APPLICATION NO:
F/2001/5501

LOCATION:
19 Moor Copse Close, Earley Reading.

APPLICANT:
Mr/Mrs Wicks C/O KPG Design Services

PROPOSAL:
Proposed pitched roof on existing single storey rear extension.

EARLIEST DATE FOR DECISION: **13/01/2002**
Made Valid: 18/1/02
APPLICATION WILL HAVE EXPIRED ON:
08/02/2002

CASE OFFICER: **Richard Kelly**

APPROVED

616

Do

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wicks
C/O KPG Design Services
8 Owl Close
Wokingham
Berks
RG41 3HY

Application Number: F/2001/5501

Parish: **EARLEY**

Location: **19, Moor Copse Close, Earley, Reading.**

Proposal: **Proposed pitched roof on existing single storey rear extension.**

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. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. 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 Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

Received by Wokingham District Council

Application No: F/2001/5501

PROPOSAL:
Proposed pitched roof on existing single storey rear extension.

LOCATION:
19, Moor Copse Close, 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/2001/5501 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 13/01/2002. 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

21 December 2001

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

Tel: (0118) 974 6229

Date: **21 December 2001**

My ref: F/2001/5501

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/5501
19, Moor Copse Close, Earley, Reading.
Proposed pitched roof on existing single storey rear extension.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5501**
19, Moor Copse Close, Earley, Reading.
Proposed pitched roof on existing single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

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

Tel: (0118) 974 6229

Date: **21 December 2001**

My ref: F/2001/5501

CONFIDENTIAL

Councillor 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

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Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5501**
19, Moor Copse Close, Earley, Reading.
Proposed pitched roof on existing single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6229

Date: **21 December 2001**

My ref: F/2001/5501

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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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19, Moor Copse Close, Earley, Reading.
Proposed pitched roof on existing single storey rear extension.

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Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5501**
19, Moor Copse Close, Earley, Reading.
Proposed pitched roof on existing single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

fee £95

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5501 Richard Kelly
BUILDING CONTROL NUMBER	BP 2001/2604 Central
APPLICANT/AGENT	KPG Design Services
ADDRESS OF SITE	19 Moorcroft Close GALLEY RG6 7NA
DESCRIPTION OF PROPOSED WORK	new pitched roof to replace flat roof on existing rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	KPG-234/04A	KPG-234/04B
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		30/11/02
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		✓
DATE	6/11/01	3/12/02

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	6/11/01	14/12/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5501

Applicant : Mr/Mrs Wicks C/O KPG Design Services.

Location : 19, Moor Copse Close, Earley, Reading.
Proposal : Proposed pitched roof on existing single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/12/2001

Earliest Date for Decision : 13/01/2002

Latest Consultation Date/Site Notice Expiry Date : 13/01/2002

This application will have expired on: 08/02/2002. 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 :

Easley P.C. : No objections.

Planning Issues :

Application Number: F/2001/5501

Appraisal :

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

Application Number F/2001/5501
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: 19 Moor Copse Close Earley Reading.

APPLICATION NUMBER: F/2001/5501

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Semi detached houses.

3. DESCRIPTION OF SITE/BUILDING Semi with 20.

4. RELATIONSHIP TO ADJOINING PROPERTIES
20 has had identical exit (at same time).

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 17 has 2.3m high garage, 1.8m fence to first floor wire fence

OTHERS

Application Number: F/2001/5501 – 19 Moor Copse Close, Earley, Reading

Appraisal:

This proposal is for the replacement of a flat roof on a single storey rear extension with a pitched roof. The permitted development rights have been used up in the garage and the single storey extension. This application raises one issue:

Impact on adjoining properties: LBE 1, LBE 2, WBE 1

The proposal is of a shallow pitched roof design, and whilst it may be visible from parts of the gardens of the neighbouring properties, it is not considered that this will have any undue impact.

Approval ~~**Refusal**~~

FROM: Richard Kelly

DATE: 21 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5501

Proposal: Proposed pitched roof on existing single storey rear ~~extension~~.

Site Address: 19, Moor Copse Close, Earley, Reading.

Applicant: Mr/Mrs Wicks *C/O KPG Design Services.*

Your observations are required in respect of this application **by 13/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

KPG DESIGN SERVICES

8 Owl Close
Woosehill
Wokingham
Berkshire RG41 3HY

Phone 0118 9793067
Fax 0118 9795854

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 8 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our Ref:KPG-234
Your Ref: /2001/5501

7 January 2002

Mr R Kelly
Wokingham District Council
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1Wr

Dear Mr Kelly

NEW PITCHED ROOF AT 19 MOORCOPSE CLOSE, EARLEY.

Further to your letter dated 21 December 2001 regarding the above, I am writing to confirm that no part of the proposed works shall encroach on to or over the boundary of the neighbouring property.

Please accept my apologies for the temporary headed paper.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

Encl.

Application Number : F/2001/5501	Map No : 52
Case Officer : RK	Site Area : 0.03
Valid Date : 14/12/01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed pitched roof on existing single storey rear extension.

Location : 19, Moor Copse Close, Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr/Mrs Wicks C/O KPG Design Services.

Fee Required: £95 Fee Received: £95 (5)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	FRONT ELEVATION TO SHOW ROOF OVER KITCHEN	21/12	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT	21/12	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

5501

14.DEC.2001 * 5501

kpg design services

Your Ref:
Our Ref: KPG -234

12 December 2001

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

PROPOSED NEW REPLACEMENT PITCHED ROOF AT 19 MOORCOPSE CLOSE, EARLEY, READING.

Please find enclosed a full planning application submitted on behalf of my clients Mr and Mrs Wicks regarding the above, comprising of the following:

- 6 No. copies Drawing Nos. KPG-234/01-05 inclusive.
- 6 No. copies of Householder Planning Application Form duly completed and signed.
- A cheque for the sum of £95.00 made payable to Wokingham District Council.

I trust that this application will meet your approval, and should you have any queries or comments, please do not hesitate to contact me.

Yours Sincerely

Karl Grover BSc (Hons) ACIOB ABEng

Encl.
cc Mr and Mrs Wicks

8 Owl Close, Wokingham, Berkshire, RG41 3HY. Tel: 0118 9793067 Fax: 0118 9795854 email: karlgrover@kpg.freeserve.co.uk

Environmental Services

For office use only.
Application number: 14 DEC 2001 * 5501

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 WICKS
	Address and postcode	19 MOORCOPSE CLOSE EARLEY READING BERKS
	Phone number	—
	Agent's Name	KPG DESIGN SERVICES
	Address and postcode	8 OWL CLOSE WOKINGHAM BERKSHIRE RG41 3HY
	Phone number	0118 9793067
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.	19 MOORCOPSE CLOSE EARLEY READING BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT PITCHED ROOF TO EXISTING SINGLE STOREY REAR EXTENSION.
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.	TILES 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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 & MRS WICKS

Date 12/12/01.

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

ADDRESS 19 MOOR COPSE CLOSE PARISH EARLEY

PLOT No. 87 ORD. SHEET No. SU.7471 (52)

BUILDER Cooper Estates Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/58	N/A. C/A
226/58	"	House ~~& Garage~~	13/1/59	App. C/A.
PD/254/61	Mr. M. J. Dines	Garage	15/6/61	App. N/A.
BR/7348	Mr. A. [redacted] Wicks	S/Storey extension	19.8.81	App. N/A
16200	"	S/St. ext. to rear & S/St. ext. to front	27.8.81	N/A C/A

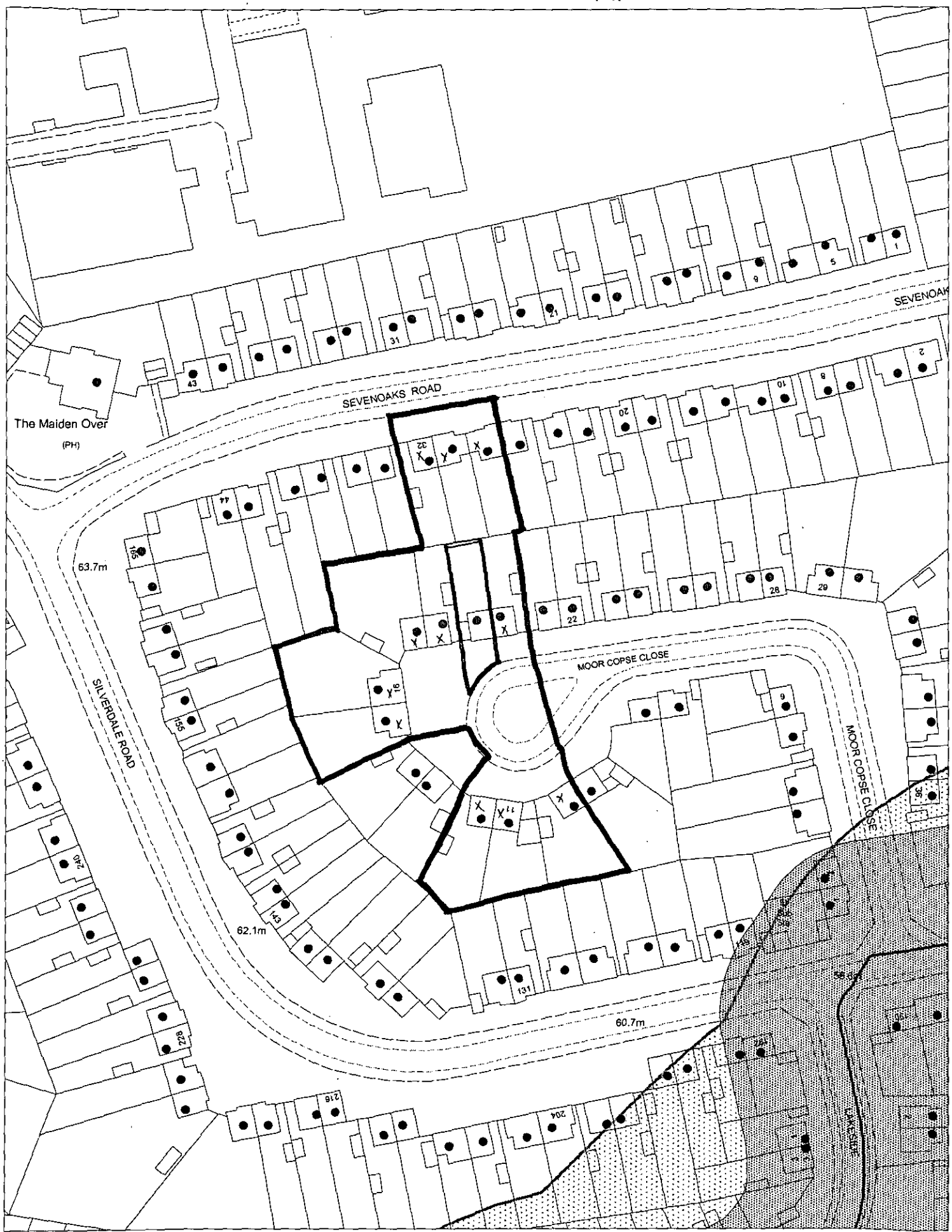
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Eng - Pitch roof - KPG Design Svcs. - 6/11/01 (Y)

DRAINAGE

14.DEC.2001* 5561



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Development Control Section, Environmental Services, Wokingham District Council.
18 December 2001 Scale: 1 : 1250

N
W E
S

14.DEC.2001* 5501

Client:- MR & MRS A WICKS

Job Title:- PROPOSED REPLACEMENT
PITCHED ROOF
AT 19 MOORCOPSE CLOSE
EARLEY
READING
BERKSHIRE

Ref:- KPG - 234

kpg
design services

8 Owl Close,
Wokingham,
Berkshire, RG41 3HY.
Tel: 0118 9793067 Fax: 0118 9795854

APPROVED

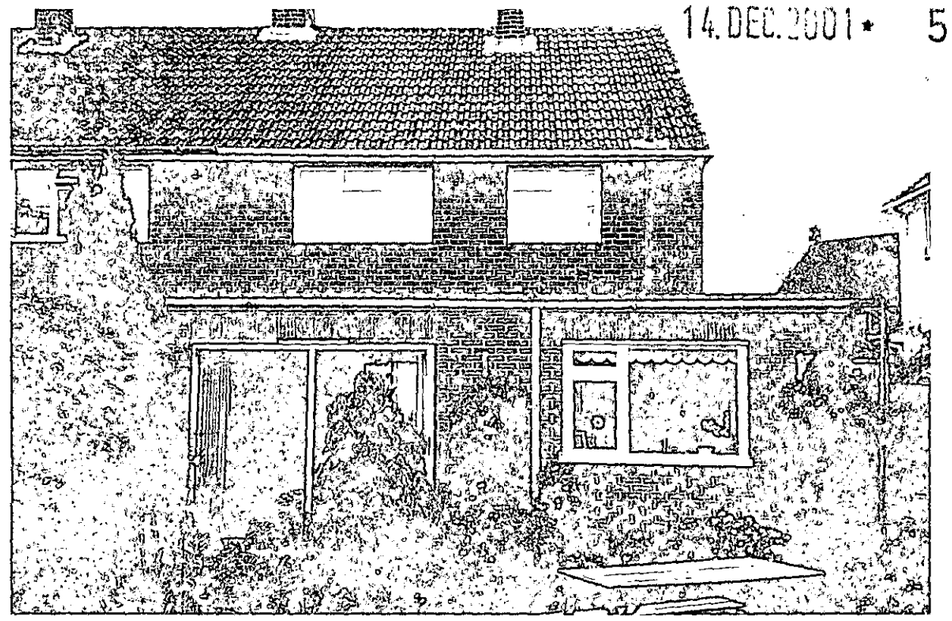
14.DEC.2001* 5501

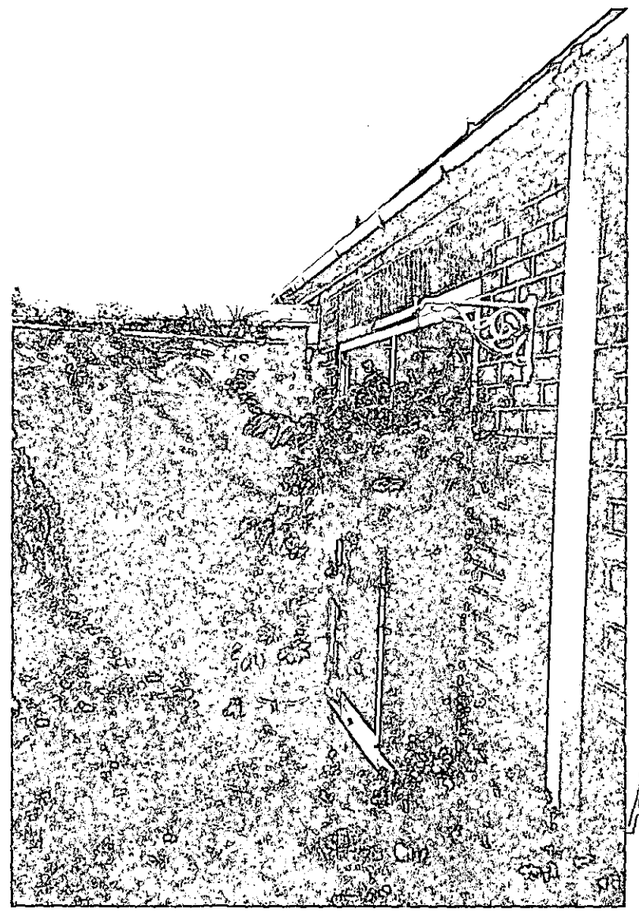
DRAWING SCHEDULE: -

KPG - 234/01	PLAN EXISTING
KPG - 234/02	ELEVATIONS EXISTING
KPG - 234/03	ROOF PLAN AND SECTION PROPOSED
KPG - 234/04	ELEVATIONS PROPOSED
KPG - 234/05	SITE & LOCATION PLANS

PLANNING NOTES: -

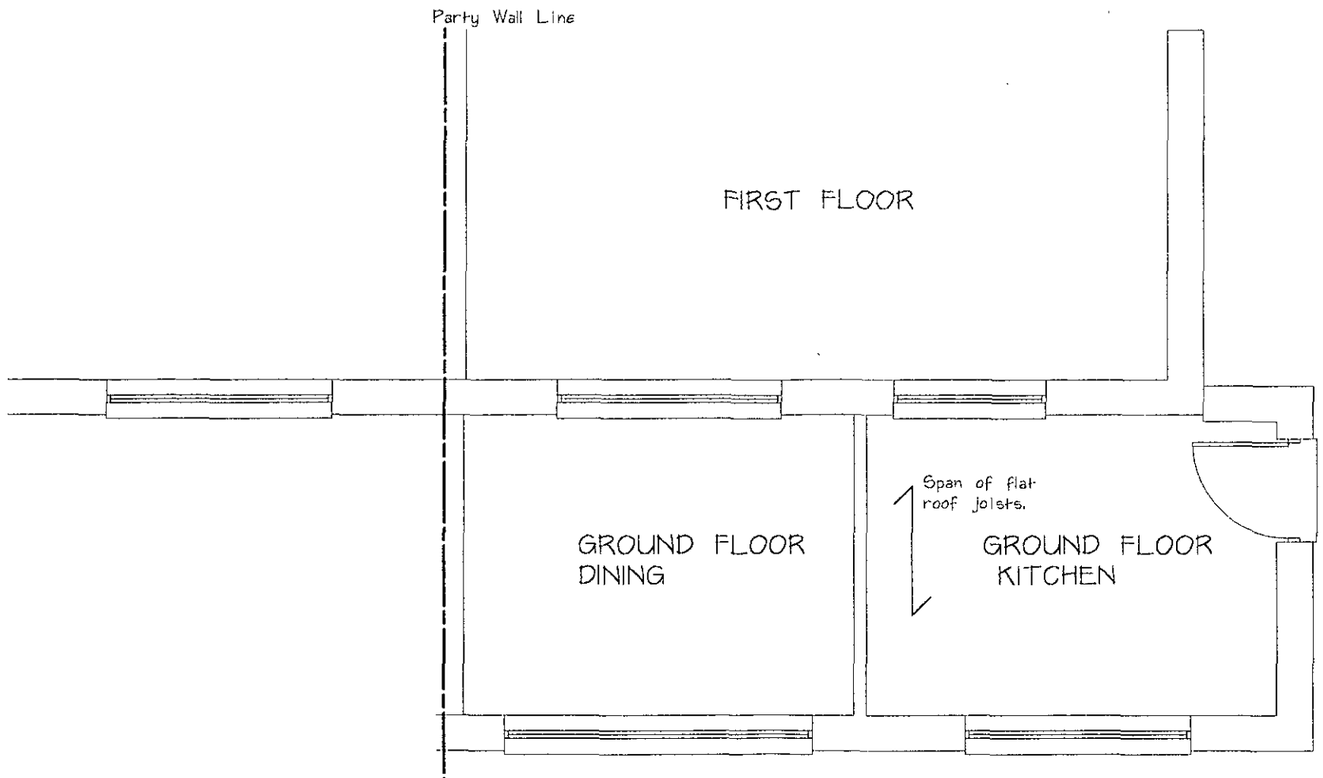
The application is to replace a failing flat roof with a new more aesthtically pleasing and thermally efficient lean to pitched roof.
Roof tiles to match existing.





APPROVED

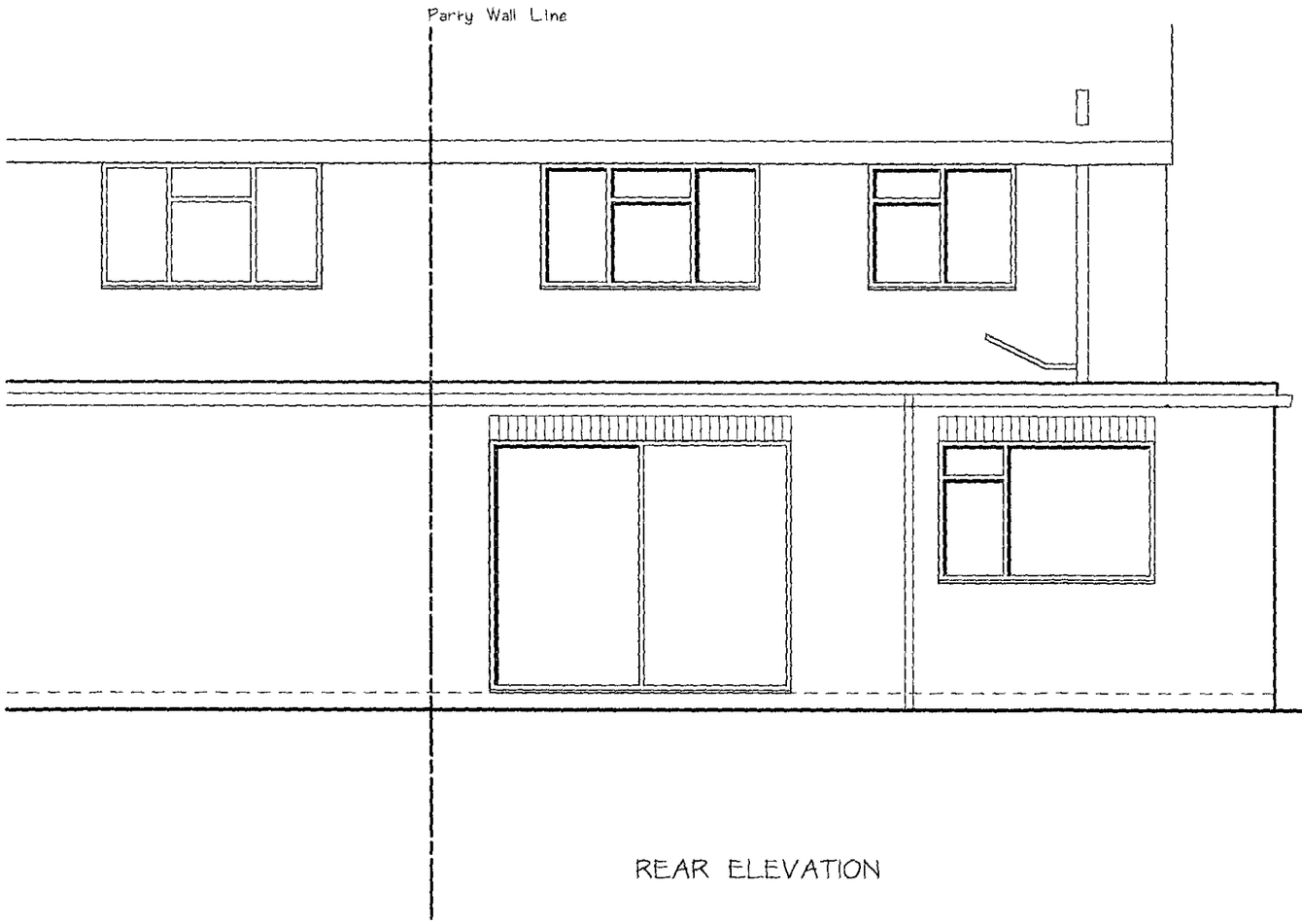
14.DEC.2001 * 5501



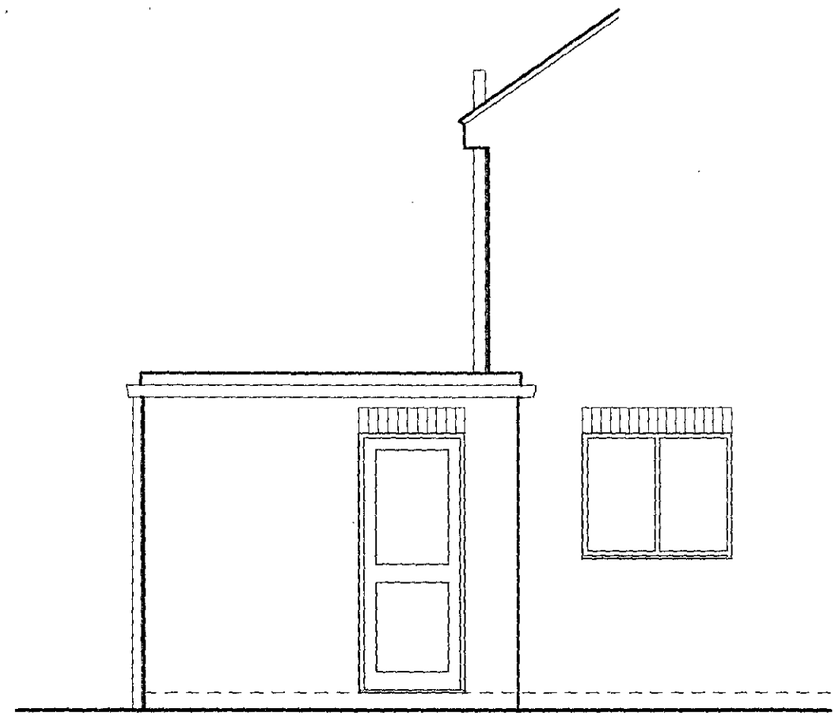
APPROVED

DWG NO. KPG-234/01
PLAN
EXISTING
SCALE 1:50

14. DEC. 2001 ★ 5501



REAR ELEVATION

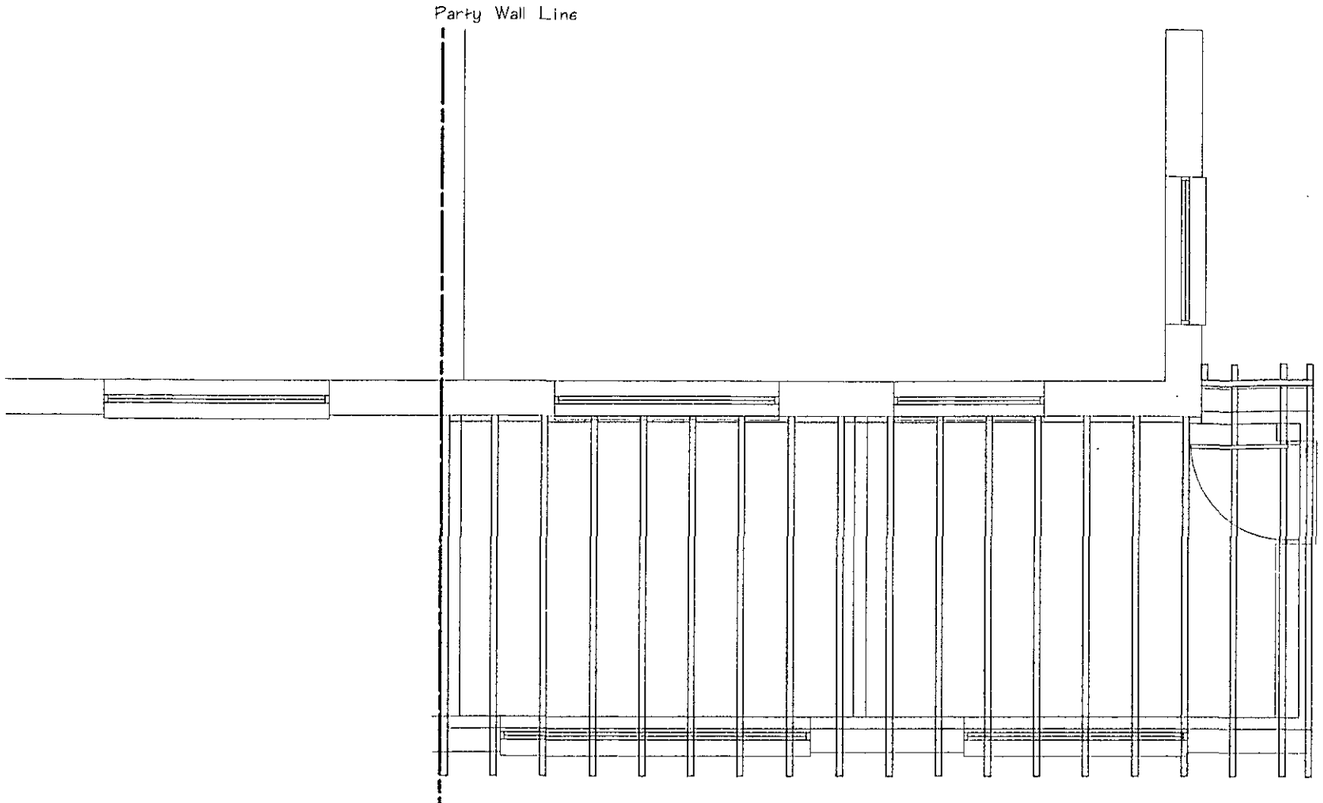


RIGHT HAND FLANK ELEVATION

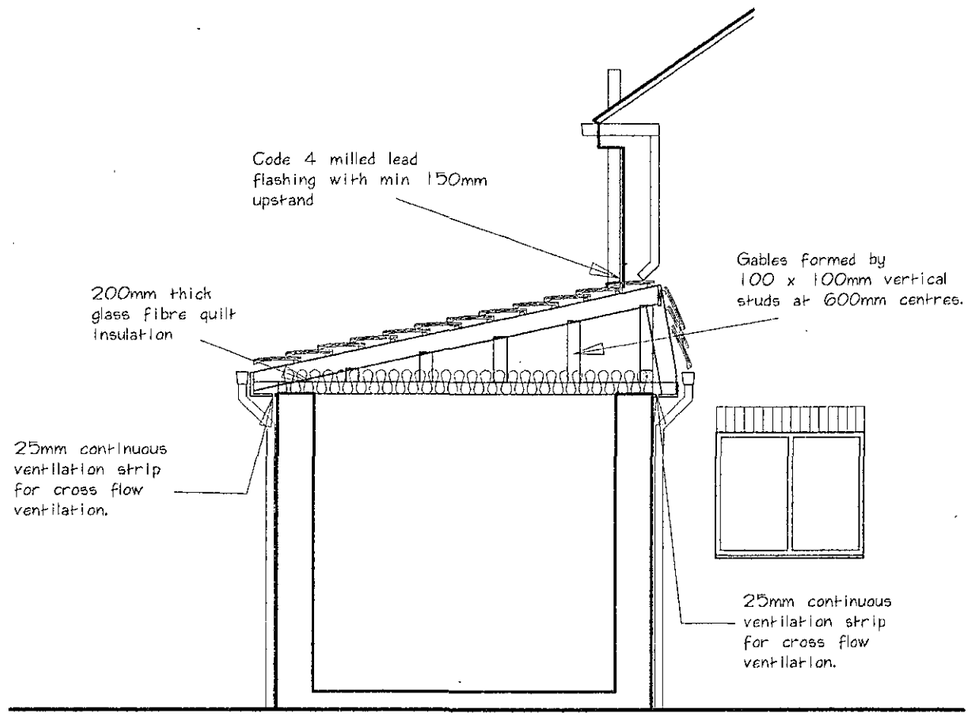
APPROVED

DWG NO. KPG-234/02
ELEVATIONS
EXISTING
SCALE 1:50

14.DEC.2001 5501



ROOF PLAN



SECTION

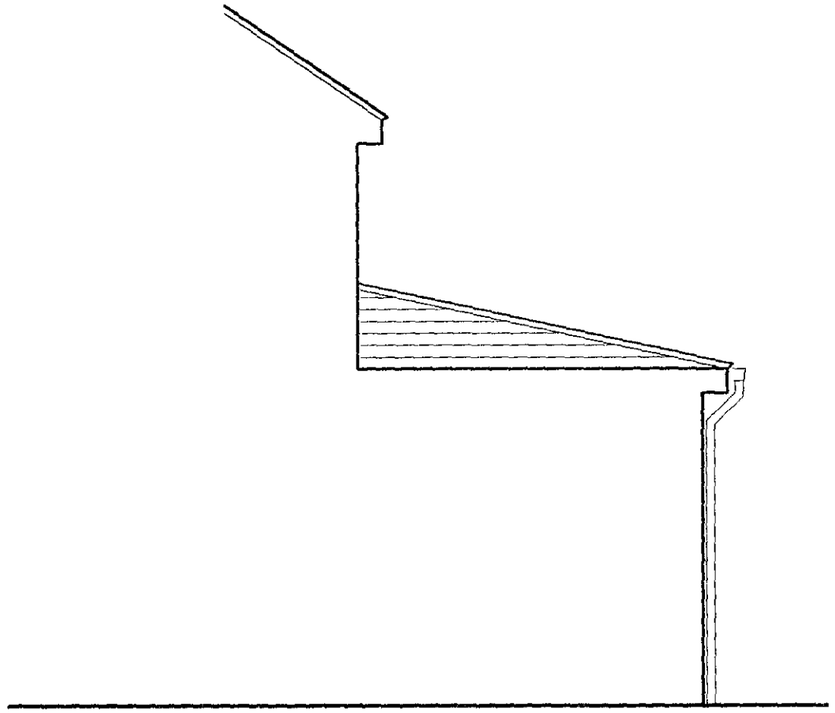
Construction Notes: -

50 X 150 Grade SC3 treated softwood rafters at 400mm centres bolted and spiked to existing flat roof joists and wall plate, and toothed to 50 x 100mm treated Grade Sc3 softwood wall plate bolted to existing external rear wall. 25 x 175mm treated Grade SC3 treated softwood ridgboard secured to existing wall by joist hanger, and bolted and toothed to 100 x 100mm Grade SC3 treated softwood vertical studs at 600mm centres forming gables.
Gables lined with 18mm marine grade (WBP) plywood sheeting.
Roof lined with Onduline undersheeting to allow for pitch to be set at approx 12.5 degrees (min), strictly in accordance with the manufacturers instructions and recommendations.
Redland abutment ventilator (or similair approved) to be installed at junction of roof and wall to provide adequate cross flow ventilation.

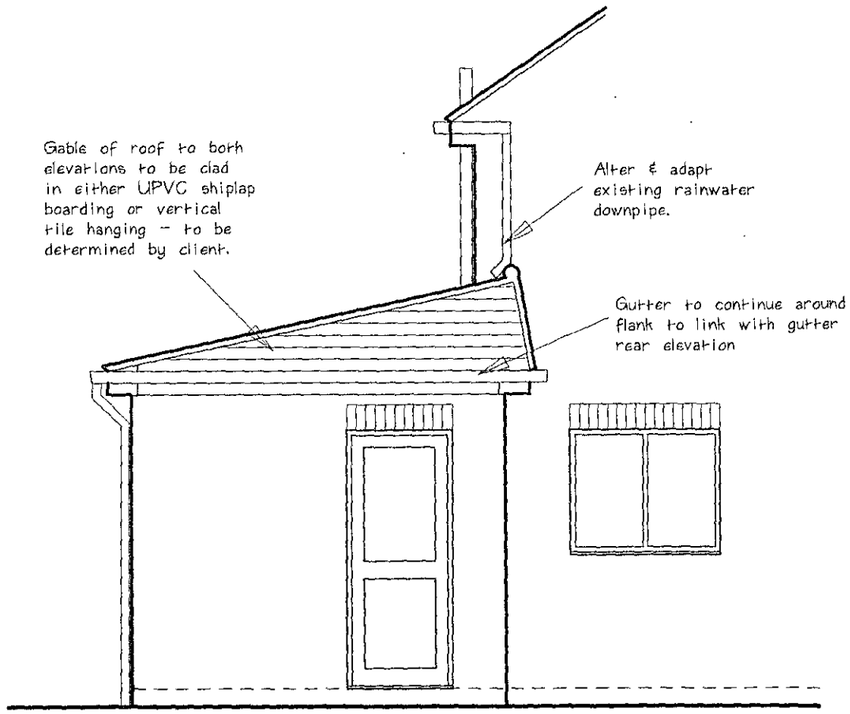
APPROVED

DWG NO. KPG-234/03
ROOF PLAN & SECTION
PROPOSED
SCALE 1:50

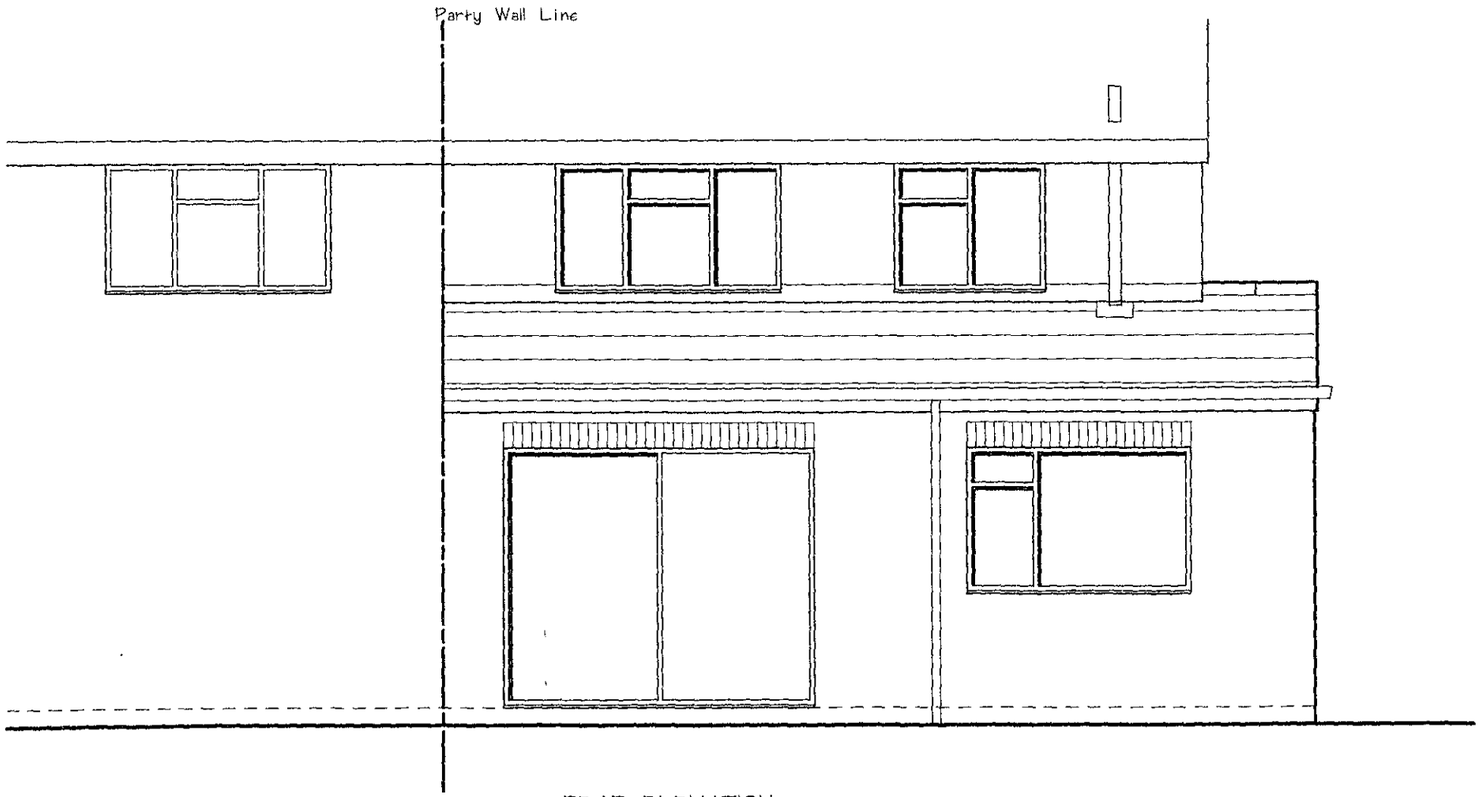
14.DEC.2001* 5501



RIGHT HAND FLANK ELEVATION



LEFT HAND FLANK ELEVATION



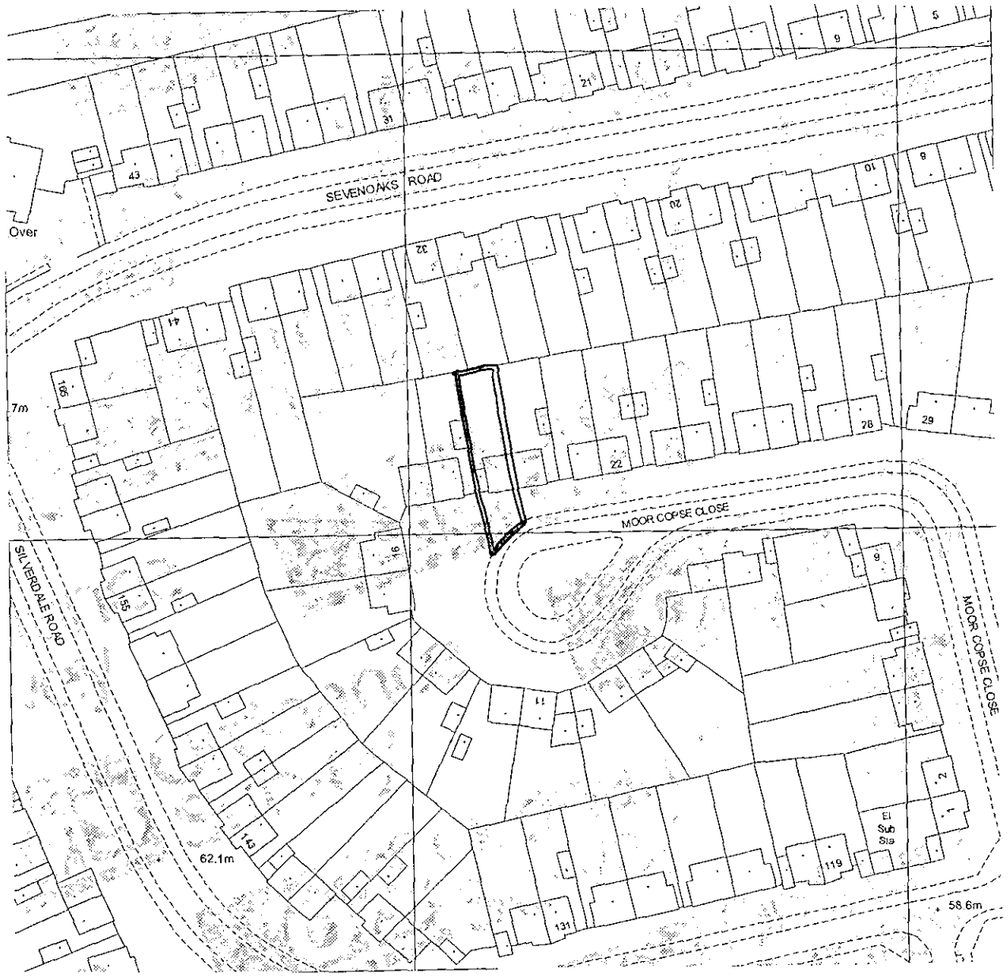
REAR ELEVATION

APPROVED

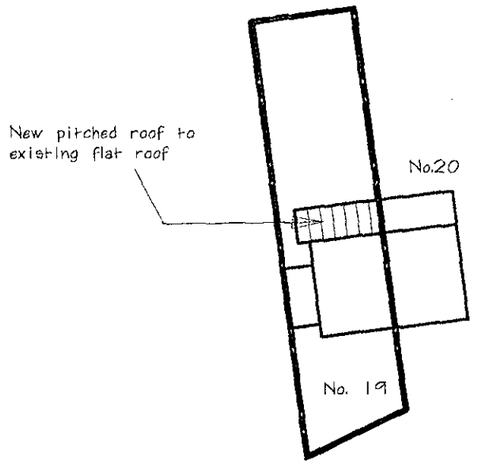
DWG NO. KPG-234/04 B
ELEVATIONS
PROPOSED
SCALE 1:50

9/1/02

14.DEC.2001* 5501



LOCATION PLAN Scale 1:1250



SITE PLAN Scale 1:500

N

APPROVED

DWG NO. KPG-234/05
SITE & LOCATION PLANS
SCALE AS SHOWN