APPLICATION NO:
**F/2000/3029**

LOCATION:
**99 Elm Road, Earley Reading.**

APPLICANT:
**Mr & Mrs Peel C/O Amdega Ltd**

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

EARLIEST DATE FOR DECISION: **15/01/2001**

**APPLICATION WILL HAVE EXPIRED ON: 05/02/2001**

CASE OFFICER: **Patrick Haran**

EX SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(PH)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs Peel**
**C/O Amdega Ltd**
**Faverdale**
**Darlington**
**County Durham**
**DL3 0PW**

**Application Number: F/2000/3029**

**Parish:** **EARLEY**

**Location:** **99, Elm Road, 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 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 02/02/2001

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 :** Patrick Haran

**Application Number :** F/2000/3029

**Applicant :** Mr & Mrs Peel C/O Amdega Ltd.

**Location :** 99, Elm Road, Earley, Reading.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 24/01/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 24/01/01

**Date Registered : 11/12/2000**

**Earliest Date for Decision : 15/01/2001**

**Latest Consultation Date/Site Notice Expiry Date : 15/01/2001**

**This application will have expired on: 05/02/2001. 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 :**

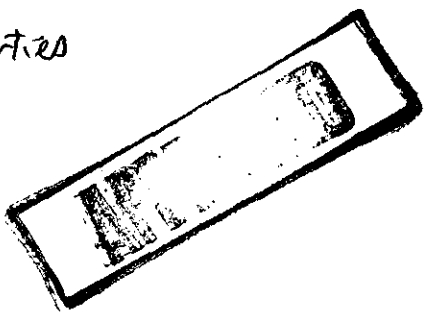
Earley Town Council – No objection.

Neighbour responses – None

**Planning Issues :**

1/ Impact on amenity of neighbouring properties

2/ Streetscene



**Application Number: F/2000/3029**

**Appraisal :**

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

The proposal is for a single storey conservatory to the rear of the dwelling. The proposed conservatory would be sited approx 10-12 metres from the boundaries to the North, South & West. A 2m close Board fence encloses the garden and a number of mature, large conifers tend to screen garden from neighbouring properties. The neighbouring properties all have large gardens and it is considered that overbearing would not present a problem. There would be no overshadowing and loss of light would not be a concern.

STREETSCENE

If approved the extension would be discerned from the street by the existence of a garage on the Northern corner of plot. There would be no impact on streetscene.

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

APPROVED

John Murden
2/2/07

## Application Number F/2000/3029
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | 5 years |
| 2 | C014 | R014 | Extend finishes to match existing |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 99 Elm Road Earley Reading.

APPLICATION NUMBER: F/2000/3029

OFFICER: Patrick Haran

DATE OF SITE VISIT: 24/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post to front of estate - on hiway

2. DESCRIPTION OF SURROUNDINGS New build 2 storey detached dwellings - 5 houses in private road setback from highway

3. DESCRIPTION OF SITE/BUILDING 2 storey detached dwelling on large plot

4. RELATIONSHIP TO ADJOINING PROPERTIES irregular building designs, large plots

5. SITE CONSTRAINTS

TREES - large mature conifers to boundary

ACCESS/PARKING

LEVELS - level unchanged.

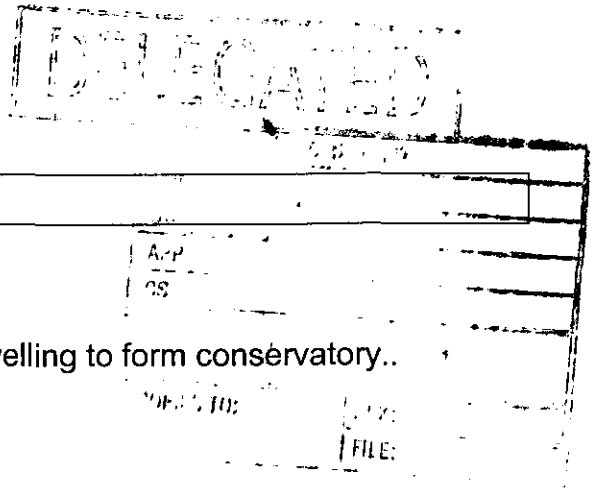
BOUNDARY TREATMENT - 2m c/B fence to boundary

OTHERS

APPROVED

FROM: Patrick Haran

DATE: 22 December 2000



## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/3029

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

**Site Address:** 99, Elm Road, Earley, Reading.

**Applicant:** Mr & Mrs Peel C/O Amdega Ltd.

Your observations are required in respect of this application **by 15/01/2001** .

---

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

**LISTING FORM**

Case officer: **Patrick Haran** Application Number: **F/2000/3029**

**99, Elm Road, 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 refused

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

Signed: J. Rolls Date: 4/1/01

Councillor Rolls

Recd 3.00pM 4.1.01.

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

Tel: 0118 974 6482

Date: **22 December 2000**

My ref: F/2000/3029

**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


Dear Councillor

**Application Number: F/2000/3029**
**99, Elm Road, 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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Patrick Haran** Application Number: **F/2000/3029**
**99, Elm Road, 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 6482

Date: **22 December 2000**

My ref: F/2000/3029

**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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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

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**99, Elm Road, 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**********

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 1 DEC | |
| Officer: PH | Application No. F/2000/3029 |

Map No. 51 ... Site 0:07

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: 99 ELM ROAD

Parish: EARLEY Ward: REDHATCH
22.12.00

Applicant: MR / MRS PEEL

Fee Received 95-00 Required ..... Additional ..... Refund .....
(8)

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 | ~~Scale? Red line include front garden [illegible]~~ | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | ~~Scale 1:500?~~ | | |
| 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 : 22.12.00 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 .....

---

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

### HERITAGE BODIES

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

---

**OTHERS:**

.....
.....
.....

### NEIGHBOURS:

Site notice and see map

**Received by Wokingham District Council**

# Application No: F/2000/3029

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

**LOCATION:**
99, Elm Road, 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/01/2001. 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**

**22 December 2000**

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

Tel: 0118 974 6482

Date: **22 December 2000**

My ref: F/2000/3029

**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


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**99, Elm Road, Earley, Reading.**
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If you have any questions please do not hesitate to contact **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Patrick Haran** Application Number: **F/2000/3029**
**99, Elm Road, 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**********

# Environmental Services

For office use only.
Application number: 11.DEC.2000* 3329

## Householder planning application form

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

| | | |
|---|---|---|
| 1 | Your name | MR + MRS PEEL |
| | Address and postcode | 99 ELM ROAD<br>EARLEY<br>READING, BERKSHIRE<br>RG6 5TB |
| | Phone number | 01189 672142 |
| 2 | Agent's Name | AMOEGA LTD |
| | Address and postcode | FAUGRDALE, DARLINGTON<br>COUNTY DURHAM<br>DL3 OPW |
| | Phone number | 01325 468522 |
| 3 | Site<br>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. | AS APPLICANT ABOVE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | CONSTRUCTION OF A TIMBER FRAMED CONSERVATORY UPON A DWARF WALL |
| 5 | Are there any trees on the site?<br>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. | BRICKWORK TO MATCH EXISTING<br>CONSERVATORY CONSTRUCTED FROM<br>CANADIAN WESTERN RED CEDARWOOD |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: — | Proposed: — |
| **10** | Does a public right of way touch the site?<br>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).<br>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: S. Clemison

on behalf of MR + MRS PEEL

Date 7/12/00

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



conservatories

# AMDEGA

summerhouses

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our ref: C2948 / PL/C/1

07 December 00

Wokingham District Council
Environmental Services
Shute End
Wokingham
Berkshire
RG40 1BN

11.DEC.2000* 3029

Dear Sirs

Proposed Conservatory at:

99 Elm Road Earley Reading Berkshire RG6 5TB

Please find enclosed six copies of drawing no PC2948 S2 and six copies of the completed planning application forms together with location plans, block plans and cheque to the value of £95.00 to cover the cost of the application fee.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

pp. N Brington

Clive Richmond
Senior Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

1933

11.DEC.2000 * 3529

ADDRESS 99 ELM ROAD PARISH EARLEY

PLOT No. 2

BUILDER

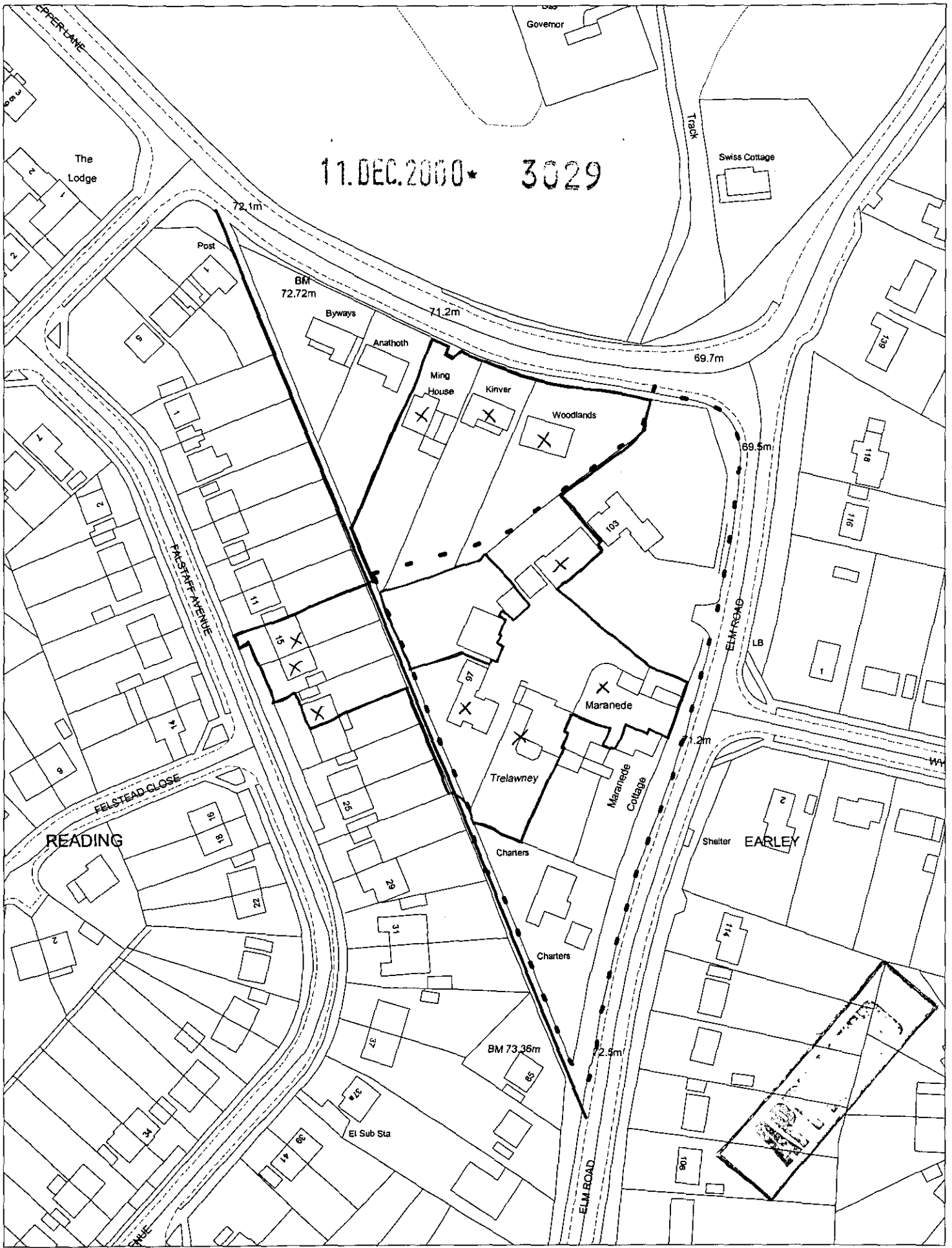
ORD. SHEET No. SU 7370

(57)

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 97/65207/A | ENGLEMERE HOMES ADJ | DETACHED HOUSE & GARAGE | 25.4.97 | C/A |
| 97/65868/A | CHARLES CHURCH ADJ | " | 26.9.97 | C/A |
| A/97/0151 | " | " | 28.11.97 | APP |

MINISTRY DECISION

SPECIAL ORDERS

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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250

N
W E
S

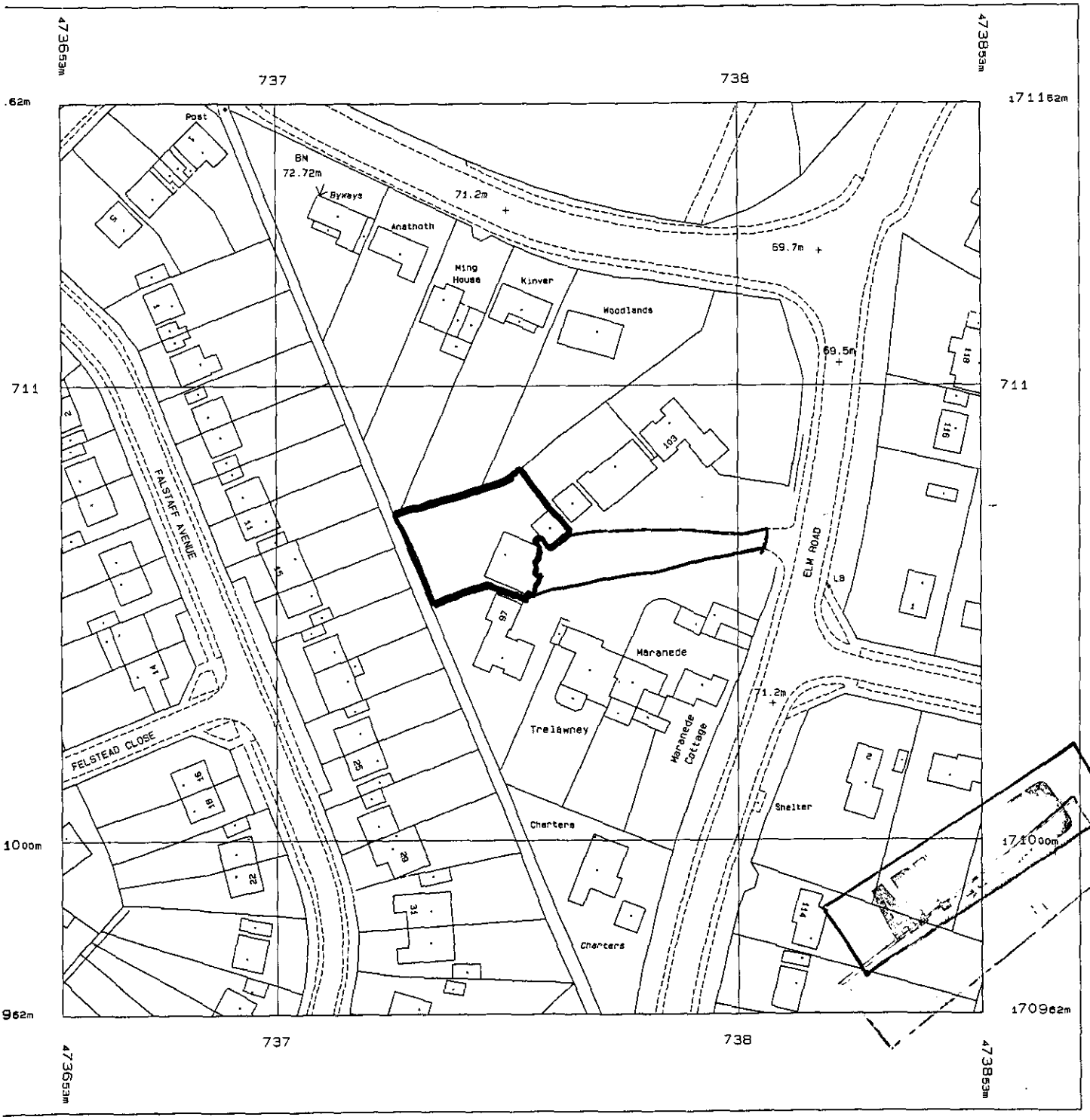
11.DEC.2000* 3329

Ordnance Survey®

uperplan®

# Planning Extract - 1

## Site-centred




1:1250

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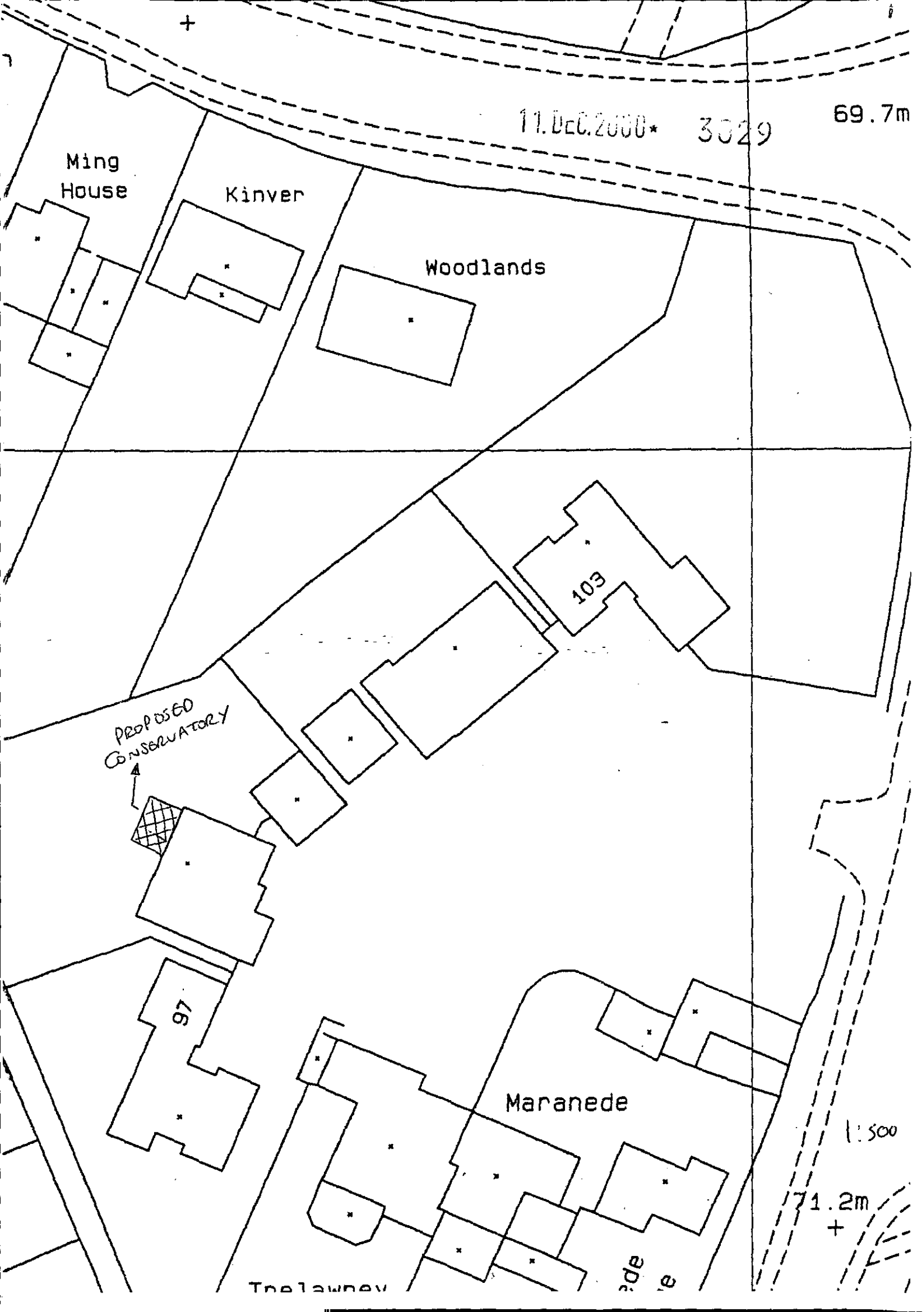
ance Survey, the OS symbol and Superplan

National Grid sheet reference at centre


11 DEC 2000* 3029
69.7m
Ming House
Kinver
Woodlands
103
PROPOSED CONSERVATORY
97
Maranede
1:500
71.2m