APPLICATION NO:
F/2000/1321

LOCATION:
7 Byron Road, Earley Reading.

APPLICANT:
Mr N Willmott

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

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

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Mail Forward

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Willmott
7, Byron Road
Earley
Reading
RG6 1EP

Application Number: F/2000/1321

Parish: **EARLEY**

Location: **7, Byron 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/2000/1321

Applicant : Mr N Willmott .

Location : 7, Byron 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 : 20/04/2000

Earliest Date for Decision : 03/06/2000

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

Application Expiry Date: 15/06/2000

Consultation Responses :

Earley Town Council : No Objections
Neighbours : None received .

Planning Issues : (Identified Settlement)

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

7th June 2000.

Application Number: F/2000/1321

Appraisal :

1) Impact upon neighbouring properties.

The proposal is for a single storey rear extension to dwelling to form a conservatory. It will be 4.150m wide and protrude from the rear elevation (via the back room) by 4.2m approx. It will be 2.4m approx to the eaves and 3.2m to the lean to ridge. The entire rear garden is bounded by a 1.8m close boarded fence, the ground gently slopes downhill towards the rear of the gardens.
No 9 to the east semi detached neighbour, windows in rear aspect facing garden. Due to the adjacent 1.8m high boundary fence, the occupants will not be overshadowed or overlooked.

No 5 to the west, no windows in flank elevation, house set behind 1.8m high fence, due to the distance away and orientation the occupants of this property will not be overlooked or overshadowed

2) Impact upon street scene

Materials proposed will match existing :. no visual impact on street scene.

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

Application Number F/2000/1321
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: 7 Byron Road Earley Reading.

APPLICATION NUMBER: F/2000/1321

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 3/5/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS 1930's style housing
Residential, modernised + extended 2 storey semi detached housing, with either front hard standings / drive ways and the odd remaining attached garages

3. DESCRIPTION OF SITE/BUILDING Clay tiled roof, black guttering 2 storey semi detached, modernised house, driveway + detached garage at side. Long well developed ornamental garden at rear. Red brick, white UPVC windows original wooden front door, white painted.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See location plan, No 5 has been extended at the side + rear, site plan incorrect.

5. SITE CONSTRAINTS

TREES — Only a bush type shrub on boundary in the way of the proposed conservatory.

ACCESS/PARKING

LEVELS — At the side, existing garage + driveway.
— site slopes down hill at the rear of No 7.

BOUNDARY TREATMENT

OTHERS — 1.8m close boarded fence with No 9. No flank windows.
— 1.8m close boarded fence with No 5. it has been extended to the rear with a 2 storey ext, no windows in flank elev.

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

Tel:

Date: **10 May 2000**

My ref: F/2000/1321

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/1321
7, Byron 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/2000/1321**
7, Byron 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 Storry

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

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

Tel:

Date: **10 May 2000**

My ref: F/2000/1321

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1321**
7, Byron 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 Lissaman

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 APR 2000

Officer: AT | Application No. F/2000/1321

Map No. 44L Site 0:03

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: 7 BYRON ROAD

Parish: EARLEY Ward: Whitegates 10.5.2000

Applicant: MR N WILLMOTT

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

(1)

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			
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:

..... 5, 9, 11, 6, 8 Byron Road. .....

..... 15 Milton Road .....

20.APR.2000* 1321

19/04/2000

Dear Sir/Madam

RE PROPOSED CONSERVATORY EXTENSION

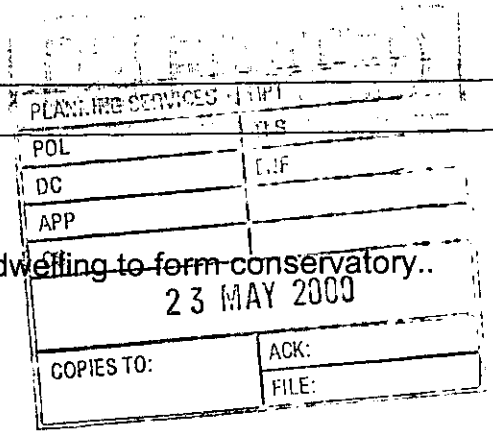
This letter confirms that there will be no overhang into my neighbours garden. If you have any questions at all, please do not hesitate to call me at home on 0118 9661769 or if not available, call 01494 792146. I understand that you are very busy, but I would appreciate you giving this application the utmost urgency.

Yours sincerely

Nigel Willmott

FROM: Andrew Thorley

DATE: 10 May 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1321

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

Site Address: 7, Byron Road, Earley, Reading.

Applicant: Mr N Willmott .

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.

20.APR.2000* 1321

19/04/2000

Dear Sir/Madam

RE PROPOSED CONSERVATORY EXTENSION

This letter confirms that there will be no overhang into my neighbours garden. If you have any questions at all, please do not hesitate to call me at home on 0118 9661769 or if not available, call 01494 792146. I understand that you are very busy, but I would appreciate you giving this application the utmost urgency.

Yours sincerely

Nigel Willmott

Environmental Services

For office use only.
Application number:
20.APR.2000* 1321

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	NIGEL WILLMOTT
	Address and postcode	7 BYRON ROAD EARLEY READING BERKS RG6 1EP
	Phone number	0118 9661764
2	Agent's Name	
	Address and postcode	
	Phone number	
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 BYRON ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR SINGLE STOREY.
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.	UPVC, BRICK (MATCHING) GLASS.
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: 3	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.		
	£95		
	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 NJ WILLMOTT

Date 19/04/00

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

ADDRESS 7 BYRON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (4)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6440	Mr R C Field	garage	10.5.77	APP

DATE OF COMPLETION

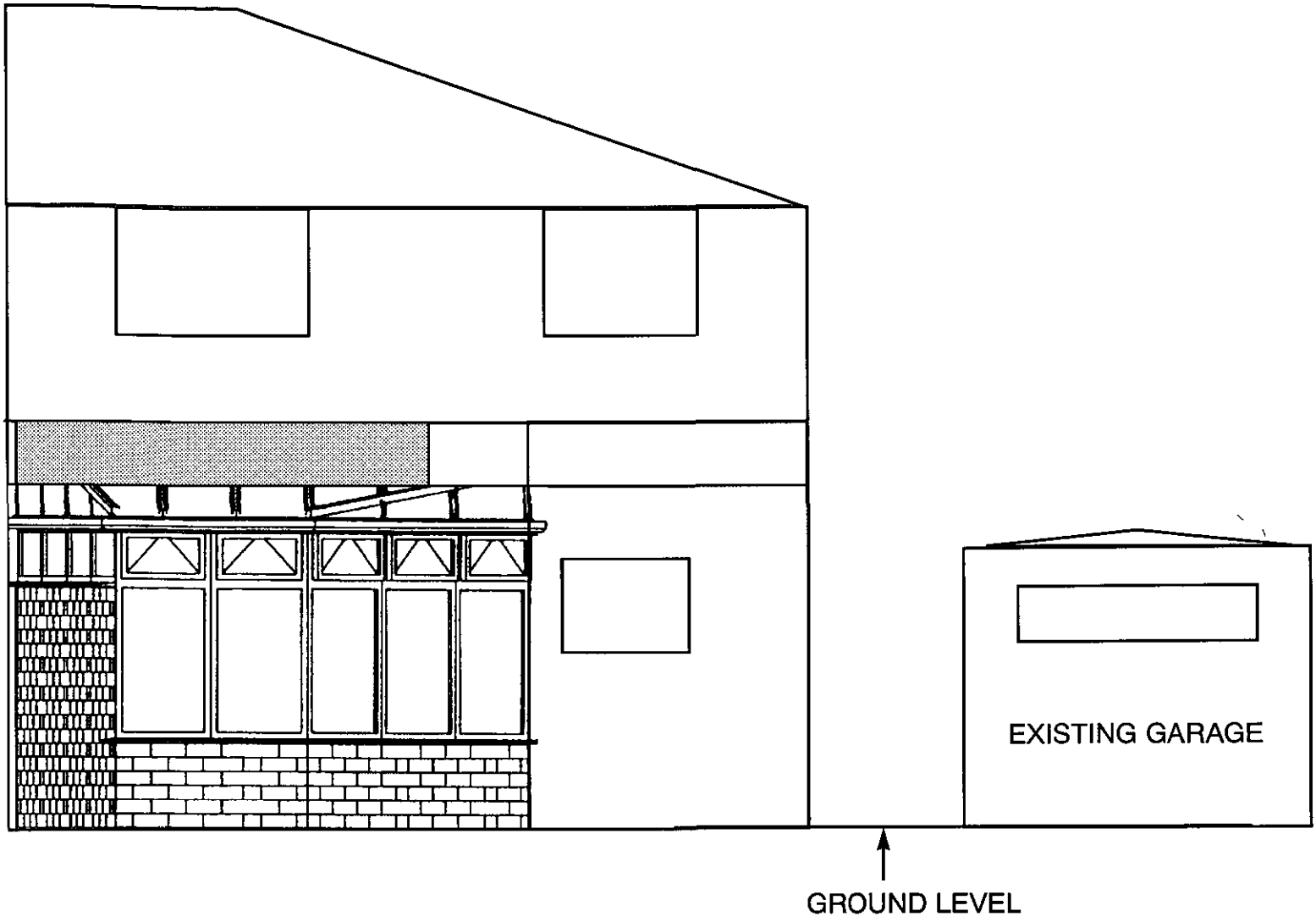
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

20.APR.2000* 1321

EXISTING HOUSE WITH PROPOSED EXTENSION

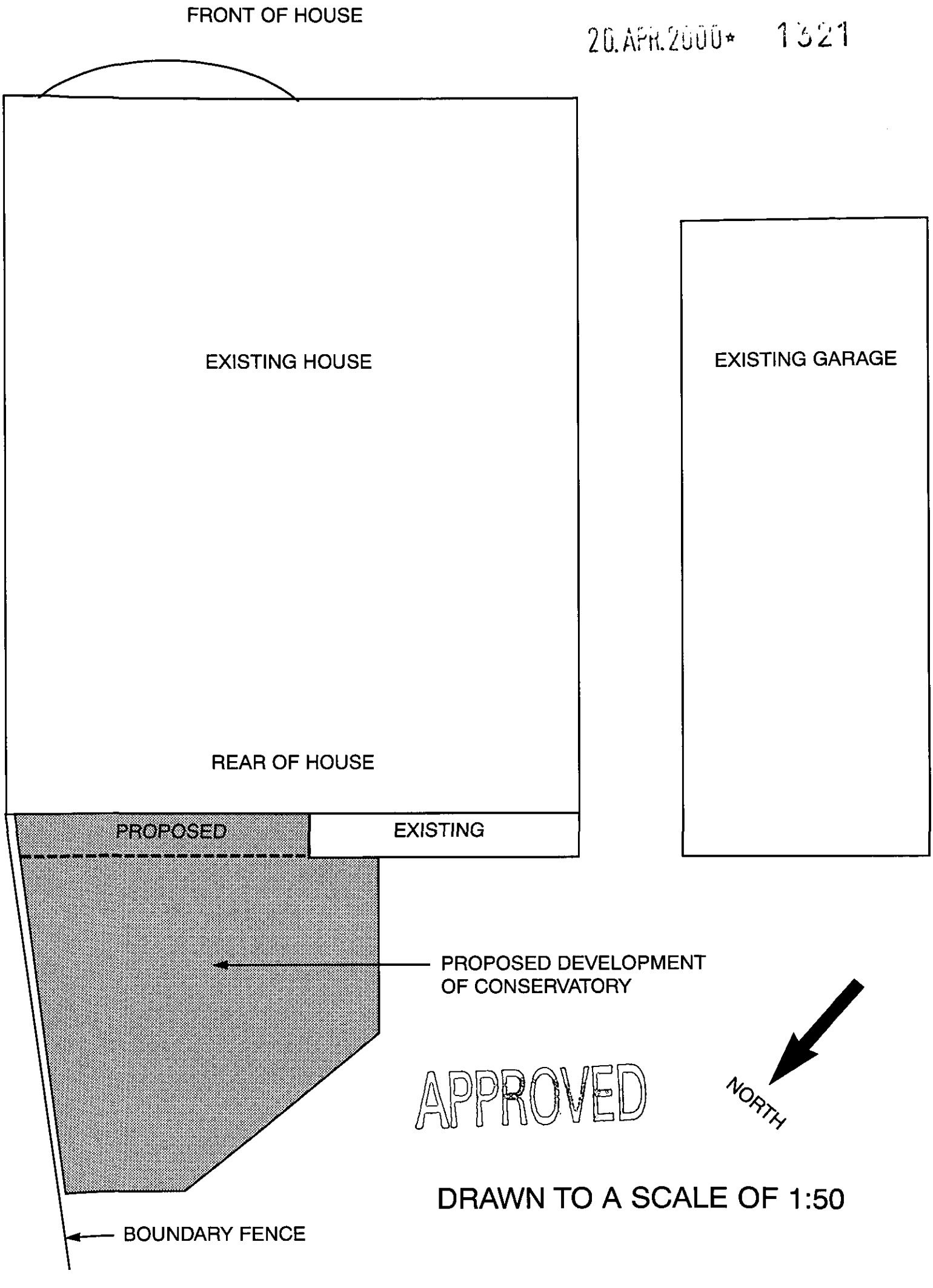


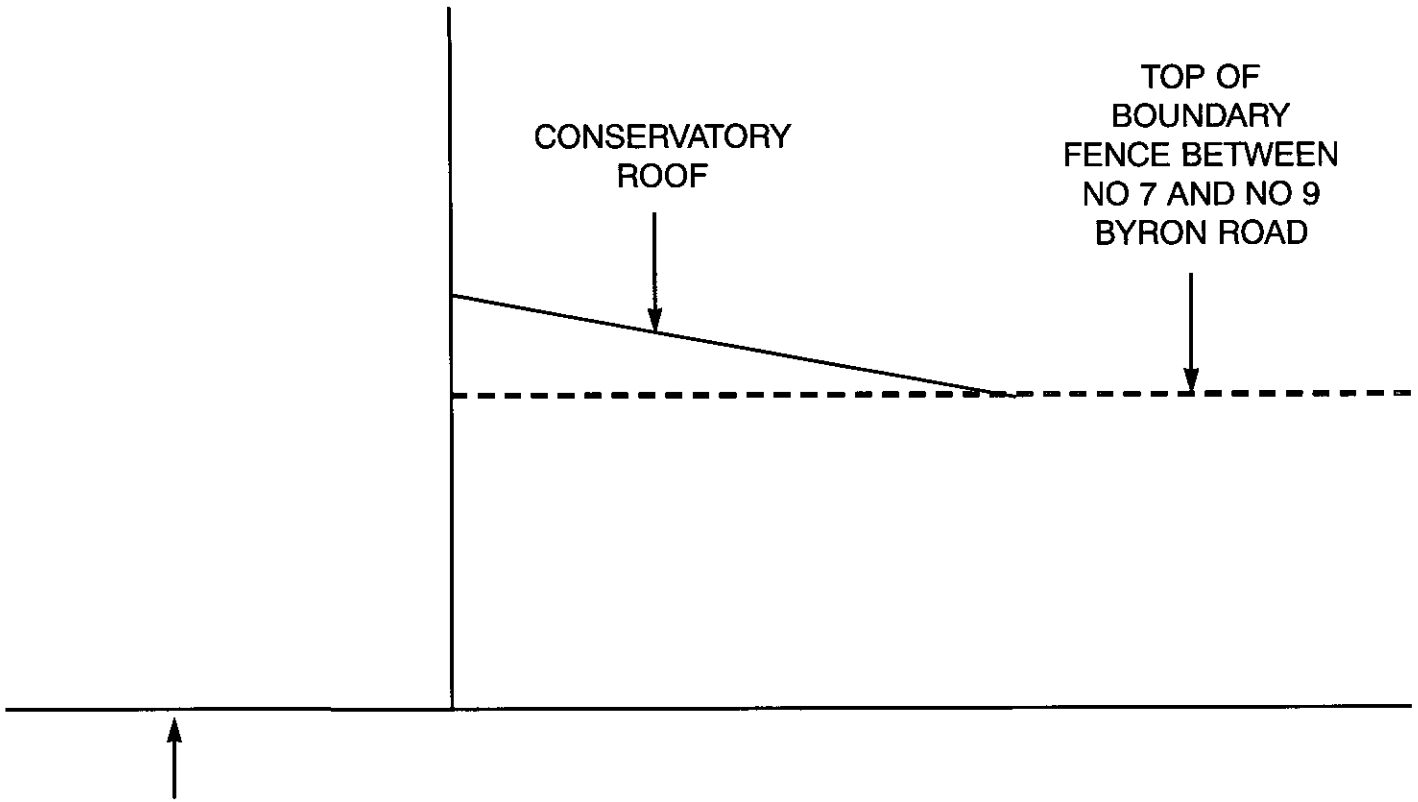
REAR ELEVATION
SHOWING PROPOSED
CONSERVATORY

SHADED AREA SHOWS
EXTENSION OF KITCHEN
ROOF

APPROVED

DRAWN TO A SCALE OF 1:50


FRONT OF HOUSE
20.APR.2000* 1321
EXISTING HOUSE
EXISTING GARAGE
REAR OF HOUSE
PROPOSED
EXISTING
PROPOSED DEVELOPMENT
OF CONSERVATORY
APPROVED
NORTH
DRAWN TO A SCALE OF 1:50
BOUNDARY FENCE



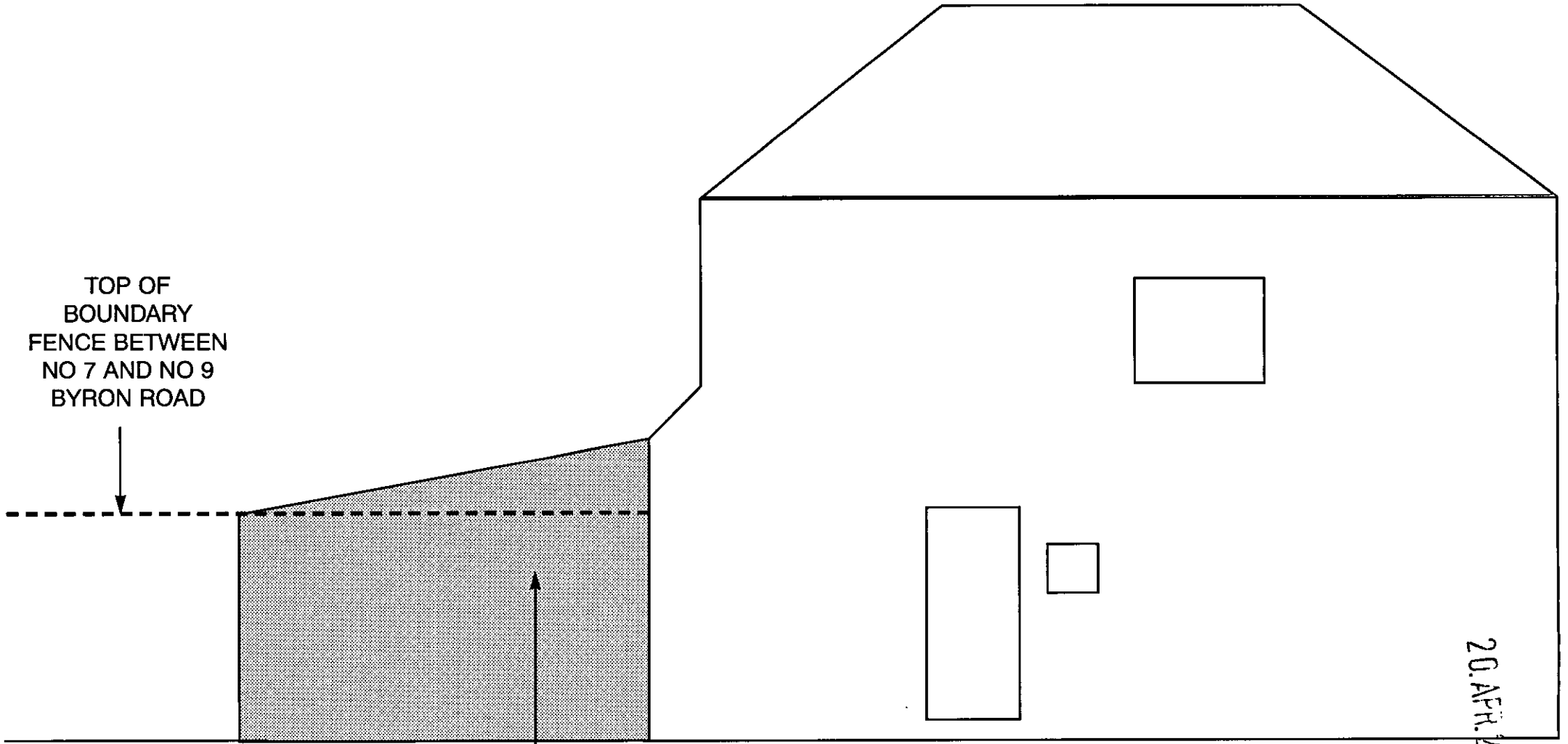
SIDE ELEVATION OF PROPOSED CONSERVATORY
(AS SEEN FROM MY NEIGHBOURS, NO 9)

APPROVED

20 APR 2000*

1361

DRAWN TO A SCALE OF 1:50



SIDE ELEVATION (CLEAR SIDE)

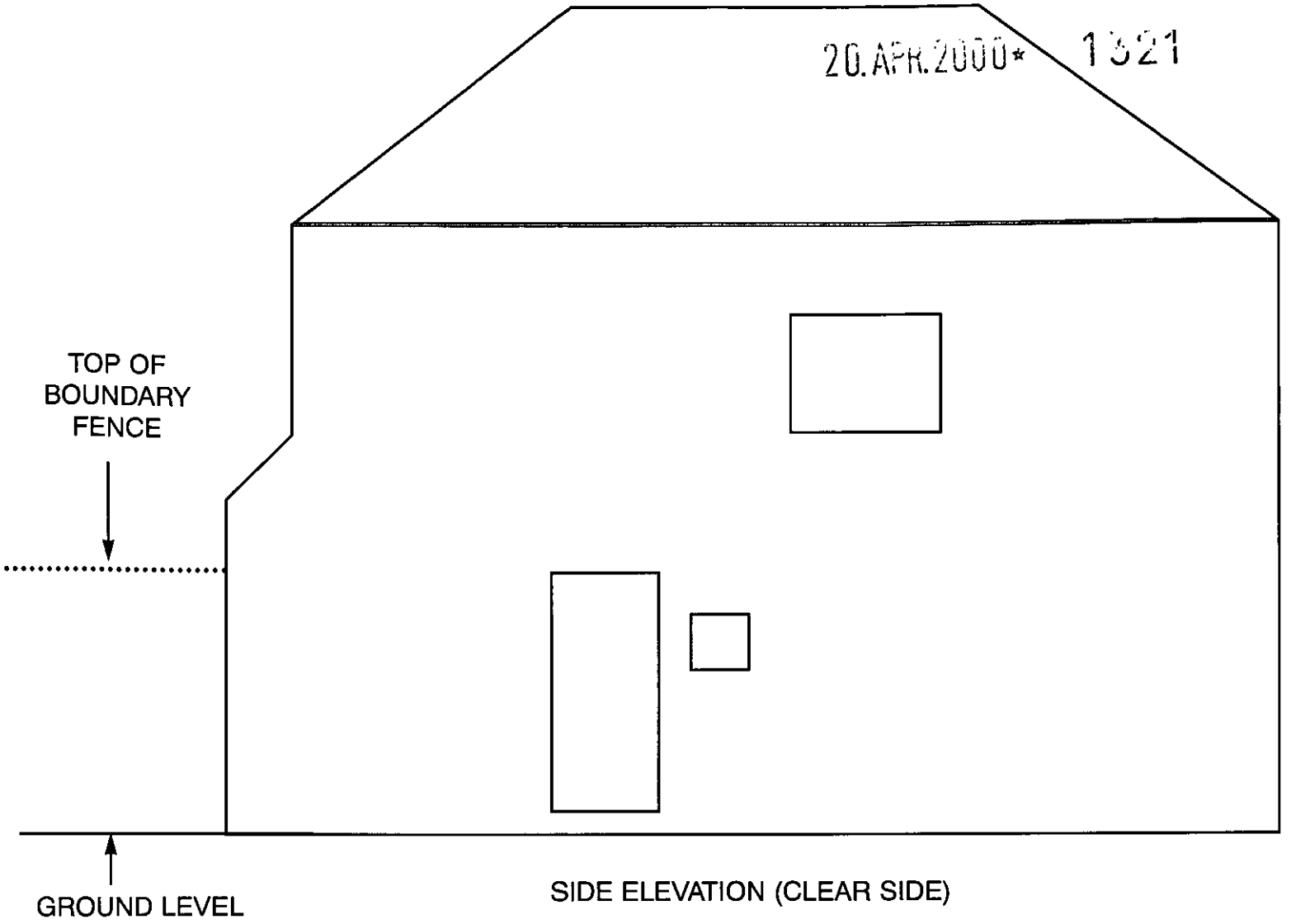
20. APR. 2000 *

1321

APPROVED

DRAWN TO A SCALE OF 1:50

20.APR.2000* 1321



SIDE ELEVATION (CLEAR SIDE)

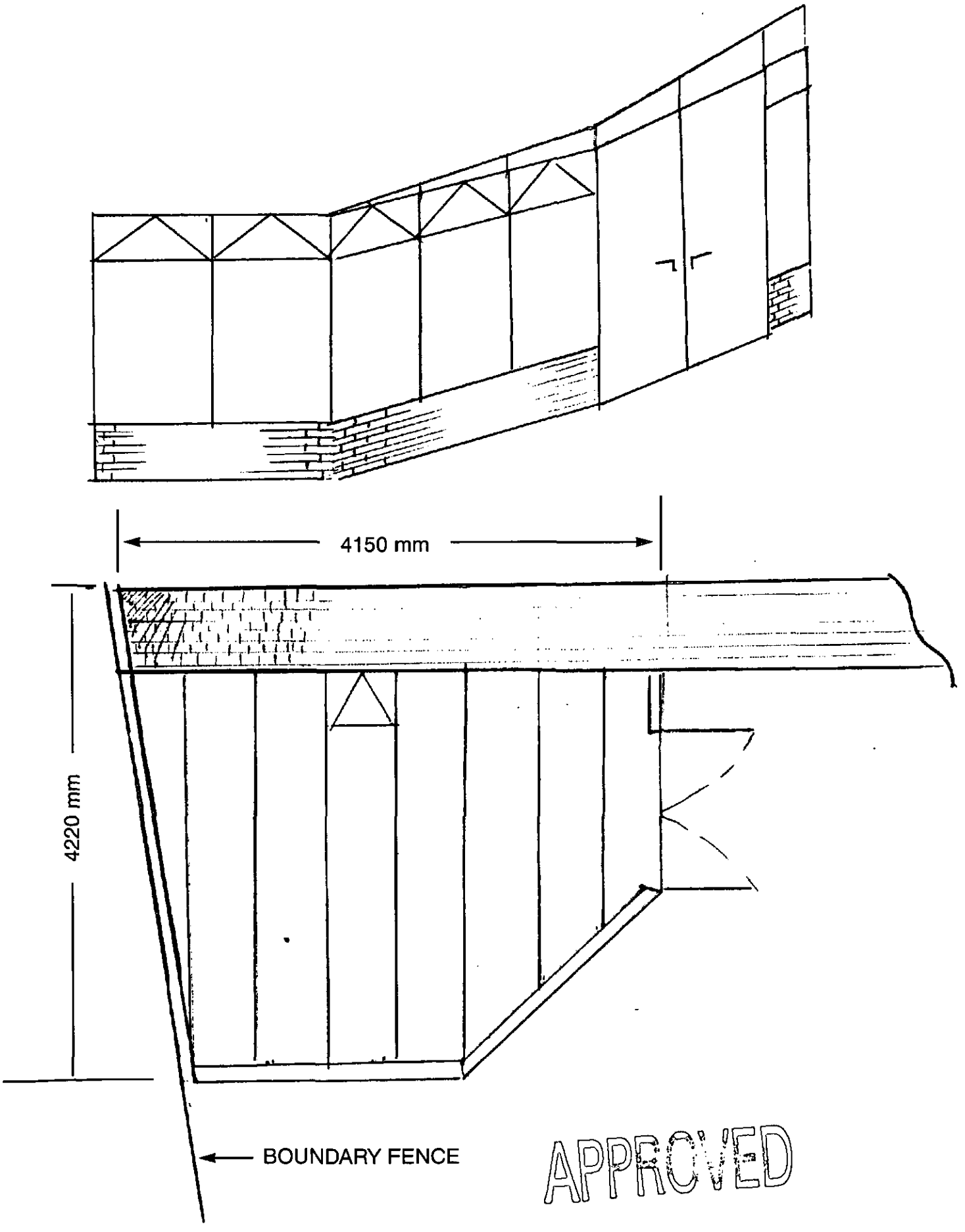
EXISTING HOUSE

APPROVED

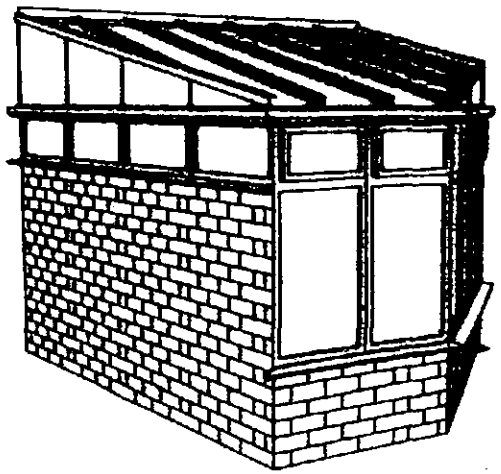
DRAWN TO A SCALE OF 1:50

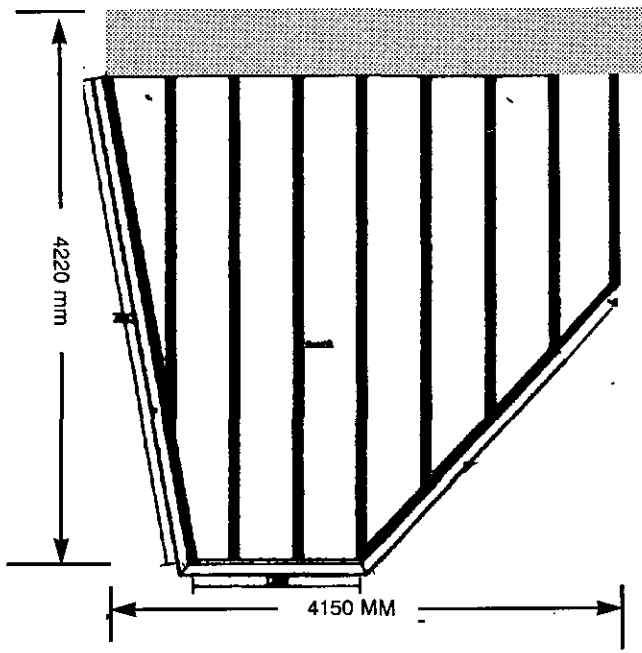
20.APR.2000* 1321

CONSERVATORY SCHEMATIC

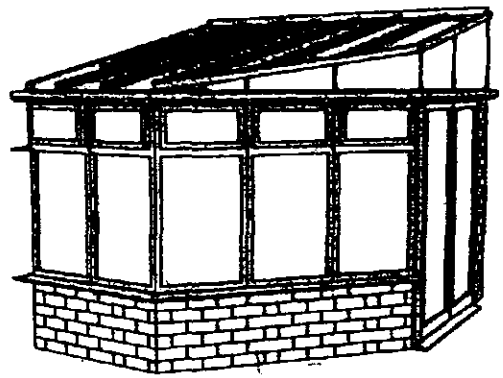


APPROVED

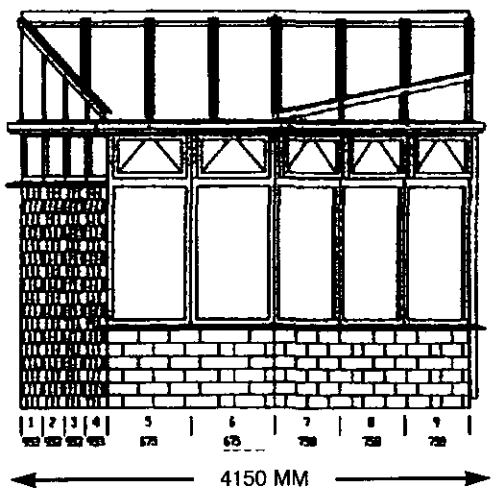


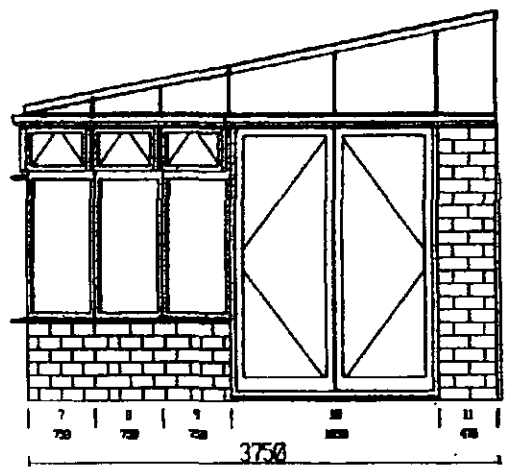


CONTINUATION
OF KITCHEN
ROOF



SCHEMATIC OF CONSERVATORY





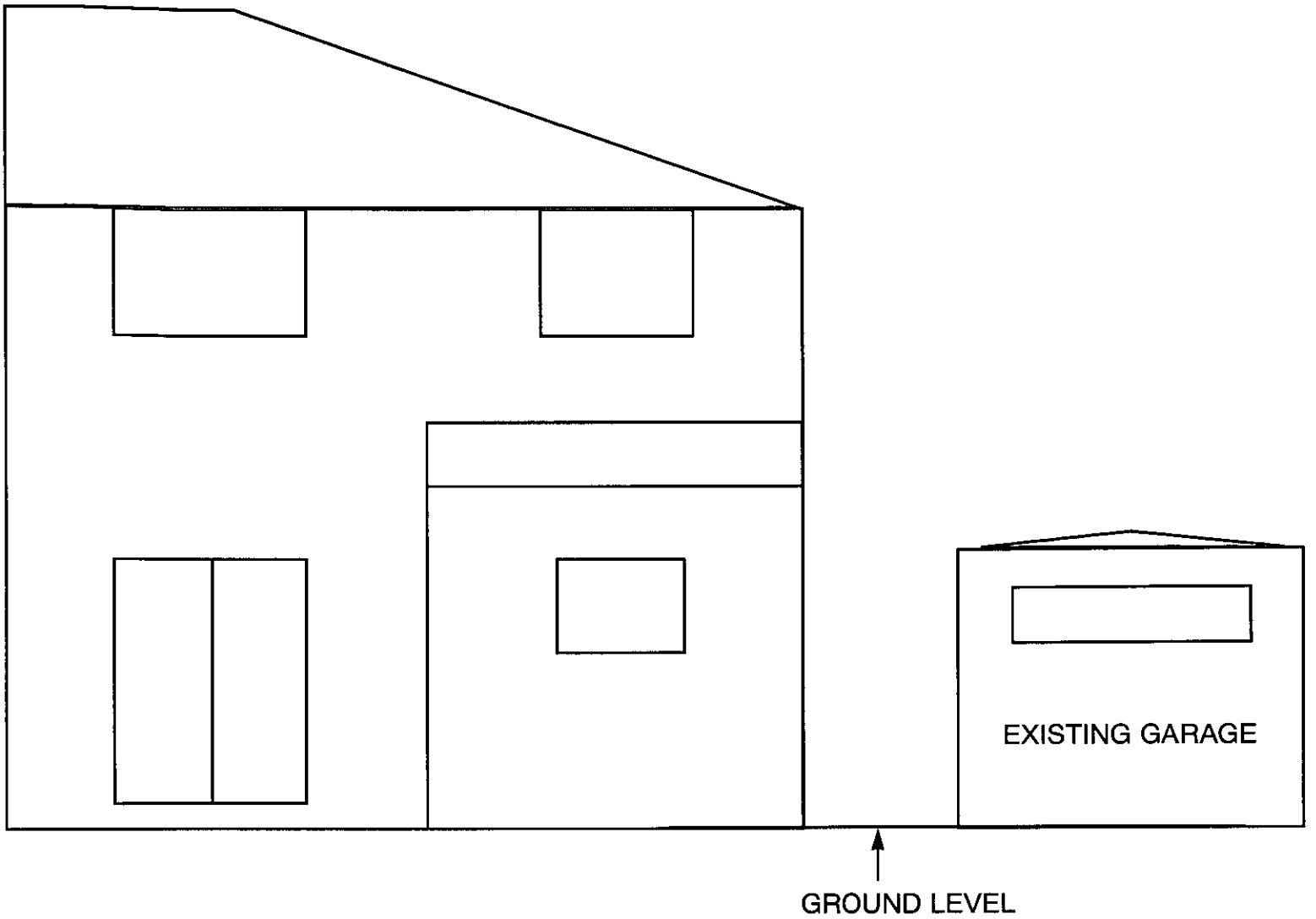
APPROVED

26 APR 2000 *

13521

EXISTING HOUSE

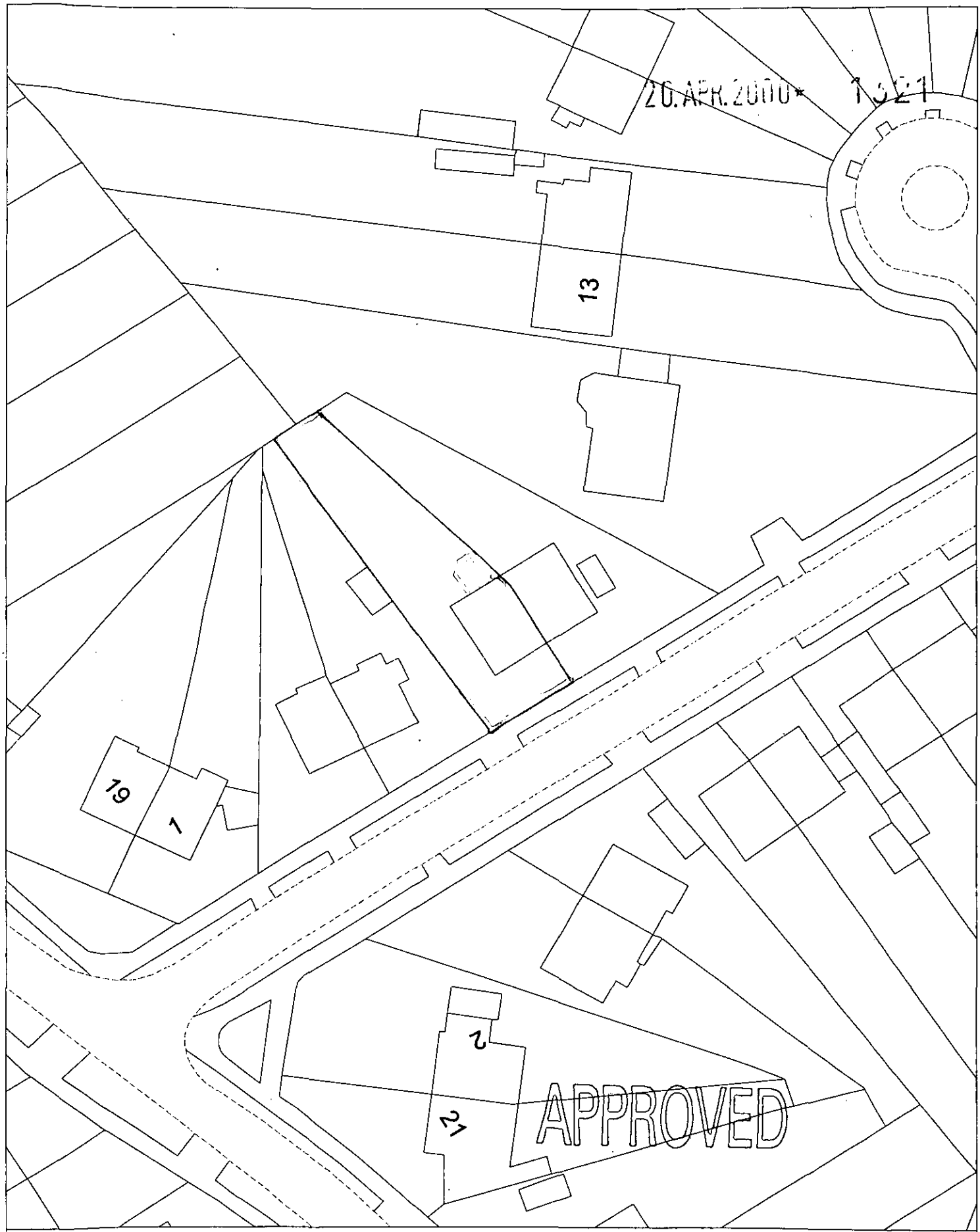
20.APR.2000* 1321



EXISTING
REAR ELEVATION

APPROVED

DRAWN TO A SCALE OF 1:50



Site Plan, Scale: 1 to 500

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Date: 19 April 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 19 April 2000

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1321

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

LOCATION:
7, Byron 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