APPLICATION NO:
F/2000/1320

LOCATION:
3 Kenton Road, Earley Reading.

APPLICANT:
Mr & Mrs R H Pitfield C/O Stephen Kingshott

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

EARLIEST DATE FOR DECISION: **03/06/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R H Pitfield
C/O Stephen Kingshott
2 Stewart Close
Chippenham
Wilts
SN15 3FH

Application Number: F/2000/1320

Parish: **EARLEY**

Location: **3, Kenton 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 07/06/2000

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 : Andrew Thorley

Application Number : F/2000/1320

Applicant : Mr & Mrs R H Pitfield C/O Stephen Kingshott.

Location : 3, Kenton Road, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/5/2000

Date of Neighbour Notifications : 10/5/2000

Date of Site Visit : 31/5/2000

Date Registered : 19/04/2000

Earliest Date for Decision : 03/06/2000

Latest Consultation Date/Site Notice Expiry Date : 03/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

Earley Town Council: No objection
Neighbours: None received.

Planning Issues : (identified Settlement)
Planning history ref: 42372 for a 2storey + single st' ext approved 28/4/1994.

1) Impact upon neighbouring properties
2) Impact upon street scene.

7th June 2000

Application Number: F/2000/1320

Appraisal :

1) Impact upon neighbouring properties

Proposal for a single storey rear extension to dwelling to form conservatory. This will replace an existing (glass) greenhouse. It will measure 3.3m wide and protrude from the rear elevation (via the dining and living rooms) by 3.6m approx, 2.3m to eaves and 3m to the lean to ridge. The entire rear garden is bounded by a 1.8m fence.
No 1 to the south, adjacent property extended to the rear (eastwards) with a single storey conservatory set 3.5m approx away from the boundary fence. Whilst proposed conservatory would project beyond rear elevation by 3.6m (approx) it will not cause any overlooking or overshadowing to the occupants of this property.

No 5 to the north, due to the distance away and position the occupiers of this property will not be overlooked ∴ no adverse impact.

2) Impact upon streetscene

Due to the position of the proposed conservatory and that the materials proposed will match existing there will be no visual impact on streetscene.

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

Application Number F/2000/1320
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

John Marion
7/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 3 Kenton Road Earley Reading.

APPLICATION NUMBER: F/2000/1320

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 31/5/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS 1960's type dev.
Residential detached houses + bungalows with attached garages. Enclosed front + rear gardens.

3. DESCRIPTION OF SITE/BUILDING Garage converted to room.
2 storey detached house, previously been extended (with 2 storey + single storey extensions)
Red brick with clay tiled roof, bricked at ground floor level + hung tile at first floor. Mixture of white UPVC windows + wooden casement windows

4. RELATIONSHIP TO ADJOINING PROPERTIES

see site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, driveway.

LEVELS — No change

BOUNDARY TREATMENT — 1.8m high fence on all three sides.

OTHERS — No 1. has a 2m approx deep conservatory set from its neaveler.

— New conservatory at No 3. will replace a small 1.5m x 2m glass green house on same site

N6 No overlooking, no flank windows at No 1.

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

Tel:

Date: **10 May 2000**

My ref: F/2000/1320

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

Dear Councillor

Application Number: F/2000/1320
3, Kenton Road, Earley, Reading.
Proposed single storey rear extension to dwelling 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1320**
3, Kenton 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*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel:

Date: **10 May 2000**

My ref: F/2000/1320

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
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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:

Date: **10 May 2000**

My ref: F/2000/1320

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1320**
3, Kenton 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2000/1320

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

LOCATION:
3, Kenton 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/06/2000. 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 normally be possible for an individual reply 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

10 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 APR 2000	
Officer: AT	Application No. F/2000/1320

Map No. 52 **Site** ...003..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 3 KENTON ROAD

Parish: EARLEY Ward: Hurst 10.5.2000.

Applicant: MR/MRS PITFIELD

Fee Received 95-00 Required ..... Additional ..... Refund .....

(2)

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	Scale ?.		
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 : 10:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps

NEIGHBOURS:

S/N+ 3a, #4, 5+6 Kenton Rd ✓

1 Finch Rd

FROM: Andrew Thorley

DATE: 10 May 2000

PLANNING SERVICES | HPT
POL | TLS
DC | FNF
APP |
23 MAY 2000
COPIES TO: | ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1320

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

Site Address: 3, Kenton Road, Earley, Reading.

Applicant: Mr & Mrs R H Pitfield C/O Stephen Kingshott.

Your observations are required in respect of this application **by 03/06/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

ADDRESS 3 KENTON ROAD PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1259/73	Mr A. B. Ellis	Two Storey Addition	30 8 73	- Refuse
1619/73	"	Single st exten. + addit of garage & W.C.	25 10 73	- C/A
42372	MR. R. PITHERD	2/ST. HT. 5/ST. HT.	28-6-94	C/A
		GARAGE TO RES.		
LP94/2805	"	"	3 8 94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 3 KENTON ROAD PARISH EARLEY

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

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42372	MR. R. PITHEAD	2/St. Ext. 3/St. Ext.	28-6-94	C/A
		GARAGE TO REAR.		
APP94/2805	"	"	3-8-94	NPP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 19.APR.2000 * 1320

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 R.H & MRS J.A. PITFIELD
	Address and postcode	3, KENTON ROAD EARLEY READING BERKS RG6 7LE
	Phone number	0118-9666718
2	Agent's Name	STEPHEN KINGSHOTT
	Address and postcode	2 STEWART CLOSE. CHIPPENHAM. WILTSHIRE. SN15 3FH.
	Phone number	01249 658326.
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.	3 KENTON ROAD. EARLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 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 any existing bricks and dark stained timber.	RED BRK TO MATCH EXISTING. UPVC GLAZING.
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: 5	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

None of the land forms part of an agricultural holding.

Your signature: D. Longdill.

on behalf of MR PITFIELD.

Date 10/4/00

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

19 APR 2000 1320