APPLICATION NO:
F/2002/6011

LOCATION:
146 Mill Lane, Lower Earley Reading.

APPLICANT:
Mrs J Ward C/O Mr P J Burtwell

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

EARLIEST DATE FOR DECISION: **30/03/2002**
Member listing date: 3/4/02
APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

1128

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J Ward
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2002/6011

Parish: **EARLEY**

Location: **146, Mill Lane, Lower Earley, Reading.**

Proposal: **Proposed single storey side/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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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 : Richard Kelly

Application Number : F/2002/6011

Applicant : Mrs J Ward C/O Mr P J Burtwell.

Location : 146, Mill Lane, Lower Earley, Reading.
Proposal : Proposed single storey side/rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 24/04/2002. 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 P.C: No comment

Planning Issues :

Application Number: F/2002/6011

Appraisal :

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

Application Number F/2002/6011
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 146 Mill Lane Lower Earley Reading.

APPLICATION NUMBER: F/2002/6011

OFFICER: Richard Kelly

DATE OF SITE VISIT: 5/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

detached houses Good plots.

3. DESCRIPTION OF SITE/BUILDING

large detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

144 set back 5m.

5. SITE CONSTRAINTS

TREES Non affected

ACCESS/PARKING unaffected

LEVELS 0.5m (max.) down to road.

BOUNDARY TREATMENT 1.8m fence to rear. hedges + fence to W

OTHERS 1m fence to road.

Application Number: F/2002/6011 – 146 Mill Lane, Earley, Reading

Appraisal:

This application is for a single storey side and rear extension to form a conservatory. This raises two issues:

Impact on adjoining properties: LBE1, WBE1

The proposal would be located some 15m from the nearest adjoining property, would be modest in height and of lightweight glass construction. It is not considered that this would cause undue harm to the neighbouring properties.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

Views of the proposal would be gained from Mill Lane to the east. The boundary treatment at this point is a 1m hedge, and differences in levels mean that the house is 0.5m higher than the road. Given the fact that the side elevation of this house is already dominant in the streetscene and the lightweight construction of the extension, it is not considered that the impact on the streetscene is sufficient to warrant refusal.

Approve ~~**Refuse**~~

FROM: Richard Kelly

DATE: 06 March 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6011

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

Site Address: 146, Mill Lane, Lower Earley, Reading.

Applicant: Mrs J Ward C/O Mr P J Burtwell.

Your observations are required in respect of this application **by 30/03/2002**

POL	
DO	ENF
APP	
CS	

18 MAR 2002

COPIES TO | ACK

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Building_Name	Organisation_Name	address1	Postcode
SINDLESHAM FARM HOUS		SINDLESHAM FARM HOUSEMILL LANEWOKINGHAM	RG415DQ
		140MILL LANEREADING	RG6 3UN
		142MILL LANEREADING	RG6 3UN
		144MILL LANEREADING	RG6 3UN

148 Mill Lane Earley.

Neighbours Consulted 6011

WOKINGHAM UNITARY
Aiming for Excellence

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

Tel: (0118) 974 6229

Date: 06 March 2002

My ref: F/2002/6011

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 D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/6011
146, Mill Lane, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling to form conservatory.

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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6011**
146, Mill Lane, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Swindells

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

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

Tel: (0118) 974 6229

Date: 06 March 2002

My ref: F/2002/6011

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

Dear Councillor

Application Number: F/2002/6011
146, Mill Lane, Lower Earley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Kelly** Application Number: **F/2002/6011**
146, Mill Lane, Lower Earley, Reading.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Carpenter

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

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

Tel: (0118) 974 6229

Date: 06 March 2002

My ref: F/2002/6011

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2002/6011
146, Mill Lane, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling to form conservatory.

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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6011**
146, Mill Lane, Lower Earley, Reading.
Proposed single storey side/rear extension to dwelling to form conservatory.
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 C Smith

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6011
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/6011

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

LOCATION:
146, Mill Lane, Lower Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6011 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

06 March 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 FEB 2002

Officer: RK - | Application No. F/2002/6011

Map No. 59 Site 0.08

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE/REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 146 MILL LANE

Parish: EARLEY Ward: L. Hungerford 6.3.02 JB.

Applicant: MRS J WARD

Fee (6) Received 95-00 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 : 6.3.02-B 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:

No pre-apps.....

.....

.....

NEIGHBOURS:

.....

S/N + site map.....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number 27. FEB. 2002* 6011

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	Mrs J Ward
	address	146 Mill Lane
	and postcode	Lower Earley
		Reading
		RG6 3UN
	Phone number	0118 966 0504
2	Agent's name	Mr P J Burtwell
	address	51 Summers Road
	and postcode	Godalming
		Surrey
		GU7 3BD
	Phone number	01483 417445
3	Site	146 Mill Lane
	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.	Lower Earley
		Reading
		RG6 3UN
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey extension to side and rear (conservatory)
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 existing and dark stained timber.	Brick to match existing White Upvc windows to match existing Glass roof panels
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 ☑

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

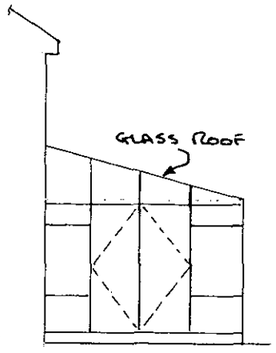
Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: P. P. Ward on behalf of Mrs J Ward

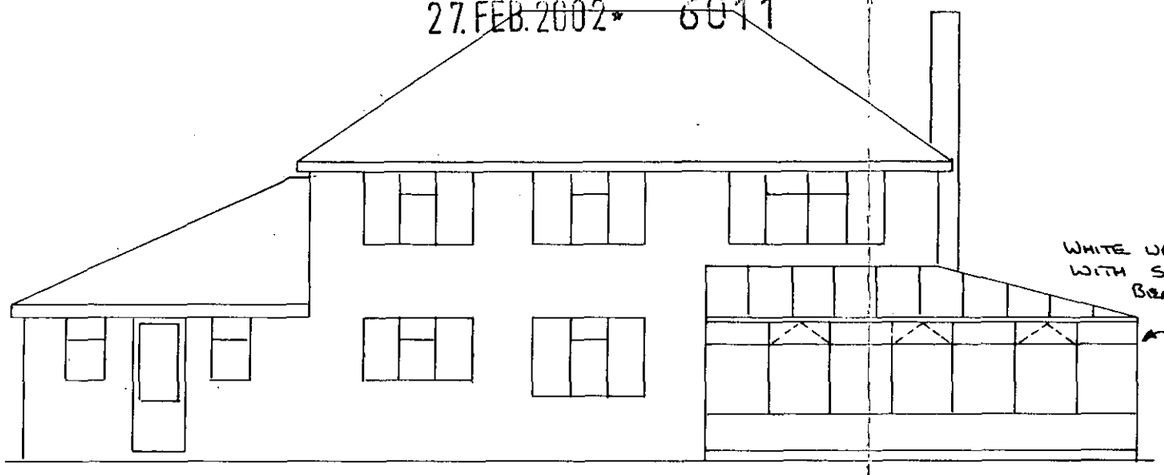
Date 21.02.2002

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

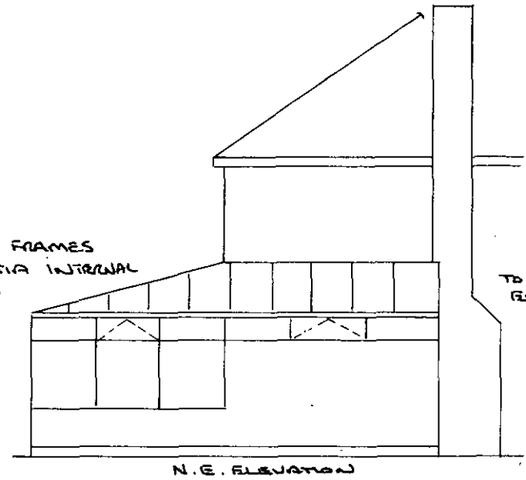
27. FEB. 2002* 6011



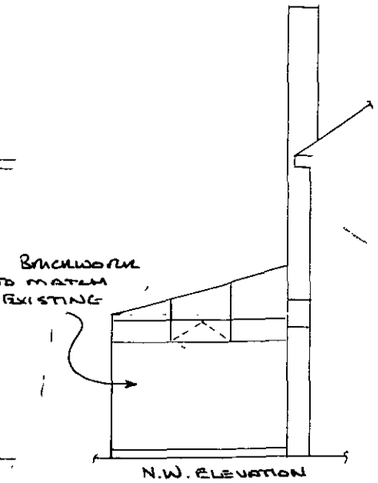
S.W. ELEVATION



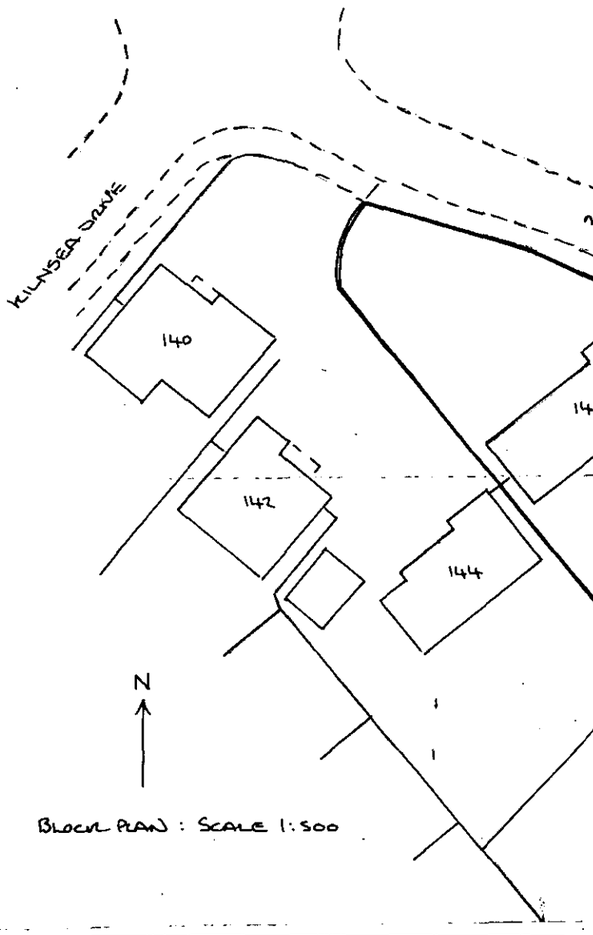
S.E. ELEVATION



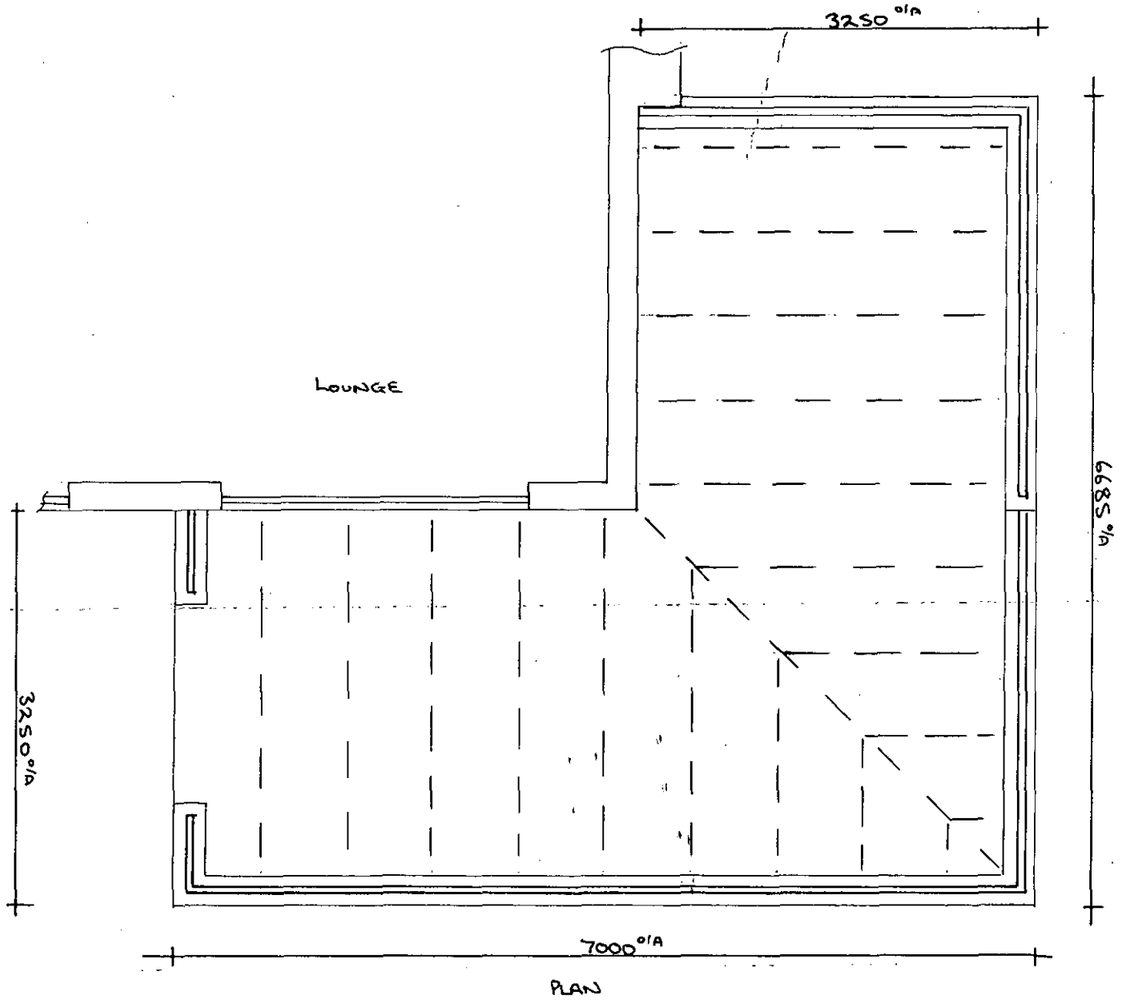
N.E. ELEVATION



N.W. ELEVATION



BLOCK PLAN : SCALE 1:500



PLAN

APPROVED

PROPOSED CONSERVATORY TO THE REAR AND SIDE OF 146, MILL LANE, LOWER EARLEY, READING RG6 3UN.

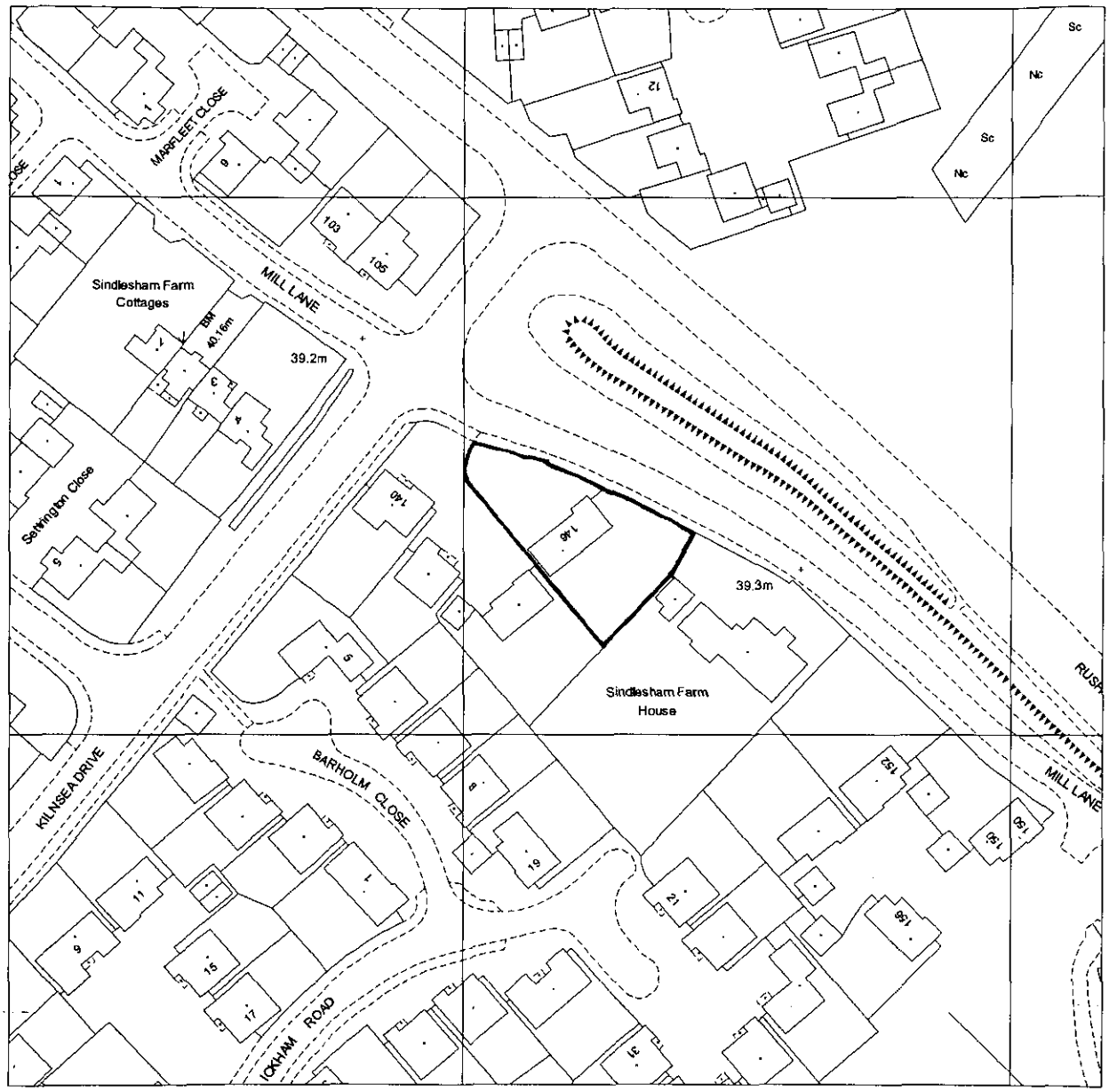
SCALE 1:100 1:50 1:500
DRG Nº PJB:4000001:01A DATE 23:02:2002

Ordnance Survey®

27.FEB.2002 6011

Siteplan®

1:1250 Scale



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20 0 20 40 60 80

Metres

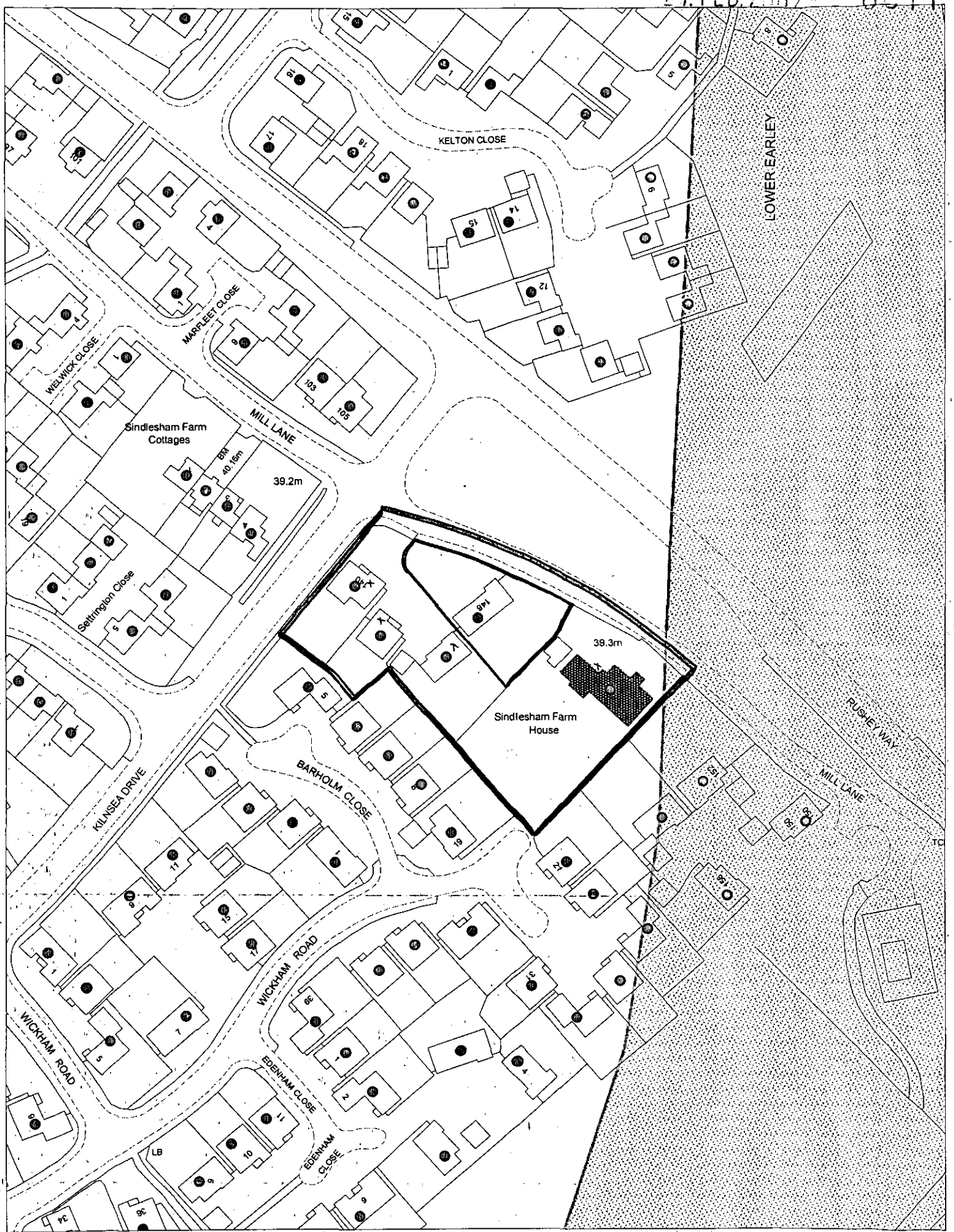
146 MILL LANE, LOWER EARLEY
READING
RG6 3UN

Centre coordinates : 476417mE 170634mN

National Grid sheet reference at centre of this Siteplan: SU7670NW.

Supplied by : Dome, Guildford
Serial Number : 532510

27 FEB 2002* 6011



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Development Control Section, Environmental Services, Wokingham District Council.
4 March 2002 Scale: 1 : 1250

N
W E
S