APPLICATION NO:
F/2000/2213

LOCATION:
51 Chatteris Way, Lower Earley Reading.

APPLICANT:
Mr D Osborne

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

EARLIEST DATE FOR DECISION: **17/09/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/10/2000

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Osborne
51, Chatteris Way
Lower Earley
Reading
Berkshire
RG6 4JA

Application Number: F/2000/2213

Parish: **EARLEY**

Location: **51, Chatteris Way, Lower 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 resemble 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 LTV1, LTV6, LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2 asnd WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/10/2000

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/2000/2213

Applicant : Mr D Osborne .

Location : 51, Chatteris Way, Lower Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/9/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 19/9/2000

Date Registered : 21/08/2000

Earliest Date for Decision : 17/09/2000

Latest Consultation Date/Site Notice Expiry Date : 17/09/2000

This application will have expired on: 16/10/2000. 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 :

ETC: No Objection's

Neighbours: None received.

Planning Issues : (identified settlement)

LALP: LTV1 / LTV6 LBE1 & LBE2

OD WDLP : WOS2 WOS3 WBE1

1) Impact on neighbours

2) Impact on streetscene

Application Number: F/2000/2213

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey detached house to form a conservatory.

The proposed extension will be 'L' shaped in design, 6.65 metres wide and will protrude from the rear elevation of the detached house via the kitchen by 2.6 metres and via the lounge area by 3.8 metres.

To be constructed in brick to below window levels. It will have a pitched roof with an eaves height of 2.3 metres and a ridge height of 2.8 metres.

Due to proposed position of the conservatory and boundary treatments, which consist of a 1.8 metre, a 1.9 metre high fencing and the garage walls of No. 51 and No. 53, neighbouring properties will not be affected.

2) Impact on street scene /visual impact.

The conservatory may be visible from Ebborn Square to the west, however the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2000/2213
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission — 5 years
2.	C014	R014	External Finishes to Match
			Informatives
	N16		Relevant Policies
			BSP: ENI
			DDWDLP: WBE1 WOS2/WOS3
			LALP: LTV1/LTV6 LBE1/LBE2

RECORD OF SITE VISIT

SITE ADDRESS: 51 Chatteris Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/2213

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 19/9/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on Lamp post

2. DESCRIPTION OF SURROUNDINGS

Residential modern estate, detached (either side) 2 storey houses, open plan front gardens.

3. DESCRIPTION OF SITE/BUILDING Modern, '1986'

2 storey, detached house, seperate garage at side (double) Yellow brick, red brick details, white wooden windows, brown concrete tile roof white fascia boards + black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, drive + double garage, detached.

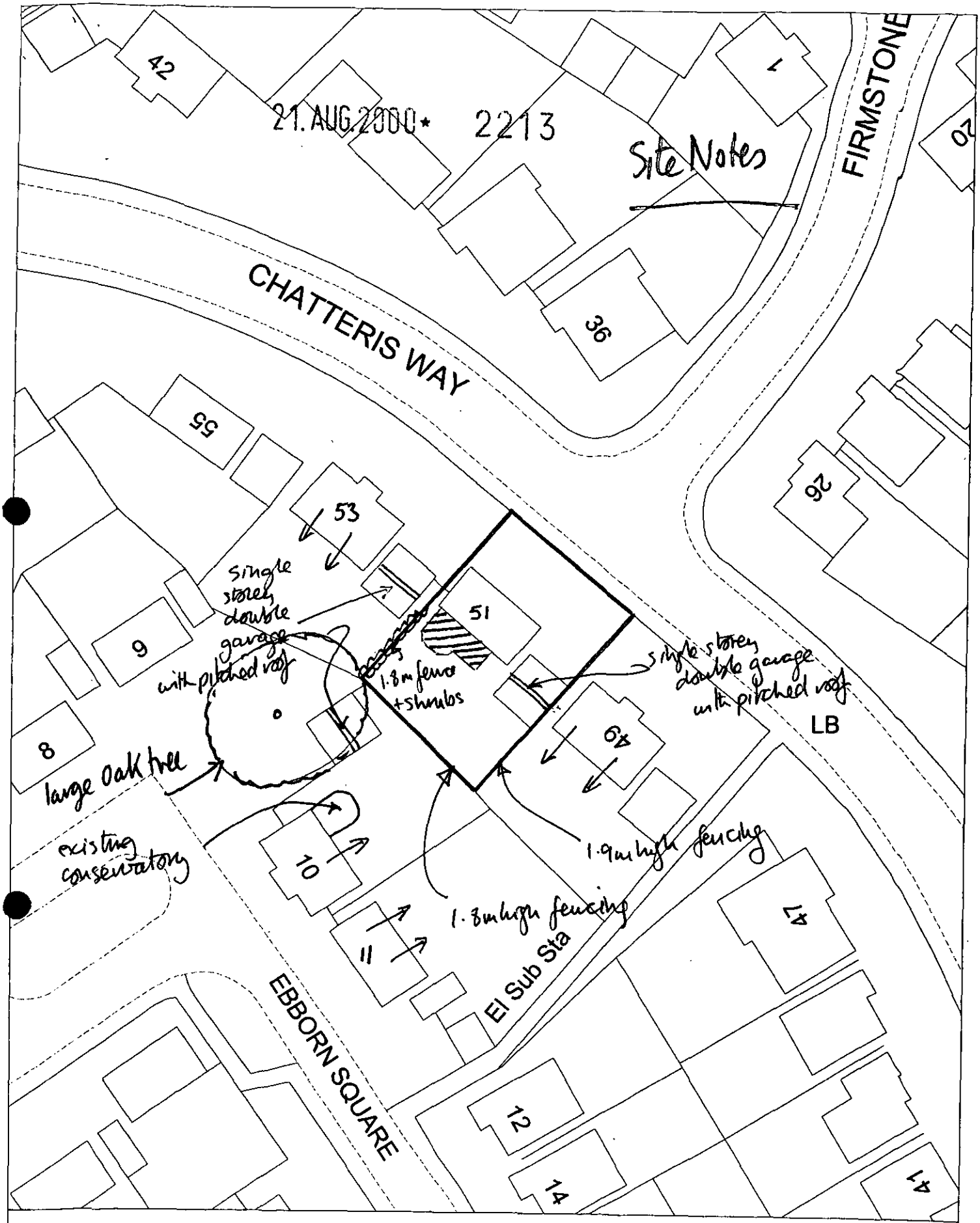
LEVELS — No change

BOUNDARY TREATMENT — No, 53, 1.8m fence + shrubs + garage wall.

OTHERS — No, 49, 1.9m fence + shrubs + double garage wall

— No 10, Ebbom Sq. to the rear 1.8m high fence

No No impact on streetscene.



Site Plan, Scale: 1 to 500

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Date: 9 August 2000

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

Tel: 0118 974 6441

Date: **24 August 2000**

My ref: F/2000/2213

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2213
51, Chatteris Way, Lower 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 **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2213**
51, Chatteris Way, Lower 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 Rolls

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

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

Tel: 0118 974 6441

Date: **24 August 2000**

My ref: F/2000/2213

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/2213**
51, Chatteris Way, Lower 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 Hare

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

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

Tel: 0118 974 6441

Date: **24 August 2000**

My ref: F/2000/2213

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/2000/2213
51, Chatteris Way, Lower Earley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2213**
51, Chatteris Way, Lower 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 Spratling

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

Received by Wokingham District Council

Application No: F/2000/2213

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

LOCATION:
51, Chatteris Way, Lower 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 17/09/2000. 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

24 August 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~11 AUG 2000~~ Valid 21 AUG 2000

Officer: AT | Application No. F/2000/2213

Map No. 58.. Site ..0:04....

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: 51 CHATTERIS WAY

Parish: EARLEY Ward: REDHATCH 24.8.00

Applicant: MR D OSBORNE

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

Enforcement Section (2) 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	all elevations of cons on dwelling.	16/8	
6	Floor plans	Needs to be 1:50 or 1:100 show position door on fl. plan. ✓		21/8
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 : 24.8.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + 36, 49, 53 Chatteris Way ✓
26 Firnstone Close ✓
9, 10, 11 Ebbora Square ✓

FROM: Andrew Thorley

DATE: 24 August 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2213

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

Site Address: 51, Chatteris Way, Lower Earley, Reading.

Applicant: Mr D Osborne .

Your observations are required in respect of this application **by 17/09/2000** .

NO OBJECTION

DELEGATED

SIGNED: _____ DATE: 21 SEP 2000

Clerk To Earley Parish/Town Council.

Environmental Services

For office use only.
Application number: 21.AUG.2000* 2213

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 DARREN OSBORNE 51 CHATTERIS WAY LOWER EARLEY READING BERKS RG6 4JA 0118-9314060 / 0118-9274427 (day)
2	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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY REAR EXTENSION TO DWELLING TO FORM 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.	SAND COLOURED BRICKS TO MATCH EXISTING HOUSE BRICKS WITH UPVC WHITE DOUBLE GLAZED UNITS ABOVE
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: 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

Date 10/8/2000

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

ADDRESS 51 Chatteris Way PARISH Carlow

PLOT No. 507 ORD. SHEET No. CW. 756966

BUILDER Lower Carlow Area P/18 Ph. V

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26608	Bryant	Det. House & Garage	17.12.86	CLA
KLA 2168	"	"	10.2.87	APP

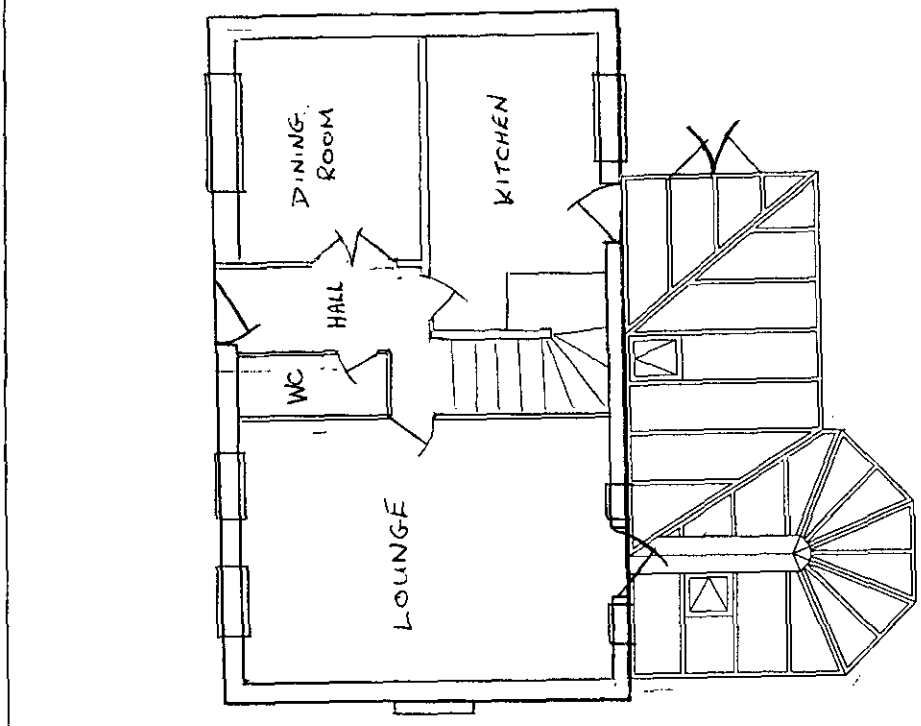
DATE OF COMPLETION

MINISTRY DECISION Pd Eng. Cons. Mc O'Donoghue 7/8/00

SPECIAL ORDERS TPO 342/87

DRAINAGE

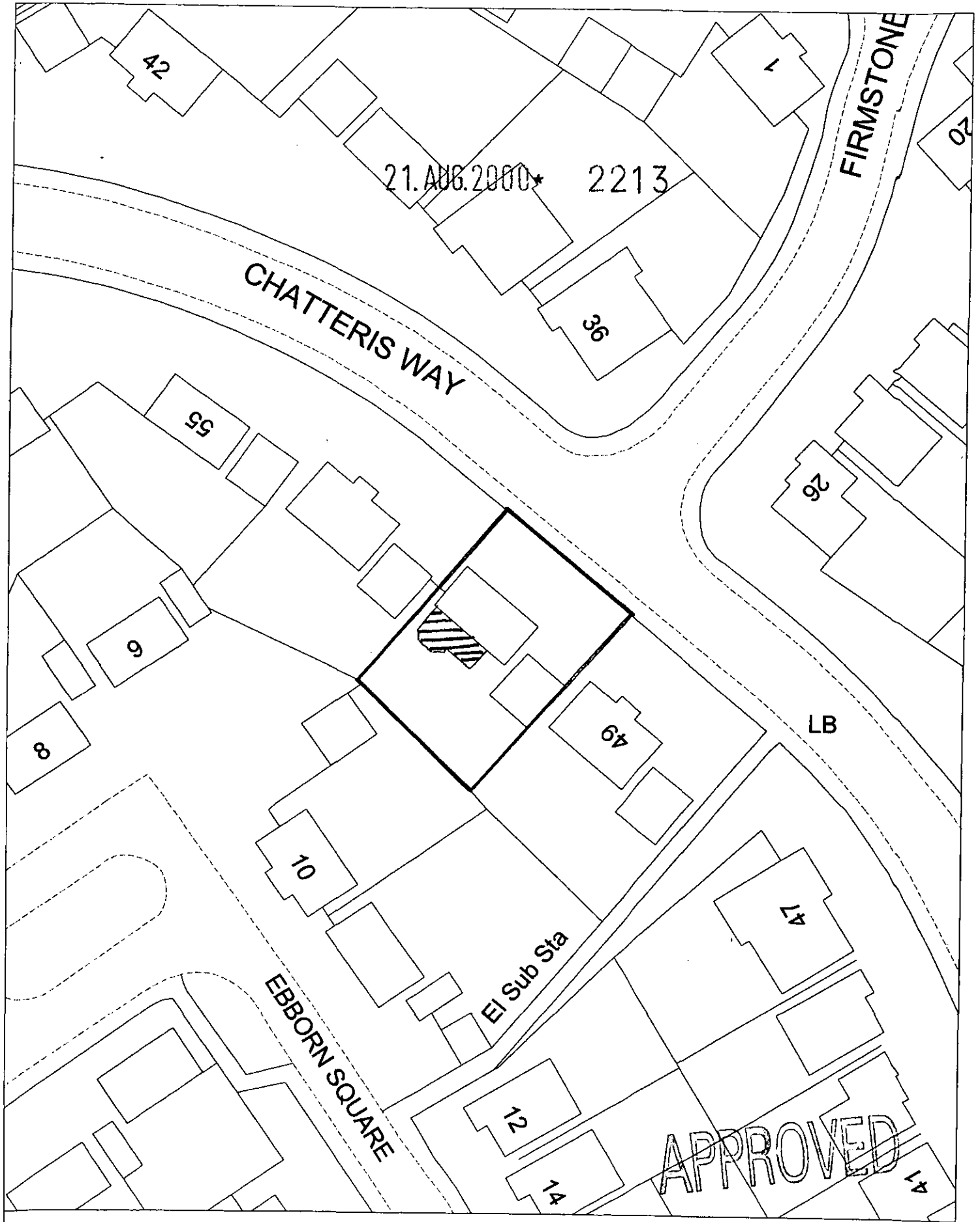
091074



51 CHATTERIS WAY LOWER EARLEY CONSERVATORY EXTENSION SCALE 1:100

21.AUG.2000* 2213

APPROVED



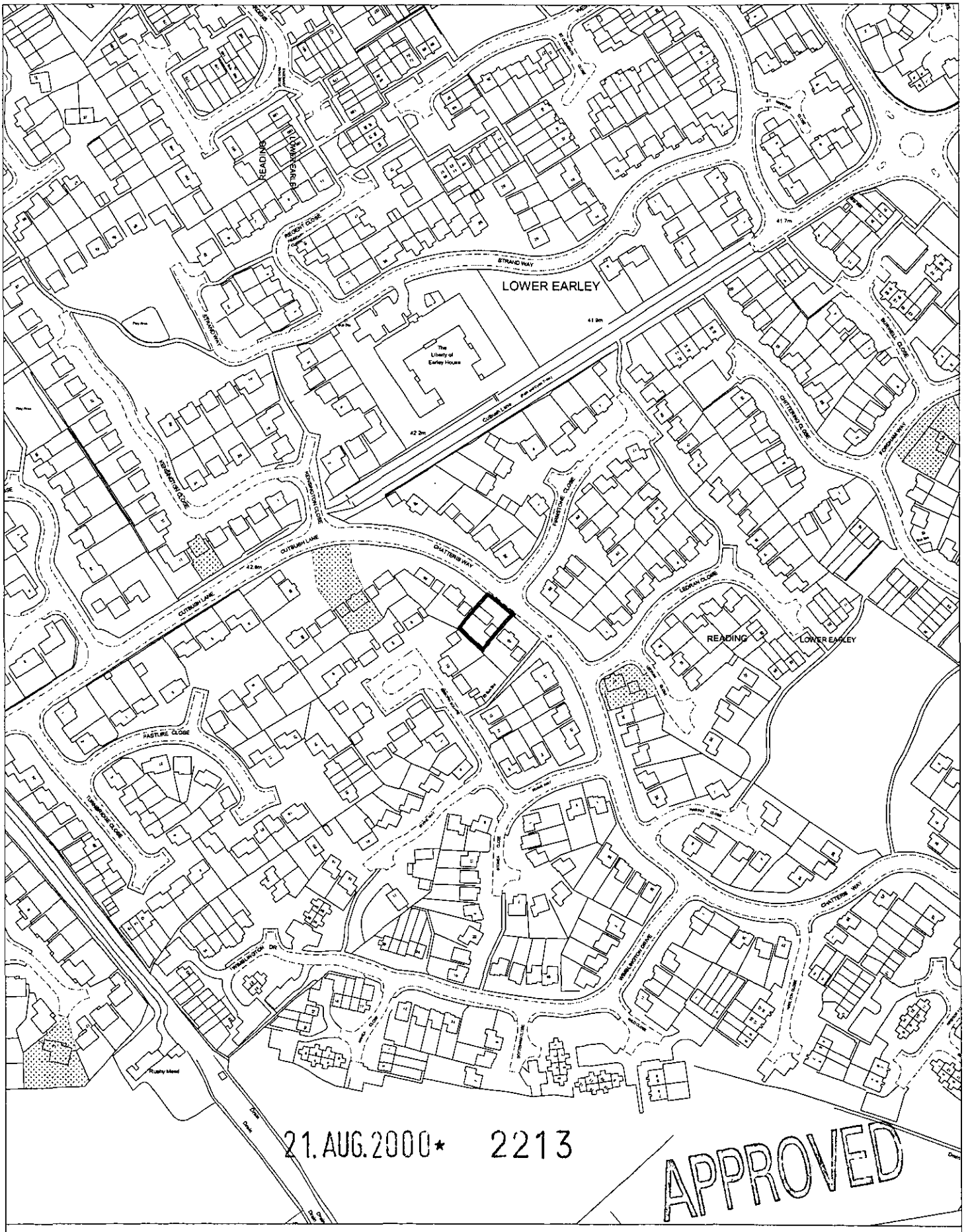
Site Plan, Scale: 1 to 500

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Date: 9 August 2000

N W E S



Site Plan, Scale: 1 to 2500

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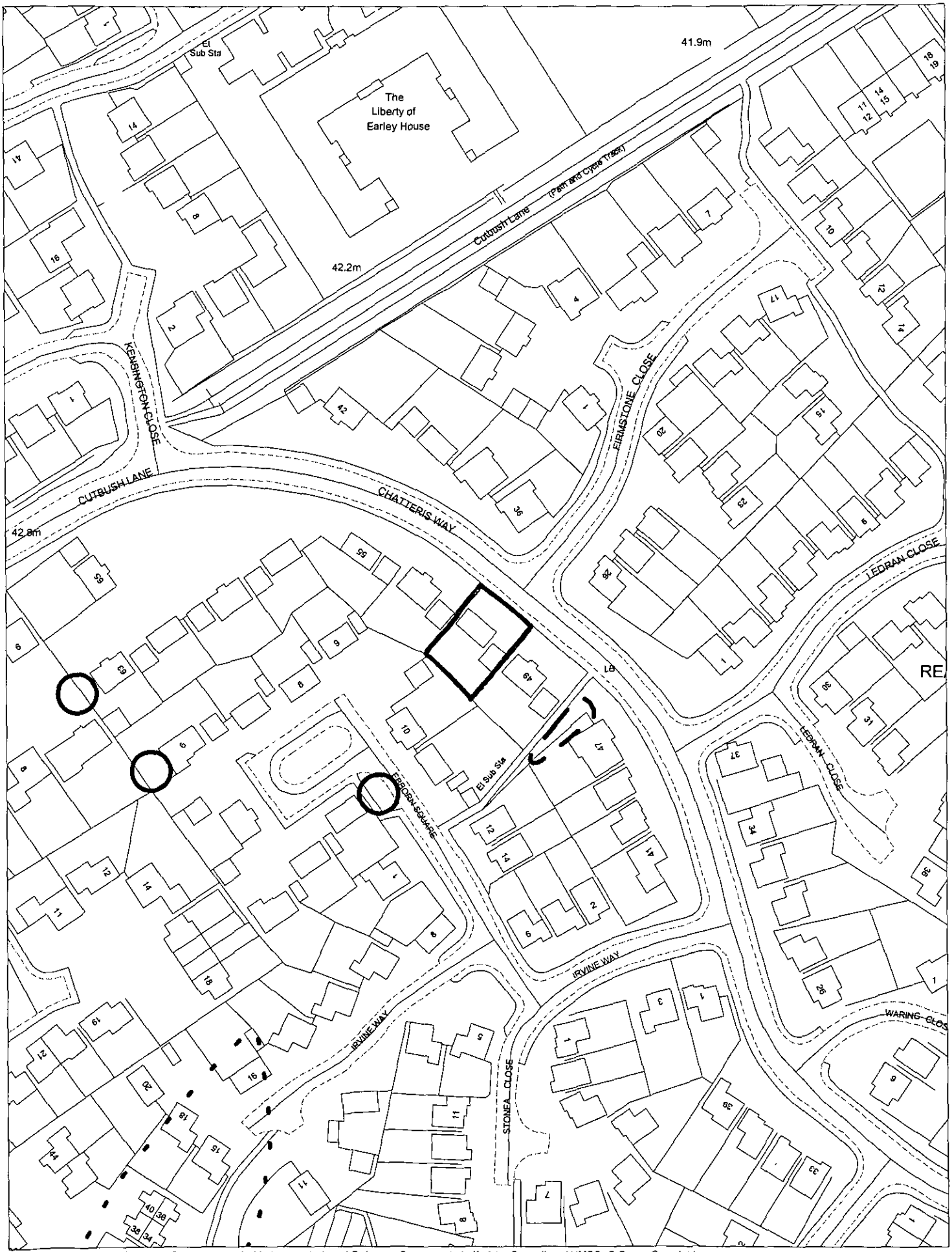
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Date: 9 August 2000

N
W E
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D

21.AUG.2000* 2213



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Development Control Section, Environmental Services, Wokingham District Council.

15 August 2000

Scale: 1 : 1250

N
W E
S