AFFIXED 14/01/03

APPLICATION NO:

F/2002/8158

LOCATION:
12 Meadow Road, Earley Reading.

APPLICANT:
Mr/Mrs Lynch C/O Miss K Holmes

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

EARLIEST DATE FOR DECISION: **09/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
03/02/2003

CASE OFFICER:
Richard Knight

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lynch
C/O Miss K Holmes
Coldseal Ltd
Mansfield Road
Alfreton
Derbyshire
DE55 7JQ

Application Number: F/2002/8158

Parish: **EARLEY**

Location: **12, Meadow 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 LBE1 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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 KNIGHT

Application Number : F/2002/8158

Applicant : Mr/Mrs Lynch C/O Miss K Holmes.

Location : 12, Meadow Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/12/02.

Date of Neighbour Notifications : 17/12/02.

Date of Site Visit : 31/12/02.

Date Registered : 09/12/2002

Earliest Date for Decision : 09/01/2003

Latest Consultation Date/Site Notice Expiry Date : 09/01/2003

This application will have expired on: 03/02/2003. 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 :

Planning Issues :

Application Number: F/2002/8158

Appraisal :

This is a straightforward s/s rear extension which has no adverse effect on either neighbouring property. It will not be seen from the street.
The site is level and there is a gap between the dwelling and boundary with no 10. No adverse impact

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

Application Number F/2002/8158
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 12 Meadow Road
Earley Reading.

APPLICATION NUMBER: F/2002/8158

OFFICER:

DATE OF SITE VISIT: 31/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on Lamp Post.

2. DESCRIPTION OF SURROUNDINGS

Detached dwellings on distributor Road.

3. DESCRIPTION OF SITE/BUILDING

Level site. There is a gap between north side of dwelling not shown on plan.. no encroachment.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neither neighbouring property will be adversely affected by the proposal. There is an intervening fence between nos 12 & 10 and the extension will not be seen from no 14.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A

LEVELS Level site.

BOUNDARY TREATMENT existing fencing.

OTHERS

FROM: RICHARD KNIGHT

DELEGATED

DATE: 17 December 2002

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	RLS
DC	ENF
APP	
	20 JAN 2003
COPIES TO	

Application Number: F/2002/8158

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

Site Address: 12, Meadow Road, Earley, Reading.

Applicant: Mr/Mrs Lynch C/O Miss K Holmes.

Your observations are required in respect of this application **by 09/01/2003** .

NO OBJECTION

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

L.H.

Application Number: F/2002/8158

Case Officer : RXK

Valid Date : 9.12.02.

Map No : 52

Site Area : 0.04

Received Date: 09/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 12, Meadow Road, Earley, Reading.

Parish : EA **Ward :** Little Hungerford. 17.12.02

Applicant : Mr/Mrs Lynch C/O Miss K Holmes.

Fee Required: £110 **Fee Received: £110** (7)

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	Proposed right elevation does not show roof of conservatory	✓	received 12/12
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	confirm no encroachment at boundary?		
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

Dinton Pastures newts

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app

Organisation_Name	Building_Name	address1	Postcode
		10MEADOW ROADREADING	RG6 7EU
		12MEADOW ROADREADING	RG6 7EU
		14MEADOW ROADREADING	RG6 7EU
		5MEADOW ROADREADING	RG6 7EU
		7MEADOW ROADREADING	RG6 7EU
		73SUTCLIFFE AVENUEREADING	RG6 7JN

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

Tel:

Date: 17 December 2002

My ref: F/2002/8158

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Buckley-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/2002/8158
12, Meadow Road, Earley, Reading.
Proposed single storey 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 on in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM RICHARD KNIGHT
Case officer: Application Number: **F/2002/8158**
12, Meadow 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: 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 Buckley-Carpenter
**********FILE COPY**********

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

Tel:

Date: 17 December 2002

My ref: F/2002/8158

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Edmunds
13 Moor Copse Close
Earley
Berks
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
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Development Control Manager

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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 Edmunds

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

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

Tel: 0118 974 6502

Date: 17 December 2002

My ref: F/2002/8158

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2002/8158
12, Meadow Road, Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: Application Number: **F/2002/8158**
12, Meadow 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: 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 Swindells

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

Received by Wokingham District Council

Application No: F/2002/8158

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

LOCATION:
12, Meadow 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 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/2002/8158 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 P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/01/2003. 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.

Trevor Watson
Development Control Manager
17 December 2002

000007
024057



09.DEC.2002 8158

NO-ONE ELSE IS IN THE FRAME®

www.coldseal.co.uk
Coldseal Limited, Coldseal House, Mansfield Road, Alfreton, Derbyshire DE55 7JQ

WOKINGHAM DISTRICT COUNCIL

DATE: 26/11/2002

INVOICE DATE	YOUR REFERENCE	OUR REFERENCE	AMOUNT
26/11/2002	WOKINGHAM	PPI041809	110.00

Supplier Queries Tel: 01773 837516 Fax: 01773 837591 PAGE TOTAL 110.00
Customer Queries Tel: 01773 837515 Fax: 01773 837595

WINDOWS DOORS CONSERVATORIES

COLDSEAL

FOR VALUE AND SECURITY

www.coldseal.co.uk

Coldseal Limited, Coldseal House, Mansfield Road, Alfreton, Derbyshire DE55 7JQ

09 DEC 2002 8158

8158

09 DEC 2002

PLANNING APPLICATION

FOR

MR & MRS LYNCH

06 DECEMBER 2002

THANK YOU

TELEPHONE: 01773 833000

DEPARTMENTAL FAX: ACCOUNTS 01773 837591 • CONSERVATORIES 01773 837602 • CUSTOMER LIAISON 01773 521779

GOLDCARD 01773 837642 • PURCHASING 01773 837592 • SURVEYS 01773 837637/8

Registered in Cardiff No. 2674993

VAT Registration No. 568001453

Environmental Services

For office use only.
Application number: 09 DEC 2002 8158

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

09 DEC 2002 8158

1	Your name	mr + mrs Lynch
	Address and postcode	12 meadow Road, Earley Reading RG6 7EU
	Phone number	01189 265570.
2	Agent's Name	miss K Haines
	Address and postcode	Cordseal Ltd, Mansfield Rd, Alfreton, Derbyshire DE55 7JQ
	Phone number	01773 837633.
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.	As I above
4	Give brief details of the proposal for example, two storey side extension. About the application	proposed Conservatory to the rear of the property.
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.	walls → Bricks to match the house Roof → Bronze/Opal polycarbonate
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

9	How many bedrooms does the property have?	Existing:	Proposed:
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
N/A		

None of the land forms part of an agricultural holding.

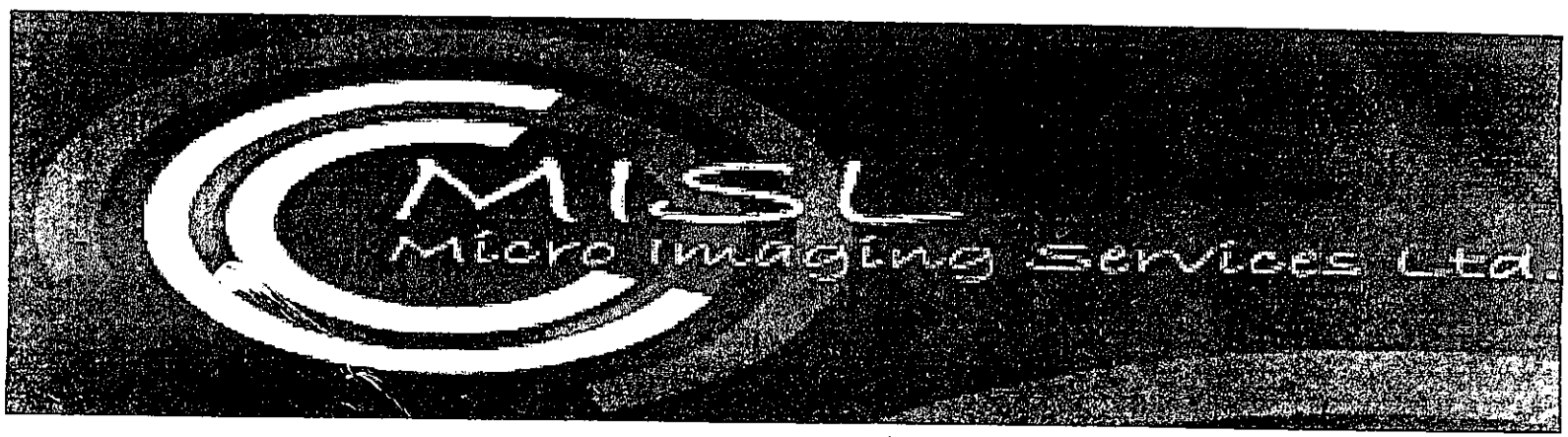
Your signature: K. Reeves

on behalf of: mr + mrs Lynch.

Date: 06/12/02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1) Earley 1.K 86

ADDRESS 12 MEADOW ROAD PARISH ~~WOODLEY~~

PLOT No. Old Property ORD. SHEET No. SU. 7571 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/81/70	Mr. M. Hamblin	Garage & Garden Shed	19.3.70	App. N/A
786/71	"	Single Storey Exten	5.8.71	App C/A
799/72	"	Exten of Kitch-Annex	11.5.72	App Refused
BR22966	MR. A. STASIAK	LOFT CONVERSION	09.6.84	REF N/A
21852	"	"	26.7.84	A/A R
BR23471	"	"	24.10.84	REF N/A
22347	"	"	16.10.84	N/A C/A
BR23793	"	"	10.12.84	REF N/A
33809	MR. M. WEBB O/L	DWELLING R/O 12, 14, 16	25.10.89	C/A
36487 N/BR.				
37000	MR. G. BENNETT. NOW	BUNGALOW & GARAGE NO. 7B DITCHFREE AVE	21.1.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRA 9744	MR. G. BENNETT	BUNGALOW & GARAGE	10.1.91 18.12.90	App Ref.

(2) ADDRESS 12 MEADOW ROAD) PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7571 52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 9768	MR. R. LEACH	UTILITY / WC	24.7.91	APP
2002/8158	Mr & Mrs Lynch	S/St/R - Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

RXH.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/6158 relates.

Address of site 12 MEADOW RD

EARLEY READING RG6 7EU

Signed RHL

Date 24-12-02

30 DEC 2002

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR