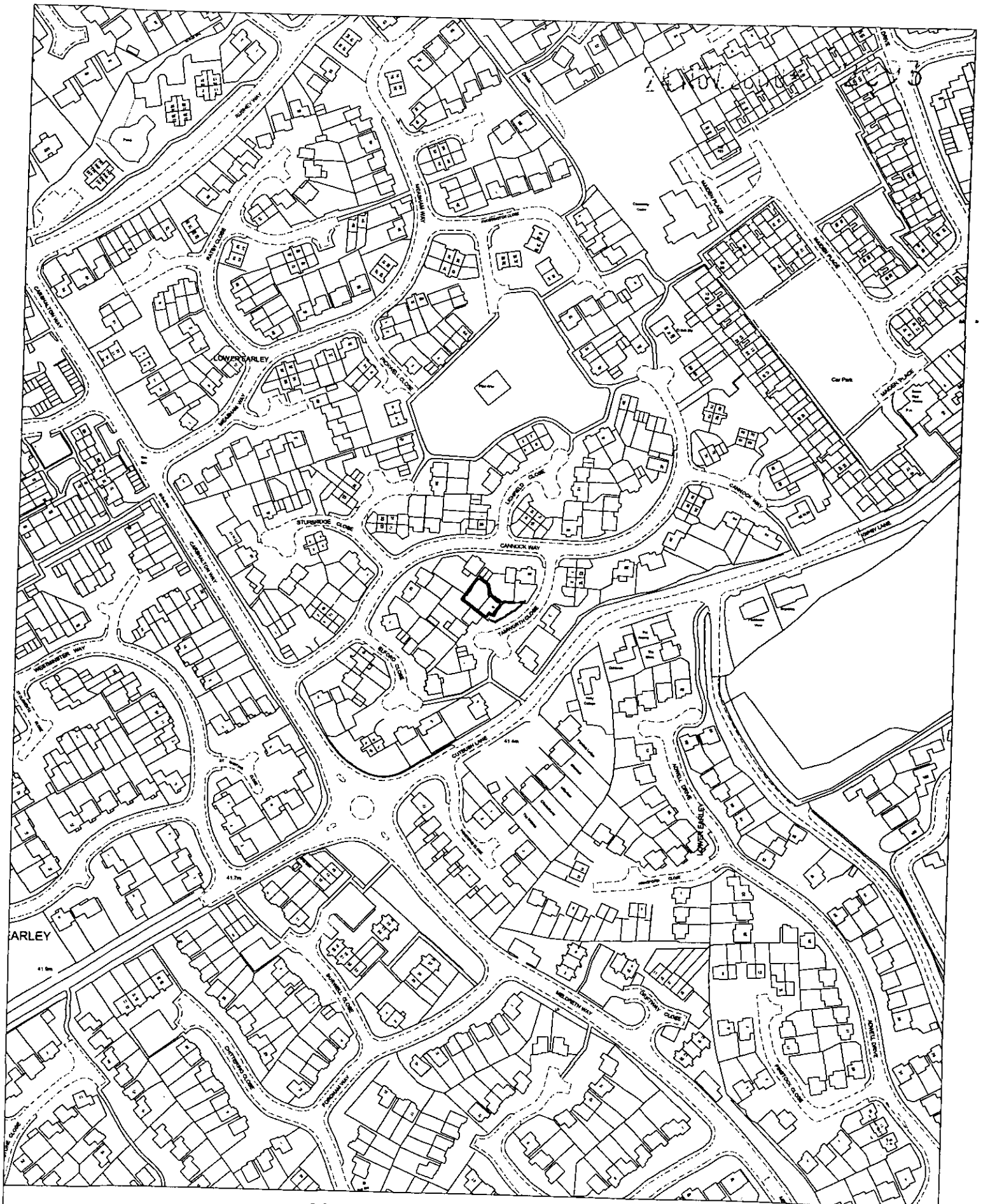

Site Plan, Scale: 1 to 2500

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Date: 17 November 2000

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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000 Scale: 1 : 1250