APPLICATION NO:
F/2000/1903

LOCATION:
53 Chatteris Way, Lower Earley Reading.

APPLICANT:
Mr P J Ohanian C/O Splash Group (Paul Lewington)

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

EARLIEST DATE FOR DECISION: **04/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 29/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P J Ohanian
C/O Splash Group (Paul Lewington)
10 Arkwright Road
READING
Berkshire
RG2 0LU

Application Number: F/2000/1903

Parish: **EARLEY**

Location: **53 Chatteris Way, 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 resemble 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:

Loddon Area Local Plan Policies : LTV1, LTV6, LBE1, LBE2

Deposit Draft Wokingham District Local Plan Policies : WOS2, WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 29/08/2000

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

Received by Wokingham District Council

Application No: F/2000/1903

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

LOCATION:
53, Chatteris Way, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. 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

11 July 2000

Application Number F/2000/1903
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to match
			INFORMATIVE
3	N16		Relevant Policies
			LALP Policies : LTV1 LTV6 LBE1
			LBE2
		DD	WDLP Policies : ~~E~~ WOS2 WOS3
			WBE1

A Cronin
29/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 53 Chatteris Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1903

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 01/08/2006

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes ✗ front garden

2. DESCRIPTION OF SURROUNDINGS 1980's dev.
Residential modern estate, detached 2 storey houses, with seperate garages.

3. DESCRIPTION OF SITE/BUILDING Enclosed rear garden.
2 storey detached house, double garages, medium sized front open plan garden. Brown coloured brick red brick used for detail, white UPVC windows + doors white fascia boards, black guttering + grey concrete tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front garages + double driveway.

LEVELS — N/Change

BOUNDARY TREATMENT — No. 55, 1.7m high lap fence No flank windows

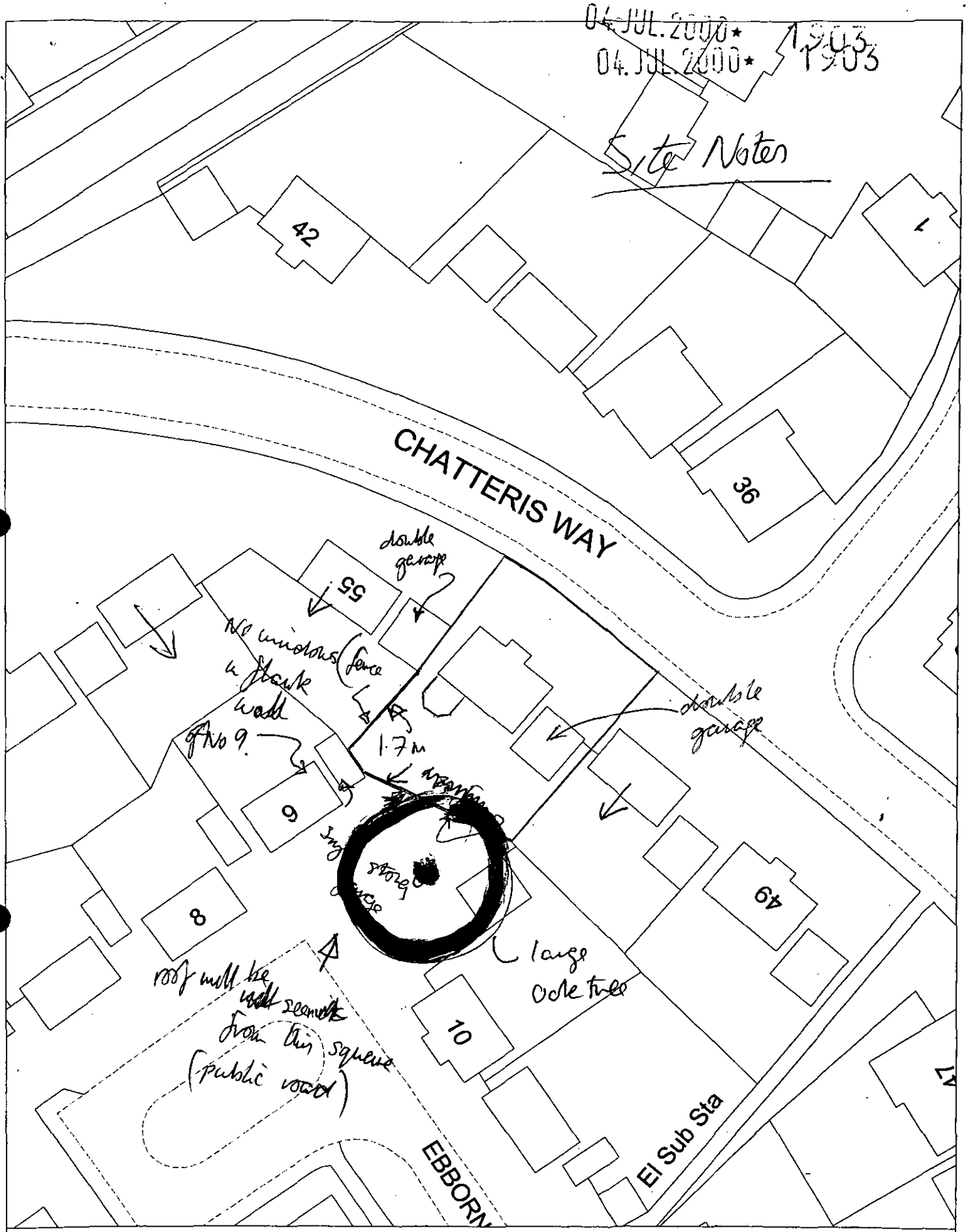
OTHERS

— No 51, 1.7m high fence

— Rear boundary No 9, Ebbom Square

single st garage + 1.8m high fence no windows in flank elev of house.

No neighbours not affected.
it will be seen from Ebbom Square however as materials will match as in pack. on street scene.



Site Plan, Scale: 1 to 500

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Date: 30 June 2000

N W E S

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1903

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2000/1903
53, Chatteris Way, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1903**
53, Chatteris Way, 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**********

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1903

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1903**
53, Chatteris Way, 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 6441

Date: **11 July 2000**

My ref: F/2000/1903

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1903**
53, Chatteris Way, 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**********

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1903

Applicant : Mr P J Ohanian C/O Splash Group (Paul Lewington).

Location : 53, Chatteris Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		01/08/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22~~01~~/08/2000

Date Registered : 04/07/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 29/08/2000. 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 Town Council: No Objection
DC Rolls: No objection (see note)
Neighbours: No Objections

Planning Issues : (identified settlement) Planning policies LTV1

1) Impact on neighbours
2) Impact on streetscene

Application Number: F/2000/1903

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a 2 storey detached house to form a conservatory.

The proposed extension will be 3.5 metres wide, and protrude from the rear elevation via the lounge area by 3.3 metres. To be constructed of brick to below window level. The pitched roof will have an eaves height of 2.25 metres and a ridge height of 2.75 metres. The rear garden is bounded with a 1.7 metre high enclosure.

No. 55 to the north west, located behind 1.7 metre high fence and garage wall, due to its position and distance away the occupants of this property will not be affected.

No.51 to the south east, the double detached garage of No.53 will obscure the view of the conservatory, therefore the occupants of this property will not be affected.

No. 6 Ebborn Square to the south west, due to its orientation and distance away the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

The roof of the extension may be visible from Ebborn Square to the rear, however the materials proposed will match that of the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

1327

WOKINGHAM DISTRICT COUNCIL

Visit Tues 22/08/00

To ~~Mike~~ Andrew

Date 8/8 Time

WHILE YOU WERE OUT

Name MR Ohaniao

Of 53 Chatteris Way - f/2000/1903

Phone No. 9785162. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Upset about S/V not being done until Andrew comes back from Holiday (21/8).

Please ring him on 21st Aug to arrange for S.V. phoned 21/08/00

N.B. 8 weeks expire 29 Aug.

Mike

Signed Heb

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 2/8 Time 09.25

WHILE YOU WERE OUT

Name MR Ohanian

Of 53 Chatteris way

Phone No. 07967 355928 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Please Call him to make arrangements for him to leave the gate open one day for you to do your S/V.

Signed Helen

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 JUL 2000	Map No. ~~66~~ 58 Site 0-04
Officer: AT Application No. F/2000/1903	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: 53 CHATTERIS WAY

Parish: EARLEY Ward: Redhatch 11.7.2000 H/7

Applicant: MR OHANIAN

Fee Received 95-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section 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 : 11.7.2006 VH/7

Parish Council Informed - YES / NO VH/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

no pre-apps.

NEIGHBOURS:

VH/7 SIN + 36, 38, 40, 51 + 55 CHATTERIS WAY.
9 + 10 EBBORN SQUARE.

LISTING FORM

Recd 1.30pm 27-7-00

Case officer: **Andrew Thorley** Application Number: **F/2000/1903**

53, Chatteris Way, 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 refusal

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

Signed: Councillor Rolls

Date: 26/7/00



FROM: Andrew Thorley

DATE: 11 July 2000

13 JUL 2000
Earley Town Council

PLANNING SERVICES
POL
DC
APP
CS
24 JUL 2000
COPIES TO:
ANK
FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1903

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

Site Address: 53, Chatteris Way, Lower Earley, Reading.

Applicant: Mr P J Ohanian C/O Splash Group (Paul Lewington).

Your observations are required in respect of this application **by 04/08/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

ADDRESS 53 CHATTERIS WAY PARISH LARKEY

PLOT No. 506 ORD. SHEET No. SU 7369 66

BUILDER LOWER LARKEY AREA P/18 PH. V

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26608	BRYANT	DET. HOUSE & GARAGE	17.12.86	CLA
BLA 2168	"	"	10.2.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 342/87 PD Req - Conservatory - Lavington - 22/6/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
04.JUL.2000* 1903

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 Address and postcode Phone number	MR P.J. OHANIAN 53 CHATTERIS WAY LOWER EARLEY READING BERKS RG6 4JA 01189785162
2	Agent's Name Address and postcode Phone number	PAUL LEWINGTON (SPLASH GROUP) 10 ARKWRIGHT ROAD READING BERKS RG2 0LU 01189313333
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.	53 CHATTERIS WAY LOWER EARLEY READING BERKS RG6 4JA
	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO BACK OF HOUSE
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.	DWARF WALL AS EXISTING BRICK, WHITE PVCU & GLASS
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: 4	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR P. J. OHANLON

Date 30-6-00

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

Prepared for:

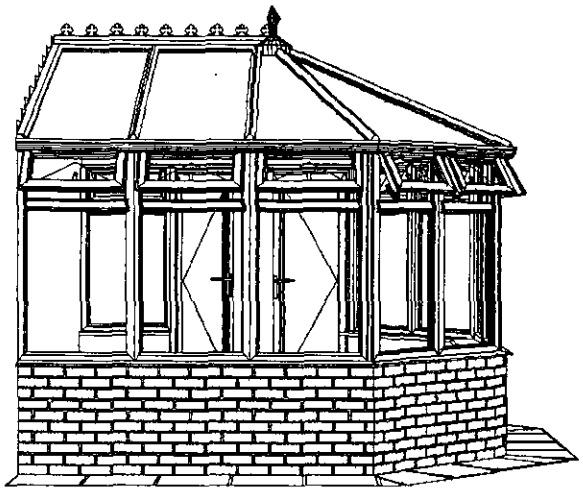
Philip Ohanian

Quote No.: 234
Reference: Pml
Date: 8/ 6/2000
O/A Width: 3499
O/A Depth: 3500
Frame Height: 2100
Dwarf Height: 600
Roof Pitch: 25.0

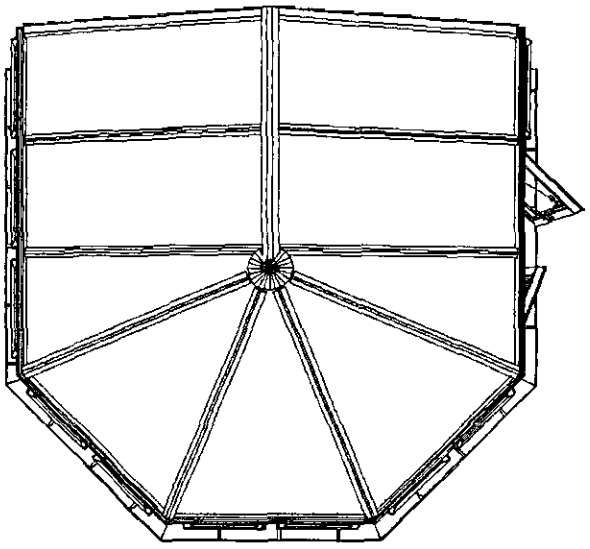
04. JUL. 3

SPLASH

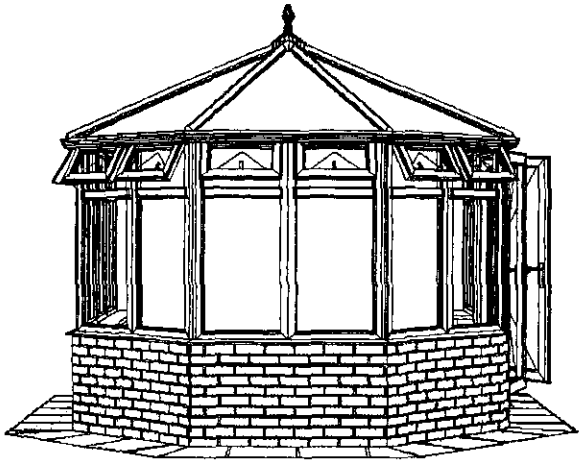
Left view



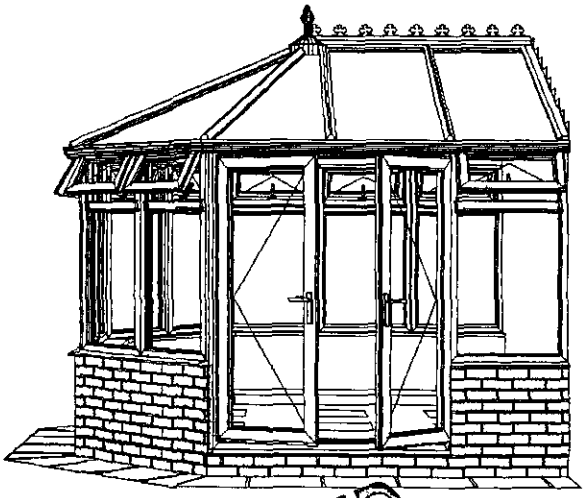
Plan view



Front elevation



Right elevation



APPROVED

THE SPLASH GROUP

APPROVED

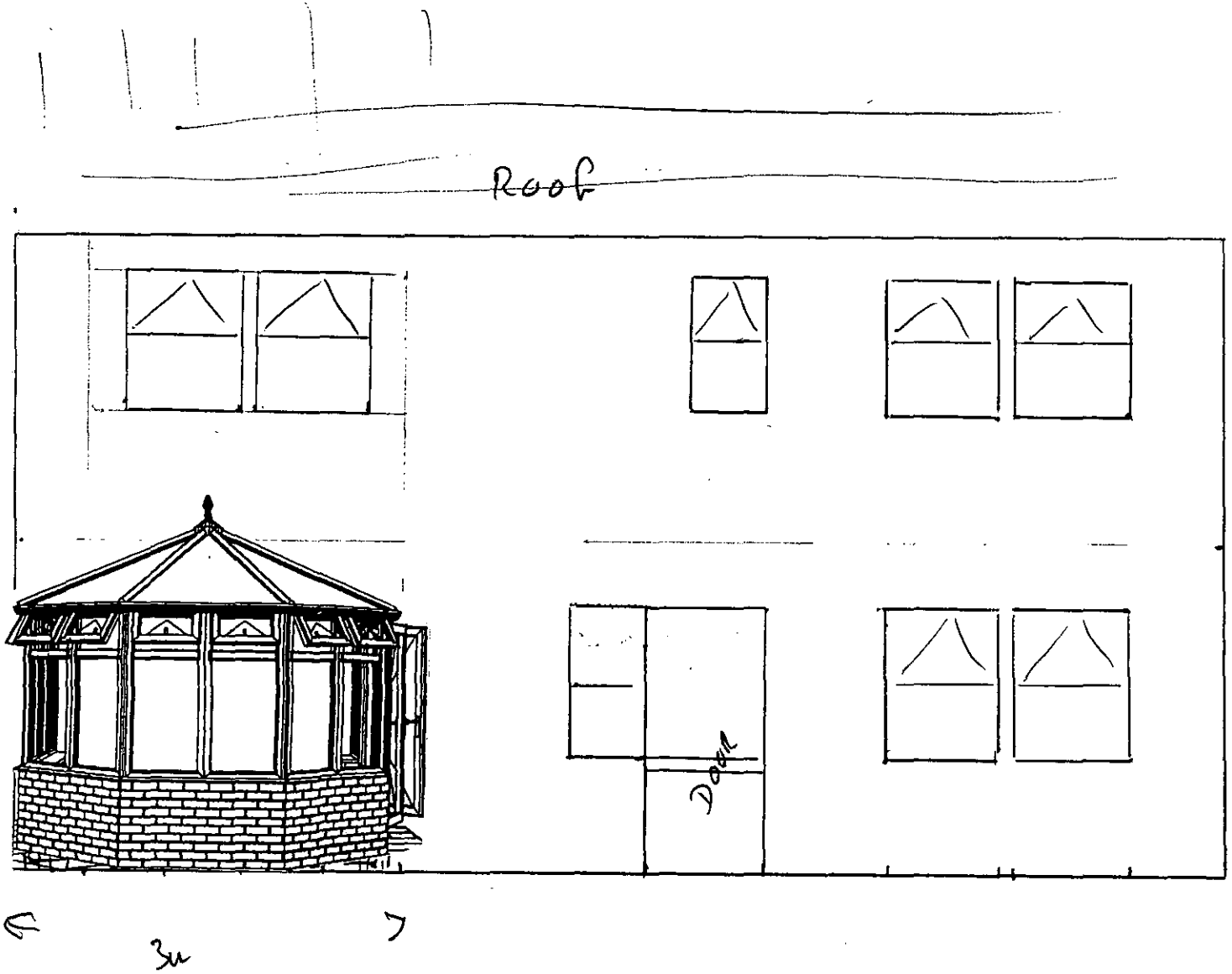
04. JUL. 2000* 1903

1:50

LEFT VIEW SIDE ELEVATION

1:50

BACK OF HOUSE



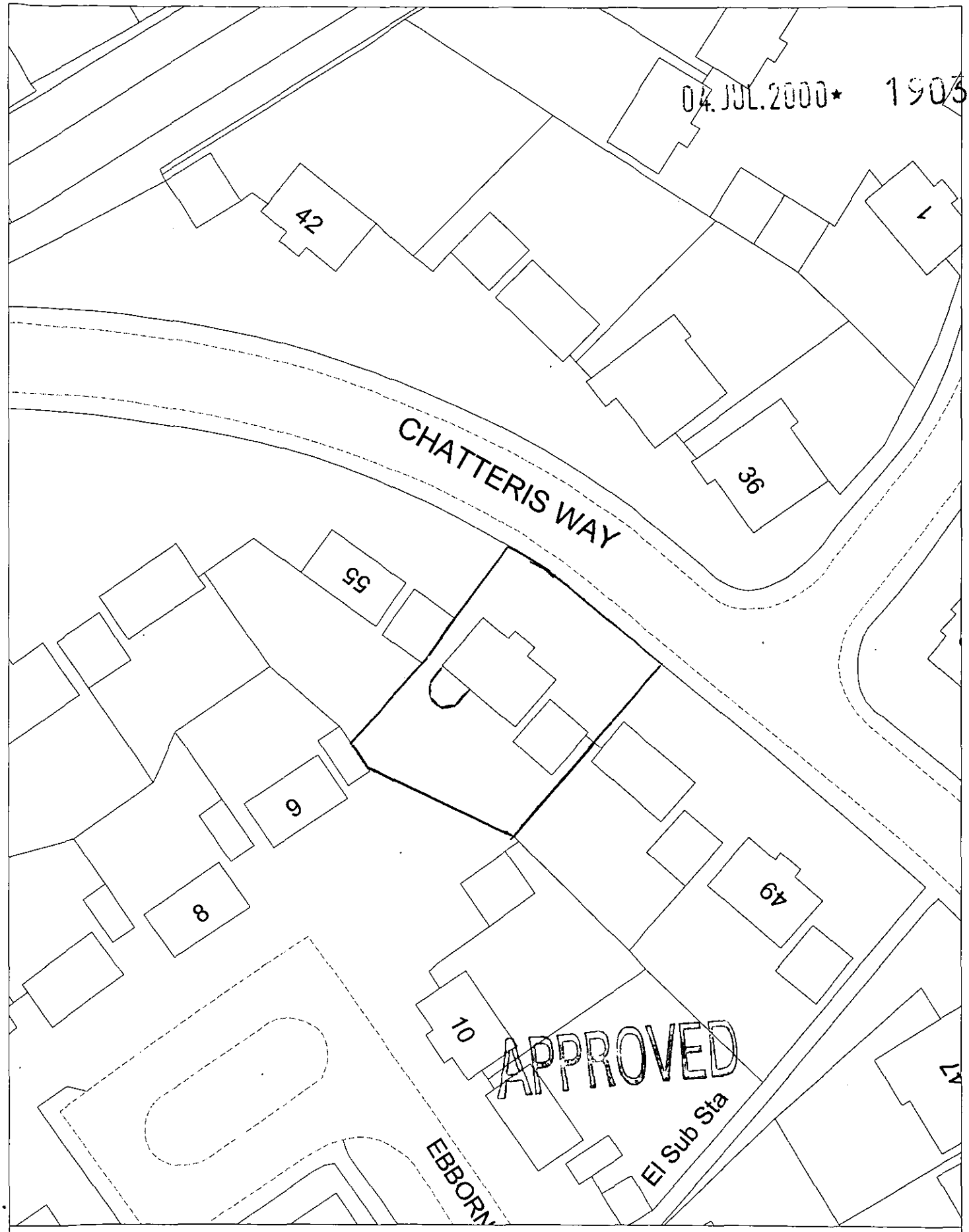
APPROVED

04. JUL. 2000 * 1903

04.JUL.2000* 1903

RIGHT VIEW SIDE ELEVATION

APPROVED



Site Plan, Scale: 1 to 500

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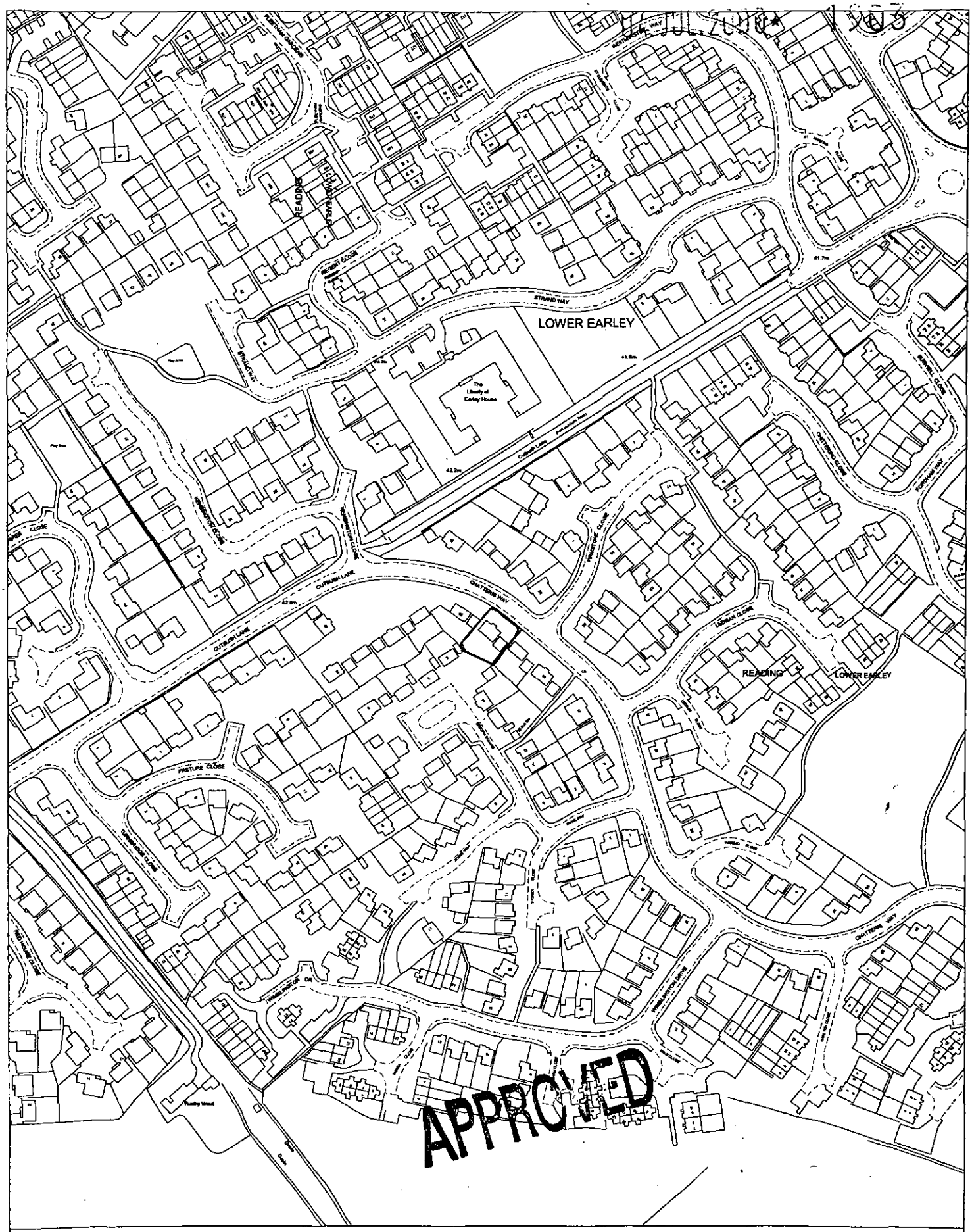
Date: 30 June 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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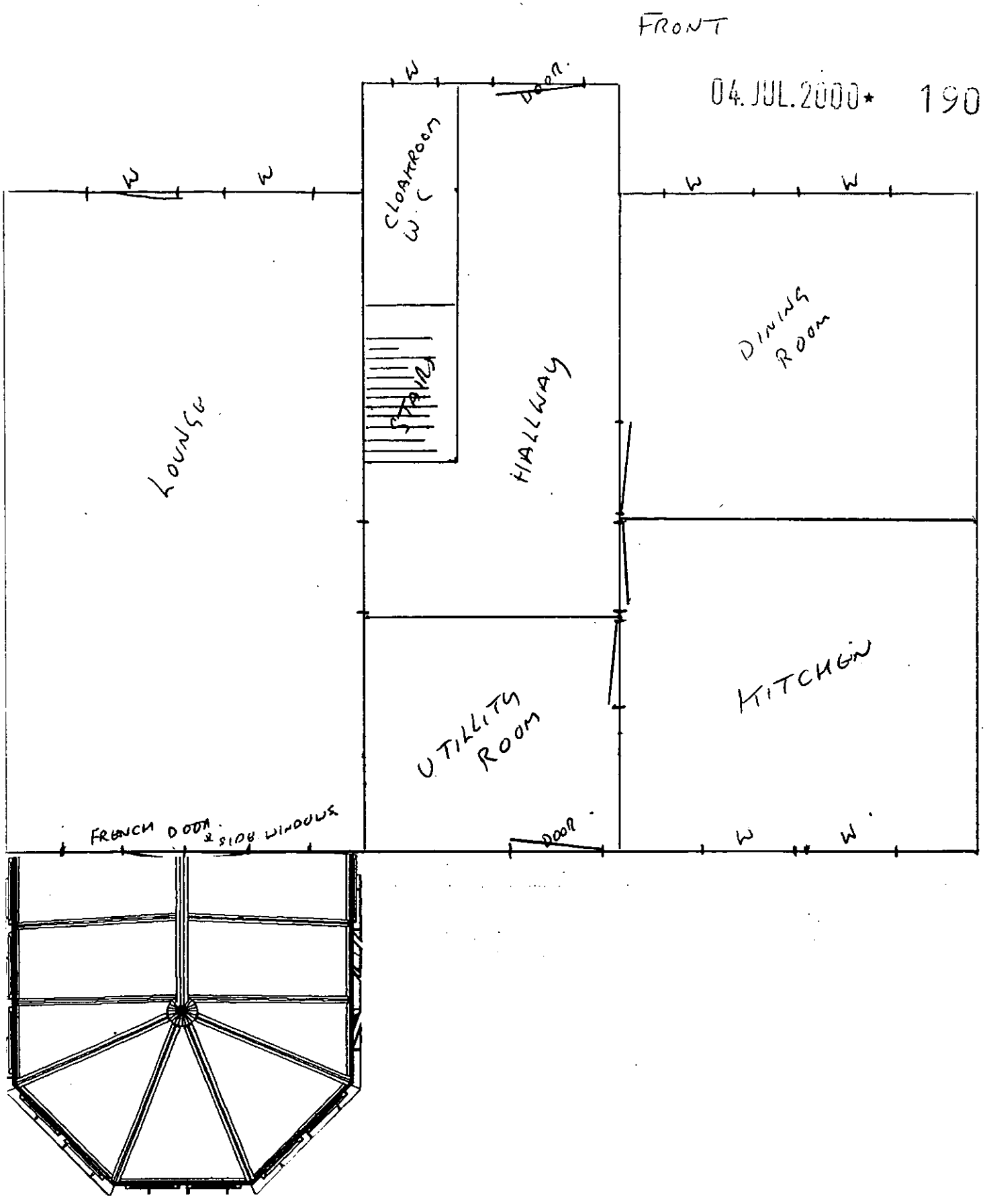
Date: 30 June 2000

N
W E
S

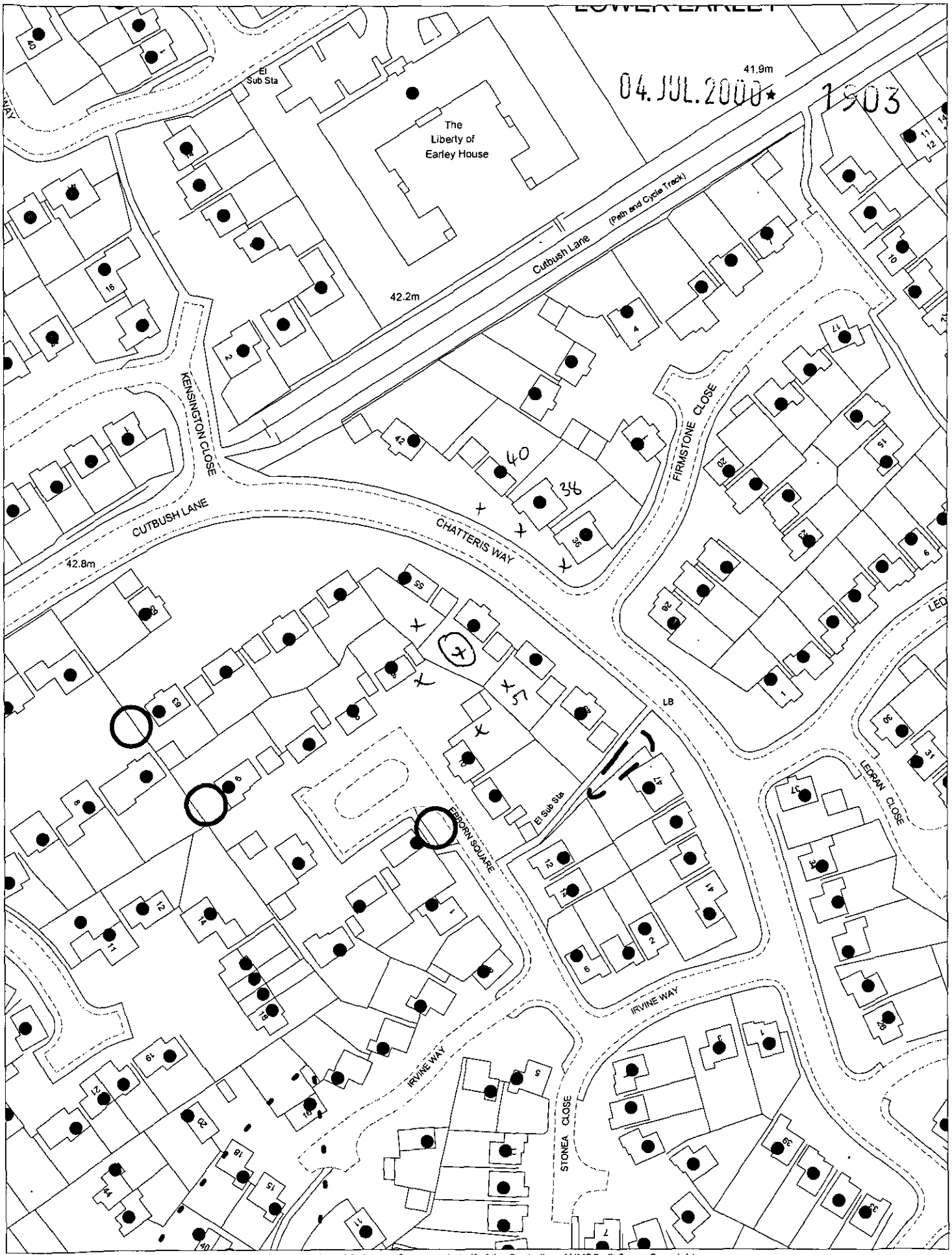
FRONT

04.JUL.2000* 1903



APPROVED

1:20



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Development Control Section, Environmental Services, Wokingham District Council.

6 July 2000

Scale: 1 : 1250

N
W E
S