APPLICATION NO:
F/2001/5541

LOCATION:
7 Cinnamon Close, Earley Reading.

APPLICANT:
Mr N Storer

PROPOSAL:
Proposed erection of single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **24/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2002

CASE OFFICER: **Louise Smith**

APPROVED

852

D.O.

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Storer
7, Cinnamon Close
Earley
Reading
RG6 5GP

Application Number: F/2001/5541

Parish: **EARLEY**

Location: **7, Cinnamon Close, Earley, Reading.**

Proposal: **Proposed erection of single storey rear extension 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 31/01/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5541.

Applicant : Mr N Storer .

Location : 7, Cinnamon Close, Earley,. Reading.
Proposal : Proposed erection of single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/2

Date Registered : 19/12/2001

Earliest Date for Decision : 24/01/2002

Latest Consultation Date/Site Notice Expiry Date : 24/01/2002

This application will have expired on: 13/02/2002. 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 :

Parish Council - no ~~comment~~/objection

Planning Issues :
Identified Settlement
Impact on Streetscene
Impact on Neighbours
Highways and Parking.

Application Number: F/2001/5541 – 7 Cinnamon Close

Appraisal:

Development

The site is a detached two-storey dwelling, situated within the identified settlement of Earley.

The proposed development is for a rear single storey extension to the dwelling to form a conservatory. It would have a bay window frontage, projecting 3.6m from the rear of the dwelling and measuring 3.5m in width. The roof would be pitched, 2.1m to the eaves and 3.1m to the ridge.

1. Impact upon neighbouring properties
   The conservatory would lie 2.5m from the boundary with No 8 Cinnamon Close, which is marked by a 1.8m close boarded fence. No 7 is set back 5.8m from this neighbouring property, and as such is not considered to exert adverse effects in terms of overshadowing, overlooking or being overbearing.

   The extension would be set a sufficient distance from No 7 Bay Close so as not to infringe upon this neighbouring property. The conservatory would be screened behind a 1.8m close-boarded fence and tall close knit conifers growing within the neighbour's curtilage.

   The garden gently inclines toward the rear where the curtilage is marked by a 2.4m fence. A footpath is located behind this border, but the height is sufficient to screen the proposed extension.

2. Impact upon the character of the area
   The proposed conservatory would be located to the rear of the dwelling, and therefore screened from the streetscene. The extension is therefore not felt to detract from the local character, similar rear conservatories can also be found No's 3, 8 and 9 Cinnamon Close. In addition the materials proposed are to match those existing.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5541
Conditions/Reasons for Refusal

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

Loddon Area Loc. Pl
ld'd Sett.

RECORD OF SITE VISIT

SITE ADDRESS: 7 Cinnamon Close
Earley Reading.

APPLICATION NUMBER: F/2001/5541

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/1/2...

1 SITE/STATUTORY NOTICE DISPLAYED ? Y front window

2. DESCRIPTION OF SURROUNDINGS Residential Aldershot, detached 2 storey dwellings, red brick, brown concrete tile roof

3. DESCRIPTION OF SITE/BUILDING
detached 2 storey end house on close set back from nos 6 + 8.
Side extension single storey pitched front + rear windows
front porch extension

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 8 - close boarded fence 1.8m heigh - no 8 set forward of No 7
Rear - gdn slopes up gently - 2.4m fence footpath beyond set down
Other side 1.8m ch fence. thick tall conifers beyond on neighbouring property + house set back away

No 3 rear conservatory brown wood.

No 8 rear covers brown wood.

+9.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - Not applicable

LEVELS Same

BOUNDARY TREATMENT - front - No 8 house boundary treatment.

OTHERS

FROM: Louise Smith

DATE: 31 December 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5541

Proposal: Proposed erection of single storey rear extension to form conservatory

Site Address: 7, Cinnamon Close, Earley, Reading.

Applicant: Mr N Storer .

Your observations are required in respect of this application **by 24/01/2002**

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

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5541

PROPOSAL:
Proposed erection of single storey rear extension to form conservatory.

LOCATION:
7, Cinnamon 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/2001/5541 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 Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/01/2002. 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

31 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5541
CASE OFFICER: Louise Smith

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

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

Tel: (0118)974 6444

Date: **31 December 2001**

My ref: F/2001/5541

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/2001/5541
7, Cinnamon Close, Earley, Reading.
Proposed erection of single storey rear extension 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 **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5541**
7, Cinnamon Close, Earley, Reading.
Proposed erection of single storey rear extension 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 6444

Date: **31 December 2001**

My ref: F/2001/5541

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
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Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5541**
7, Cinnamon Close, Earley, Reading.
Proposed erection of single storey rear extension 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 6444

Date: **31 December 2001**

My ref: F/2001/5541

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

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7, Cinnamon Close, Earley, Reading.
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Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5541**
7, Cinnamon Close, Earley, Reading.
Proposed erection of single storey rear extension 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**********

Application Number : F/2001/5541	Map No : 58
Case Officer : LS	Site Area : 0·04
Valid Date : LS 19·12·01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed erection of single storey rear extension to form conservatory.

Location : 7, Cinnamon Close, Earley, Reading.

Parish : EA **Ward : RED** 31·12·01 RB·

Applicant : Mr N Storer .

Fee Required: £95 **Fee Received: £95** (1)

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 31.12.01 D

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 SHINFIELD ✓

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/W + see map

19 DEC 2001 * 5541

7 Cinnamon Close,
Lower Earley,
Berks.
RG6 5GP
(tel: 0118 9752752)

Your ref: PT/Earley P.D

16th December 2001

Dear Sir,

Further to your letter of the 6th December, regarding planning permission for the erection of a conservatory to the rear of my house, please find enclosed 6 copies each of the following documents:

- Householder planning application form;
- Site Plan 1, scale 1 to 2500;
- Site plan 2, scale 1 to 500;
- Ground floor plan 3, scale 1 to 100;
- Elevation diagram 4, scale 1 to 100 (black and white);
- Elevation diagram 5, scale 1 to 100 (colour).

Also please find enclosed a cheque for the fee of £95.00, made payable to Wokingham District Council. If you require any other information, please don't hesitate to let me know.

Yours faithfully

Neil Storer

Mr. Phillip Taylor,
Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

Environmental Services

For office use only.
Application number:
19.DEC.2001 * 5541

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. NEIL STORER 7 CINNAMON CLOSE LOWER EARLEY BERKS RG6 5GP 0118 9752752
	Agent's Name Address and postcode Phone number	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.	7 CINNAMON CLOSE RG6 5GP
4	Give brief details of the proposal for example, two storey side extension. About the application	BAY-FRONTED CONSERVATORY ADDED TO THE REAR OF THE HOUSE VOLUME = 69.85 m³
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 ☐ NONE TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH HOUSE BROWN PVC FRAMES TO MATCH HOUSE CLEAR GLASS FOR SIDE PANELS DARK POLYCARBIDE FOR ROOF
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.		

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: Neil Stone

on behalf of

Date 16/12/2001

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

MASTER CARD FOR

ADDRESS CINNAMON CLOSE PARISH EARLEY

PLOT No. AREA HH LOWER EARLEY ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/219/64	UNIV. OF READING	O/L. EXPANSION OF UNIV.	16.9.64	N/A CL
949/73	"	O/L. RES. DEV.	22.11.73	N/A R
01945	PYE & OTHERS	LOWER EARLEY PLAN	APP. ACC. TO MINUTES	
07235,95	BOVIS	B.F.R.L.T.Y. - DISTR. ROADS	24.11.77, 15.12.77	N/A CL
21021	BARRATTS	SITE COMPOUND	8.3.84	N/A CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 159

DRAINAGE

091074

ADDRESS 7 CINNAMON CLOSE PARISH EARLEY

PLOT No. ~~114~~ 101 Area HH Lower Earley ORD. SHEET No. SU 7470 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20580	Barratt	det. house + garage	15.12.83	N/A CL
BR 22098	"	"	27.2.84	App N/
BR 23475	"	"	24.9.84	APP N/A
22258	"	"	20.9.84	N/A CLA
BRA 4197	MR. H. STORER	J/ST. EXT.	15.2.88	APP
F/2001/5541	"	S/St/R - Conservatory		

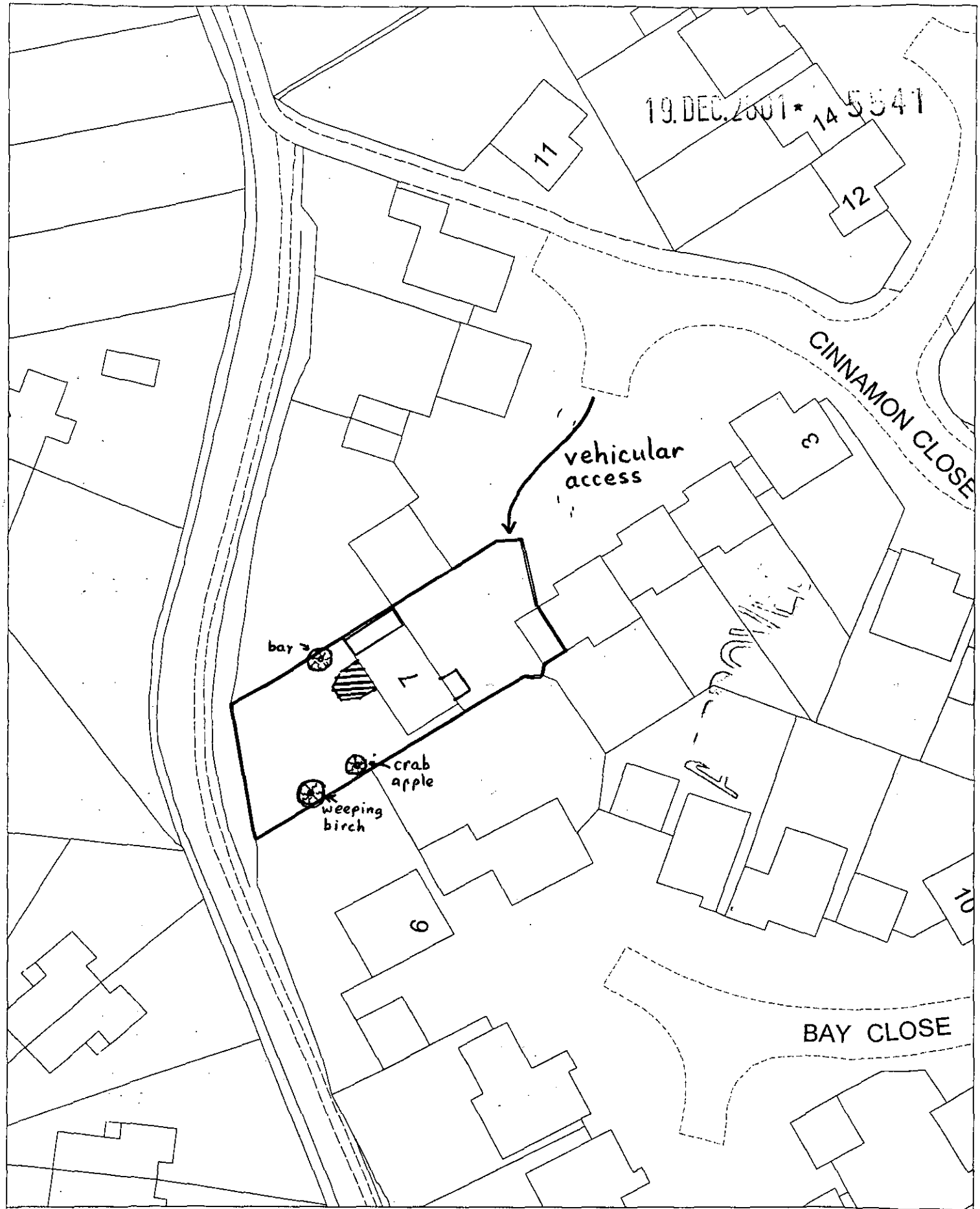
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

MR. N. STORER

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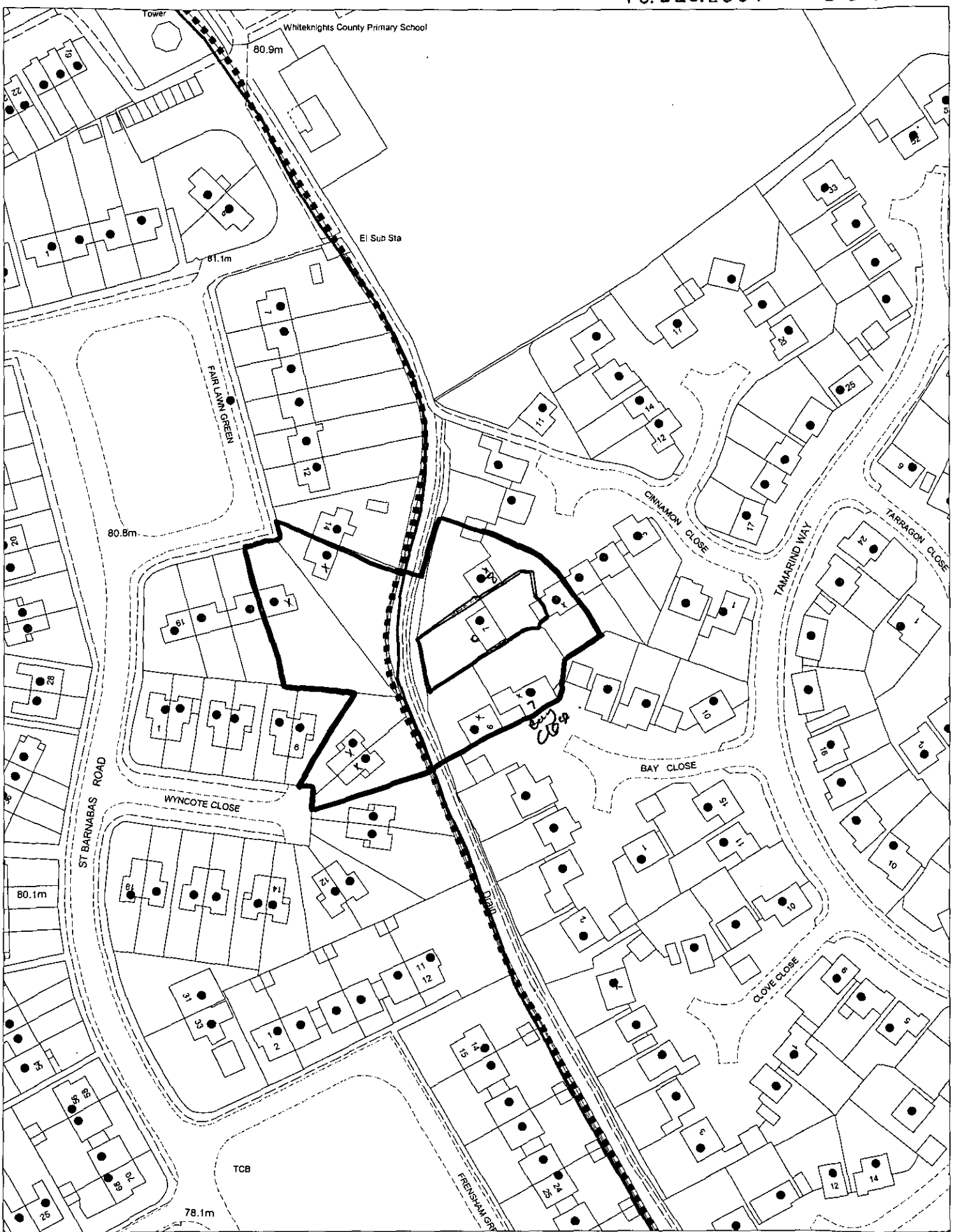
Date: 14 December 2001

N
W E
S

PLAN 2

7 CINNAMON CLOSE, LOWER EARLEY RG6 5GP

19.DEC.2001* 5541



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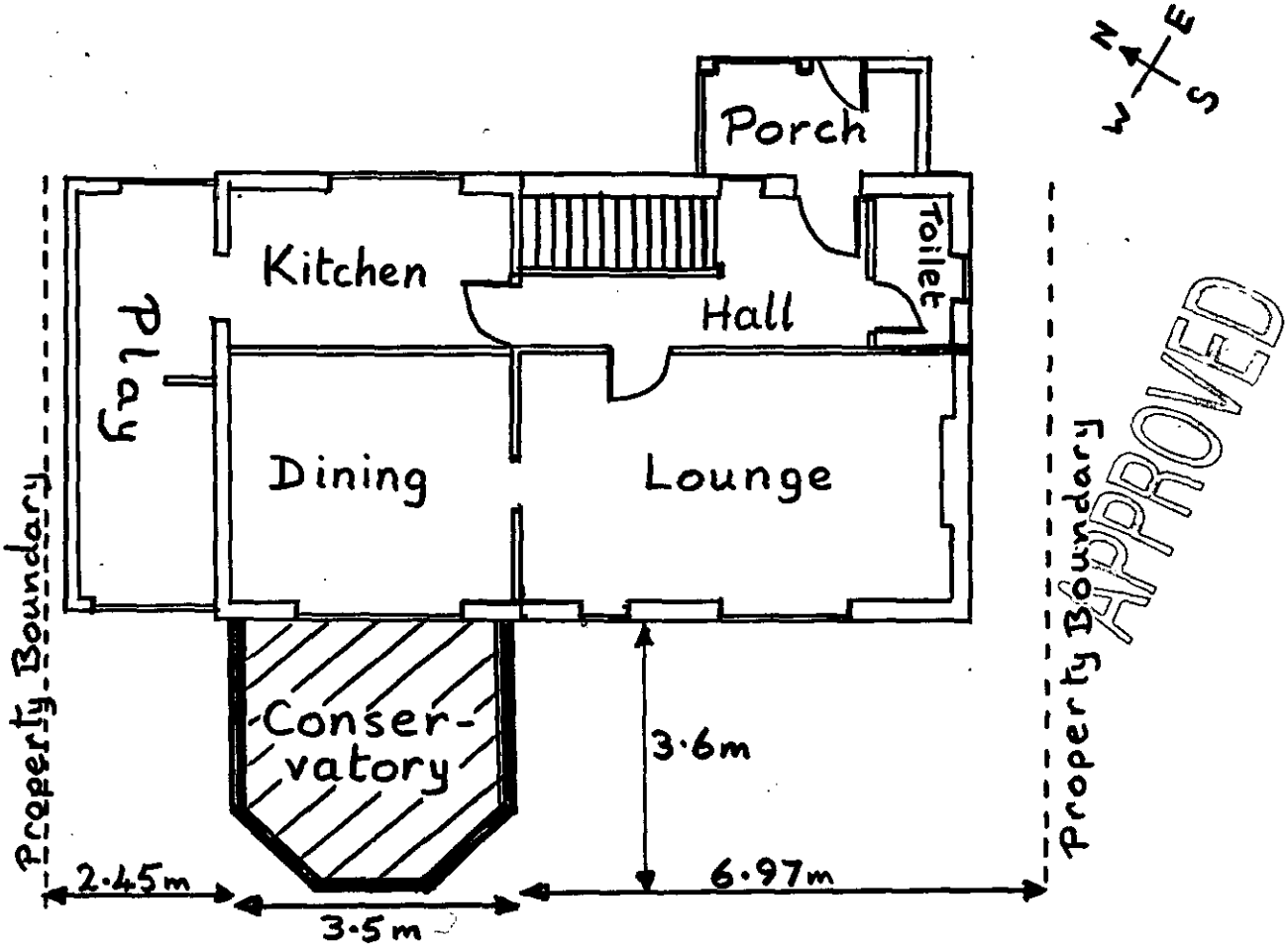
Development Control Section, Environmental Services, Wokingham District Council.
21 December 2001 Scale: 1 : 1250

N
W E
S

19.DEC.2001 * 5541

Ground Floor Plan (1 to 100)



MR. N. STORER
7 CINNAMON CLOSE, LOWER EARLEY RG6 5GP

PLAN
3

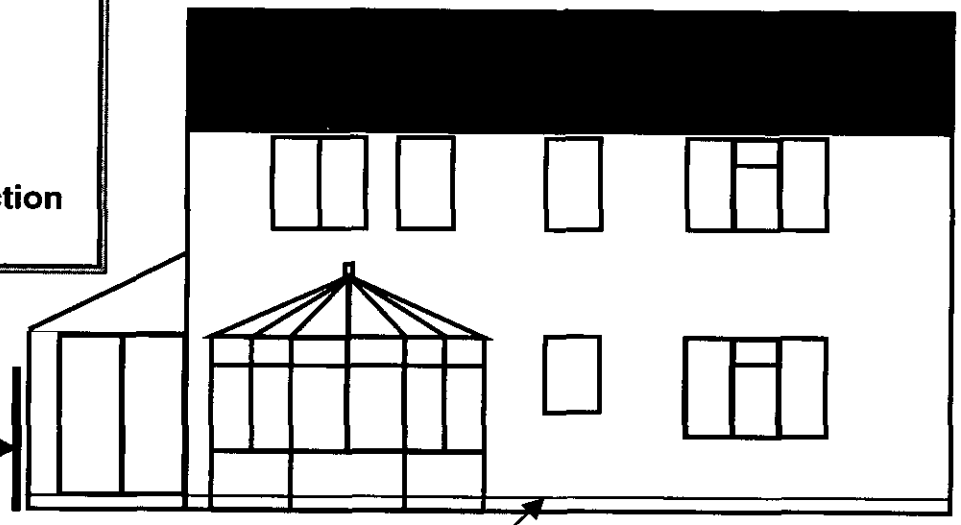
19 DEC 2001 5541

4

Mr. N. Storer
7 Cinnamon Close
Lower Earley
RG6 5GP.

Application for the erection of a conservatory.

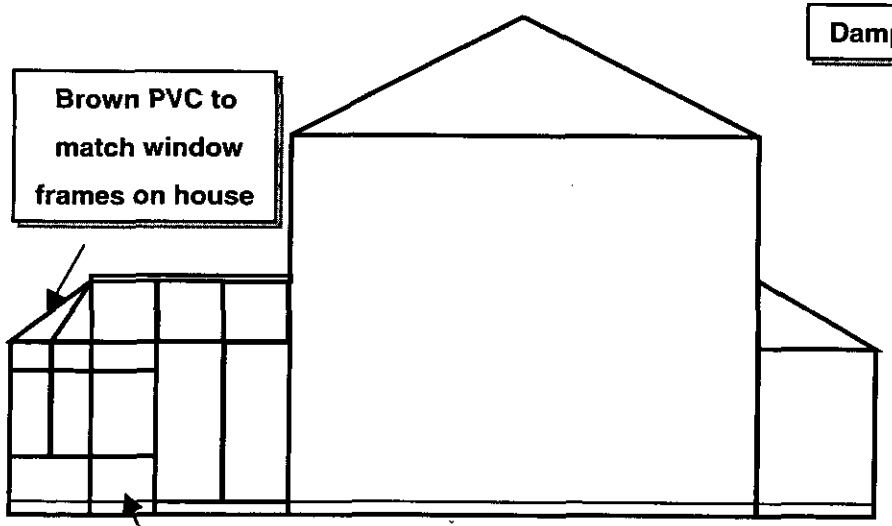
Rear elevation



Boundary larch-lap wooden fence

Boundary larch-lap wooden fence

Dampcourse

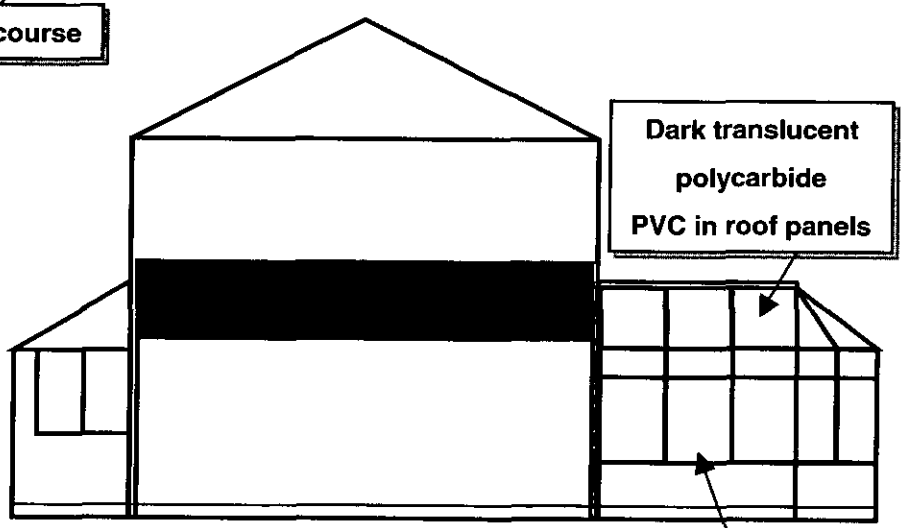


Brown PVC to match window frames on house

Red brick to match brickwork on house

Side elevation south-facing wall

Scale 1 to 100



Dark translucent polycarbide PVC in roof panels

Clear glass in side panels

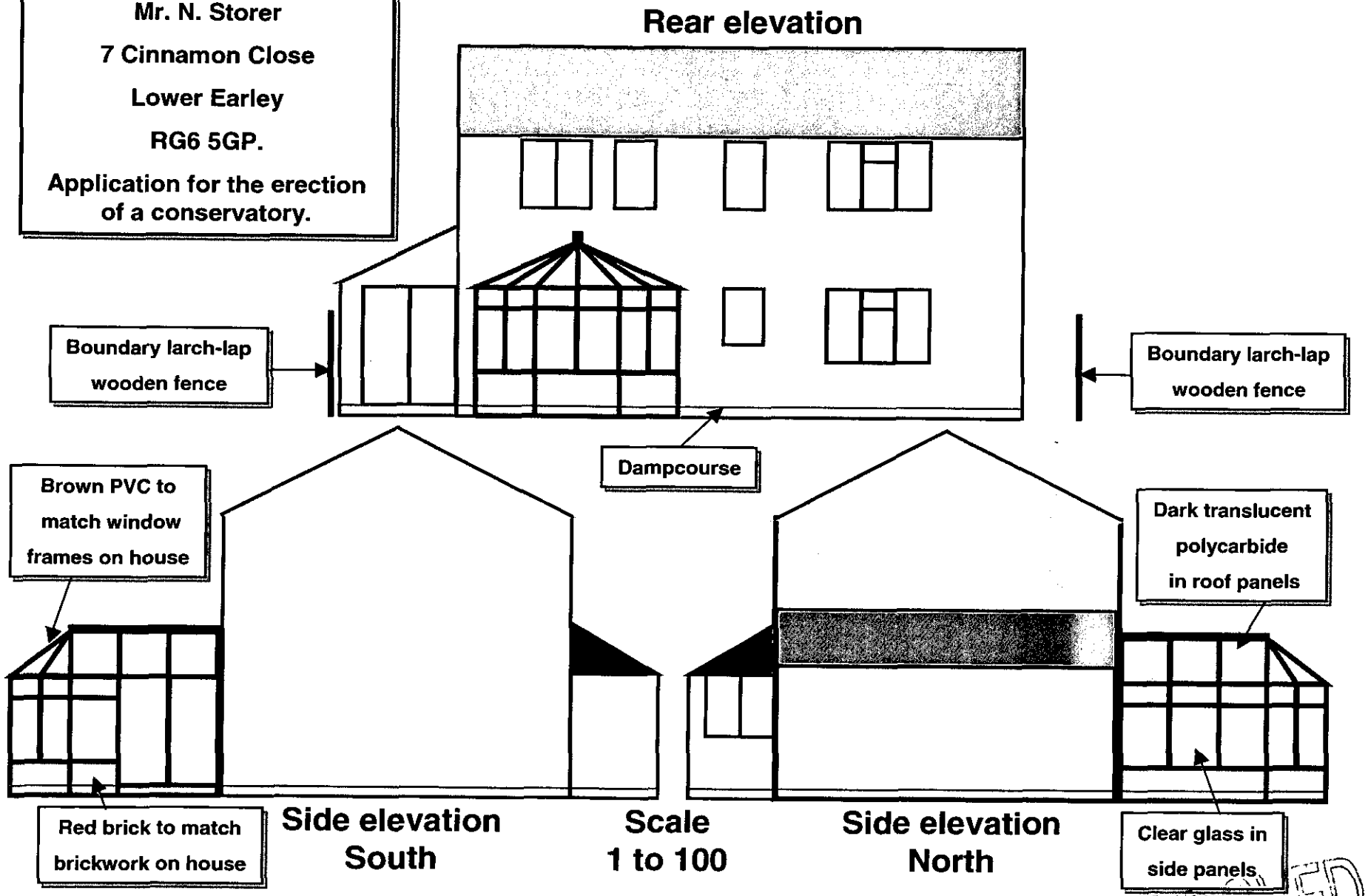
Side elevation north-facing wall

APPROVED

4

19 DEC 2001 5541

Mr. N. Storer
7 Cinnamon Close
Lower Earley
RG6 5GP.
Application for the erection of a conservatory.



APPROVED