APPLICATION NO:
F/2002/5975

LOCATION:
16 Conygree Close, Lower Earley Reading.

APPLICANT:
Mr & Mrs D Hersey

PROPOSAL:
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
18/04/2002

CASE OFFICER: **Francis Leo**

15 APPROVED

1092

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Hersey
16, Conygree Close
Lower Earley
Reading
RG6 4XE

Application Number: F/2002/5975

Parish: **EARLEY**

Location: **16, Conygree Close, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling. Amendment to consent 2001/4122**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor of the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 16/04/2002

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 : Francis Leo

Application Number : F/2002/5975

Applicant : Mr & Mrs D Hersey .

Location : 16, Conygree Close, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling. Amendment to consent 2001/4122

Site Notice Displayed ? :

YES	NO	DATE
✓		28 Feb 02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/3/02

Date Registered : 21/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 18/04/2002. 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 :

Highways : parking Layout for 3 cars

Adjoining owner : comments on relocation of ~~dish~~ satellite dish and that applicant should pay.

Earley Parish : object to terracing effect.

Planning Issues : I'd sett

LBE1, LBE2

WOS3 . WBE1

BN1

Application Number: F/2002/5975 **Officer : Francis Leo**
16 Conygree Close, Lower Earley, Reading

Appraisal :

Development
Proposed two storey side extension to dwelling including widening of window at first floor rear extension. Amendment to consent 2001/4122

The site is a detached property located in the identified settlement of Earley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The scheme approved for the first floor was set back 0.5m from the rear building line. This application is to fill in the gap and to align with the rear building line. There are no windows proposed to the side elevation.

Earley Parish Planning Committee is opposed to the application on grounds that it would cause a terracing effect. To avoid a terracing effect it is normal to have a set back extension at the front of the property. In this case permission has already been granted for a first floor extension flush with the main front wall. A set back extension at the rear would make no visible difference in controlling the terracing effect.

The neighbouring property at no 17 has no side facing windows. It is considered that the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal at the front would remain the same as approved in July 2001. Hence it is considered that there would be no adverse impact upon the character of the area.

Parking: The proposed extension would create one additional bedroom making a total of 4 bedrooms requiring 3 parking spaces. The site has a space of 7m x 7m in front of the garage sufficient to accommodate 2 extra vehicles in addition to the garage considered acceptable. In any event the parking situation would remain the same as the approved scheme.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5975

Appraisal :

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

Application Number F/2002/5975
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C044	R044	First floor of the side elevation of the ext.

RECORD OF SITE VISIT

SITE ADDRESS: 16 Conygree Close
Lower Earley Reading.

APPLICATION NUMBER: F/2002/5975

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 storey detached dwelling, integral garage

3. DESCRIPTION OF SITE/BUILDING 2 storey, integral garage. high pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

No17 is 1.2m away. No windows on flank wall.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 February 2002

Application Number: F/2002/5975

Proposal: Proposed two storey side extension to dwelling. Amendment to consent 2001/4122

Parish: EARLEY TOWN

Site Address:
16, Conygree Close, Lower Earley, Reading.

Applicant:
Mr & Mrs D Hersey .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 1/3/02

PL

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
AP?
CS
07 MAR 2002
COPIES TO | ACK: ✓ 7/3
FILE:

17 Conygree Close
Lower Earley
Reading
Berks RG6 4XE

6th March 2002

Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir

Re: Planning Application No F/2002/5975

I am writing in response to the above planning application for 16 Conygree Close.

My husband and I own the property next to the above and wish to notify you that currently we have a satellite dish residing on the exterior wall next to the property. If the proposed construction goes ahead we would want assurances that our satellite reception will not be hindered in any way.

If the satellite dish needs relocating, we would wish any cost of relocation to be borne by the applicant. Additionally, we would want assurances from yourselves that any consequent planning permission required to relocate the satellite dish would be forthcoming.

Yours sincerely

Joanna Stabler

Joanna Stabler

Cc: Earley Town Council

FROM: Francis Leo

DELEGATED

DATE: 28 February 2002

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK
	FILE

Application Number: F/2002/5975

Proposal: Proposed two storey side extension to dwelling. Amendment to consent 2001/4122.

Site Address: 16, Conygree Close, Lower Earley, Reading.

Applicant: Mr & Mrs D Hersey .

Your observations are required in respect of this application **by 24/03/2002** .

5975

Whilst Councillors had no objection to the change in window size proposed in this application, there was concern that the proposal now seemed to be suggesting that the first floor extension should be flush with the existing building and not set back. Members of the Planning Committee were opposed to this alteration because of the potential terracing effect it would have, and, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5975

PROPOSAL:
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122

LOCATION:
16, Conygree 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 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/2002/5975 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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

28 February 2002

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5975

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5975
16, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5975**
16, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122
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 6502

Date: **28 February 2002**

My ref: F/2002/5975

WOKINGHAM UNITARY
Aiming for Excellence

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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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5975**
16, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122
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 6502

Date: **28 February 2002**

My ref: F/2002/5975

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5975
16, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122

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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 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5975**
16, Conygree Close, Lower Earley, Reading.
Proposed two storey side extension to dwelling. Amendment to consent 2001/4122
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:	21 FEB 2002
Officer: FL	Application No. F/2002/5975

Map No. SE.. Site 0.03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING. AMENDMENT TO CONSENT 2001/4122

Location: 16 CONYGREE CLOSE

Parish: EARLEY Ward: REDHATCH

Applicant: MR/MRS D HERSEY
resubmission - fee paid on 4122

Fee Received 00-00 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	GROUND FLOOR TO SHOW REAR EXTENSION TO GARAGE.	1/03	
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 : 1/03 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 + see map

Environmental Services

For office use only.
Application number: 21.FEB.2002 5975

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.

WOKINGHAM UNITARY
Aiming for Excellence

AMENDMENT TO APPLICATION NO 4122

1	Your name Address and postcode Phone number	MR + MRS D HERSEY 16 CONYGREE CLOSE LOWER EARLEY READING RG6 4XE 0118 9311986
2	Agent's Name Address and postcode Phone number	M: 07768 902 701. N/A
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.	16 CONYGREE CLOSE LOWER EARLEY READING RG6 4XE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION (OVER EXISTING GARAGE)
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.	BRICKWORK TO MATCH EXISTING
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: 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.		
	• 1:100 or 1:200 scale floor plans and elevations.		

AMENDMENT TO APPLICATION 4122

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

Date 15/2/2002

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

1933

ADDRESS 15/16 Conygree Close PARISH Earley

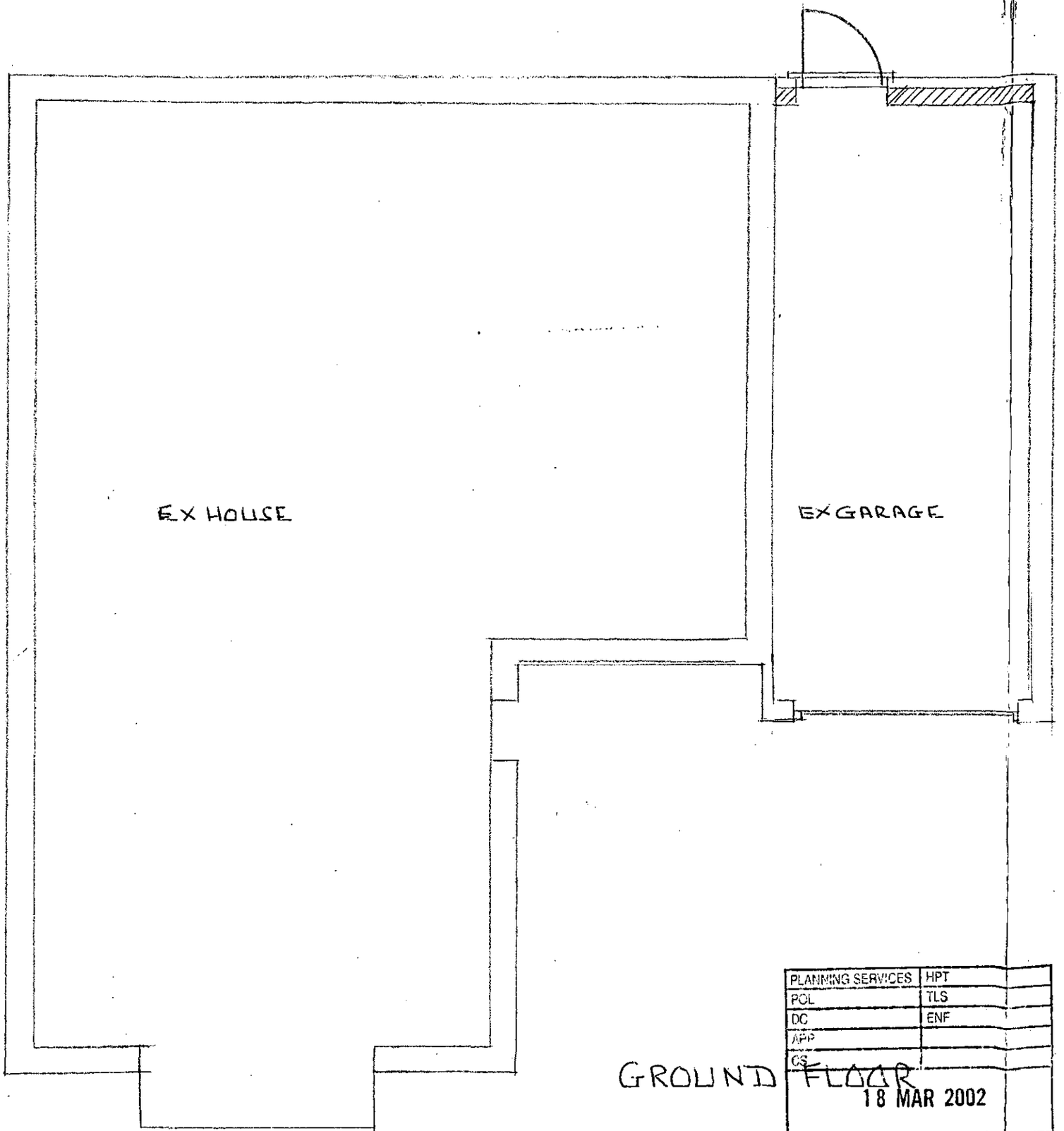
PLOT No. 32/31 PART AREA 12 SCHOOL SITE TO RES. ORD. SHEET No. SU. 75-70(S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
01945	LOWER EARLEY PLAN			C/
38682	BCC	O/L	19.3.92	C/
39811	T.A. FISHER	RES. DEV.		N/
41590	"	LINKED DET. HOUSES & GARAGES	18.11.93	C/
FP 94/2394	"	"	11.4.94	APP
F/2001/4122	No16. Mr & Mrs Hersey	1st Floor side ext	23.7.01	C/
F/2002/5975	"	2 St/S		

MINISTRY DECISION

SPECIAL ORDERS

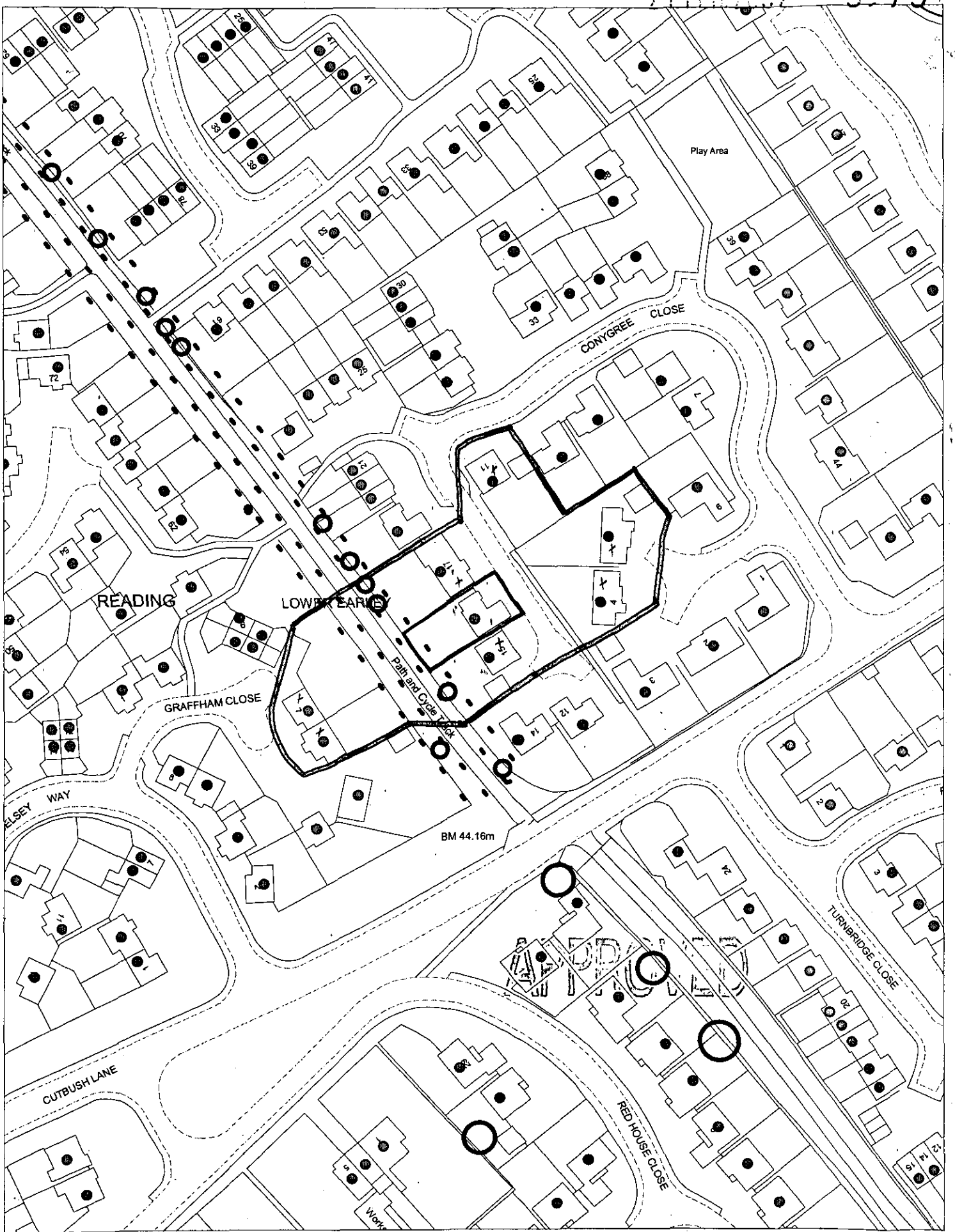


GROUND FLOOR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 MAR 2002

COPIES TO	ACK:
	FILE:



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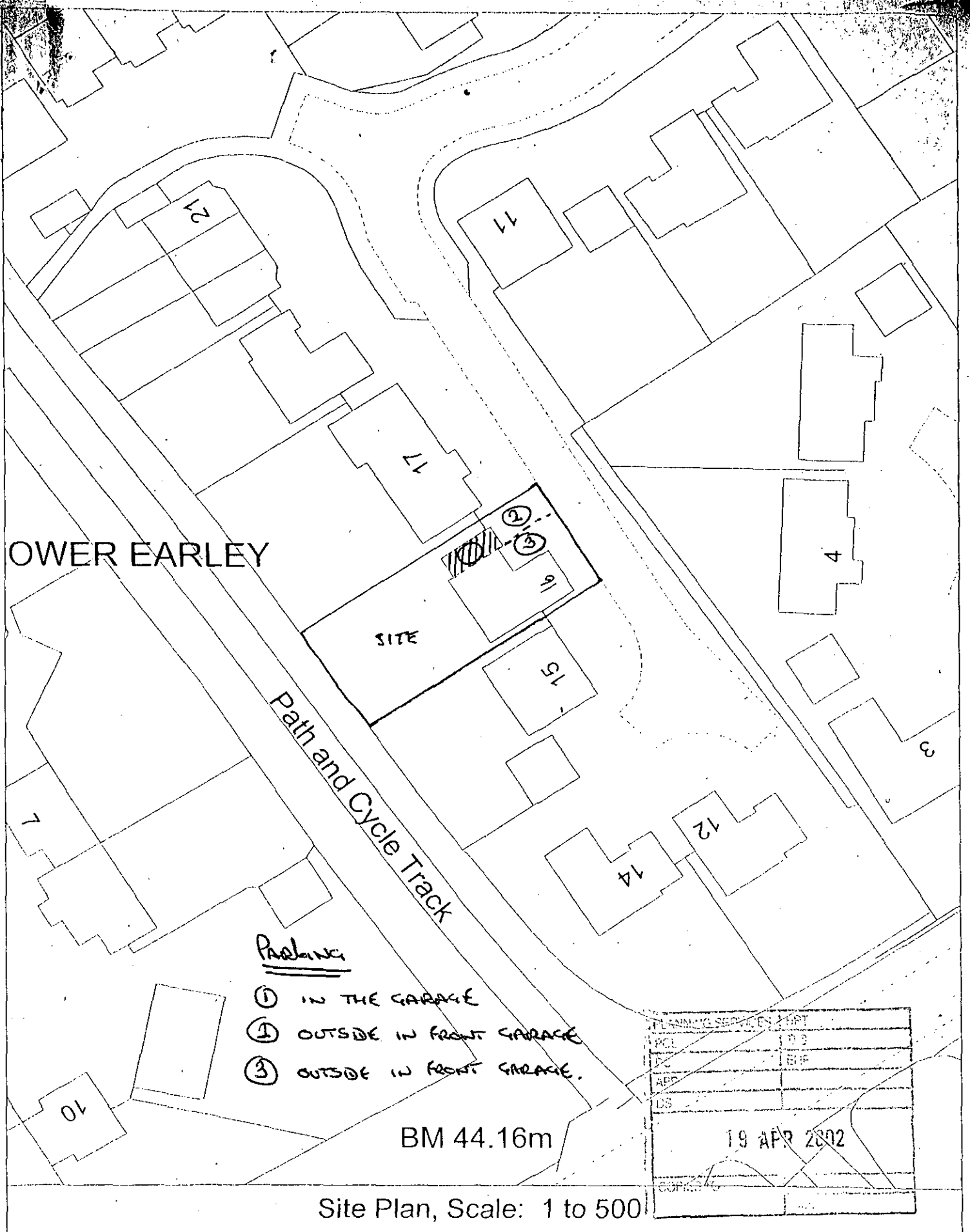
Development Control Section, Environmental Services, Wokingham District Council.
26 February 2002

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 20 November 2000