APPLICATION NO:
**F/2000/1345**

LOCATION:
**66 Beech Lane, Earley Reading.**

APPLICANT:
**Dr J Pimm**

PROPOSAL:
**Proposed two storey rear extension to dwelling and conservatory and new front porch**

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Dr J Pimm**
**66 Beech Lane**
**Earley**
**Reading**
**RG6 5QA**

**Application Number: F/2000/1345**

**Parish:** **EARLEY**

**Location:** **66, Beech Lane, Earley, Reading.**

**Proposal:** **Proposed two storey rear extension to dwelling and conservatory and new front porch**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

**Condition**
3. The first floor bathroom windows in the side (northwest and southeast) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

**Condition**
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above.

**Condition**
5. The 2 metre high fence, shown on the proposed north elevation, projecting 4 metres forward and 2.4 metres to the rear of the existing garage, shall be erected prior to occupation of the development hereby permitted and shall be so maintained at all times.

**Condition**
6. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

**Reason**
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**
2. To ensure a satisfactory external appearance.

**Reason**
3. In the interests of the amenities of the occupants of this property and other properties nearby.

**Reason**
4. To safeguard the amenities of neighbouring residents and the locality.

**Reason**
5. To safeguard the amenities of neighbouring residents.

**Reason**
6. To prevent pollution of groundwater.

**Informative**
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall on 01276 45 4393 for further details.

John Mitchell
Development Control Manager
Date: 15/06/2000

**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.**

Refused

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1345 | EXC |
| BUILDING CONTROL NUMBER. | FP 2000/0752 | Alan |
| ~~APPLICANT~~/AGENT | Alan Card. | |
| ADDRESS OF SITE | 66 Beech Lane EARLEY | |
| DESCRIPTION OF PROPOSED WORK | 2 Storey rear ext (plus conservatory + new front porch - DC only) | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | ✓ | ✓ |
| ELEVATIONS | recd 15/6/00 | recd 26/4/00. |
| FLOOR PLANS | — | — |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 15/6/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Slight | |
| IF YES, WHAT ARE THE DIFFERENCES ? | DC - fence + conservatory shown on side elevation | |
| DATE | 22/6/00. | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/1345

**Applicant :** Dr J Pimm .

**Location :** 66, Beech Lane, Earley, Reading.
**Proposal :** Proposed two storey rear extension to dwelling and conservatory and new front porch

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 23/5/00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** ...16...May...2000.....

**Date Registered : 26/04/2000**

**Earliest Date for Decision : 05/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 05/06/2000**

**Application Expiry Date: 21/06/2000**

**Consultation Responses :**

Environmental Health - no objections
Earley TC - "no objection"
Neighbour - revised plans acceptable re streetscene + impact on neighbours
Landscape - acceptable

**Planning Issues :**

Identified Settlement
neighbours - streetscene

**Application Number:** F/2000/1345
66 Beech Lane, Earley

**Appraisal:** 66 Beech Lane is a two-storey detached dwelling, with a detached garage located about 2.5 metres to the rear. The proposal is for a two-storey rear extension, which would link to the garage to the house. A similar proposal was refused in March 2000 due to the overbearing impact and overlooking of 64 Beech Lane. The footprint of the current application is similar to the earlier one but the first-floor area and massing of the proposals have been reduced considerably. 64, 66 and 68 Beech Lane have a staggered layout with No 68 being set forward in relation to No 66 and 64 set back. Both the neighbouring properties have existing rear extensions.

The main part of the extension would be 7 metres deep, 2.8 metres wide, flush with the side of the house adjacent to 64 Beech Lane and set in from the boundary with 68 Beech Lane by about 3 metres. The roof would be hipped, with a catslide at the rear and first-floor dormer windows in the rear elevation and the side facing No 68. In addition there would be a 2.3 metre deep extension at the rear of the garage, to form a conservatory and a glazed lean-to roof over the side entrance to the kitchen. This would have open sides and a maximum height of 4.2 metres.

The two-storey part of the extension would project about 2 metres to the rear of the existing single-storey extension at 68 Beech Lane. The combination of it being set in from the boundary and the design of the roof/first-floor would prevent it being overbearing or reduction in daylight to No 68. A first-floor dormer window is proposed in this side elevation but it would be to a bathroom and could be obscure glazed. This combined with the position of the neighbouring extension would prevent an unacceptable reduction in privacy to the neighbouring property.

The flank of the two-storey extension would be 6 metres from the side of 64 Beech Lane. This distance, combined with the design of the extension would prevent it being overbearing. The single-storey conservatory would increase the length of the garage by 2.3 metres, to 8 metres. It would project about 1.5 metres beyond the rear of 64 Beech Lane and would be about 3.4 metes to the side of the neighbouring property. In addition there is a large mobile structure between the garage and the neighbouring dwelling. Three new windows are proposed in this elevation: a first-floor bathroom window and, on the ground-floor a kitchen window and a kitchen and door in the breakfast room. The bathroom window could be obscure glazed to protect the privacy of occupants and neighbours. A 2 metre high fence is proposed at the front and rear of the garage which would prevent overlooking from the conservatory and the breakfast room. At the fence to the front of the garage would be level with the front elevation of 64 Beech Lane and would prevent loss of privacy to the neighbouring dining room.

In addition a porch is proposed at the front of the property. The ridge of the roof would be 3.5 metes high so it could not be constructed as permitted development. It would not be out of keeping with the original house and there would be no impact on the neighbours.

**Recommendation:** conditional approval

**Application Number F/2000/1345**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 01 | SC01 | SR02 | |
| 02 | SC53 | SR12 | |
| 03 | SC20 | SR24 | first-floor bathroom ~~[illegible]~~ windows in the side (northwest and south-east) |
| 04 | SC08 | SR05 | at first-floor level or above ~~[illegible]~~ |
| 05 | | SR05 | The 2 metre high fence, shown on the proposed north elevation, projecting 4 metres forward and 2.4 metres to the rear of the existing garage, shall be erected prior to occupation of the development hereby permitted and shall be so maintained at all times. → delete "and the locality" |
| 06 | | | |

**CONDITION**: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**REASON**: To prevent pollution of groundwater.

| | | | |
|---|---|---|---|
| | | | |
| INFORMATIVE | | | |

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

15/6/00

# RECORD OF SITE VISIT

SITE ADDRESS: 66 Beech Lane Earley Reading.

APPLICATION NUMBER: F/2000/1345

OFFICER: Emy Circuit

DATE OF SITE VISIT: 16 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on gatepost.

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

2 storey detached, brick ground floor, rendered on 1st - all painted cream

4. RELATIONSHIP TO ADJOINING PROPERTIES

2 storey detached either side

5. SITE CONSTRAINTS

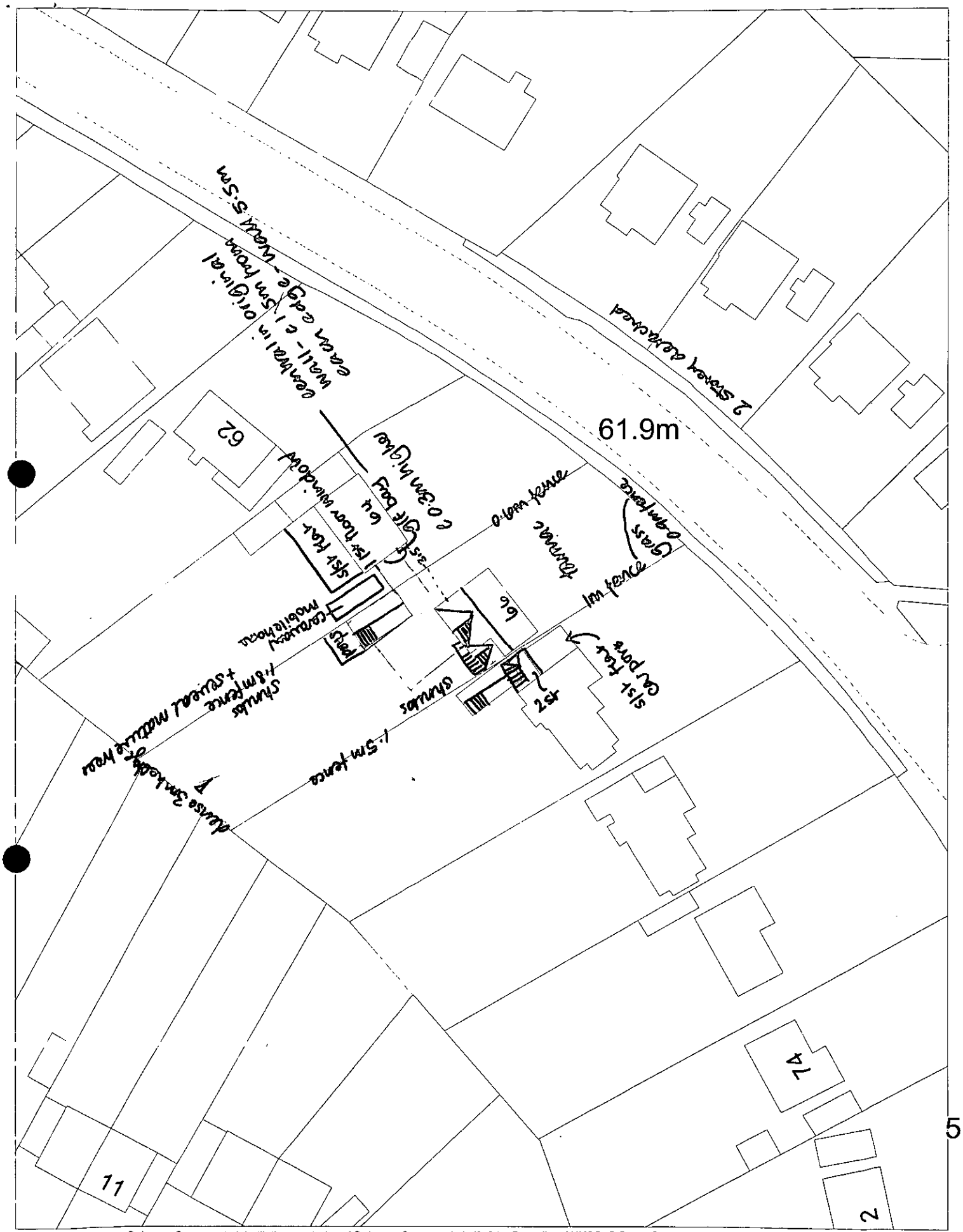
TREES - in boundaries at rear

ACCESS/PARKING

LEVELS No 64 raised by about 0·3m

BOUNDARY TREATMENT fences at front

OTHERS fences + hedges to 3m at rear.

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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 500

N W E S

finish.

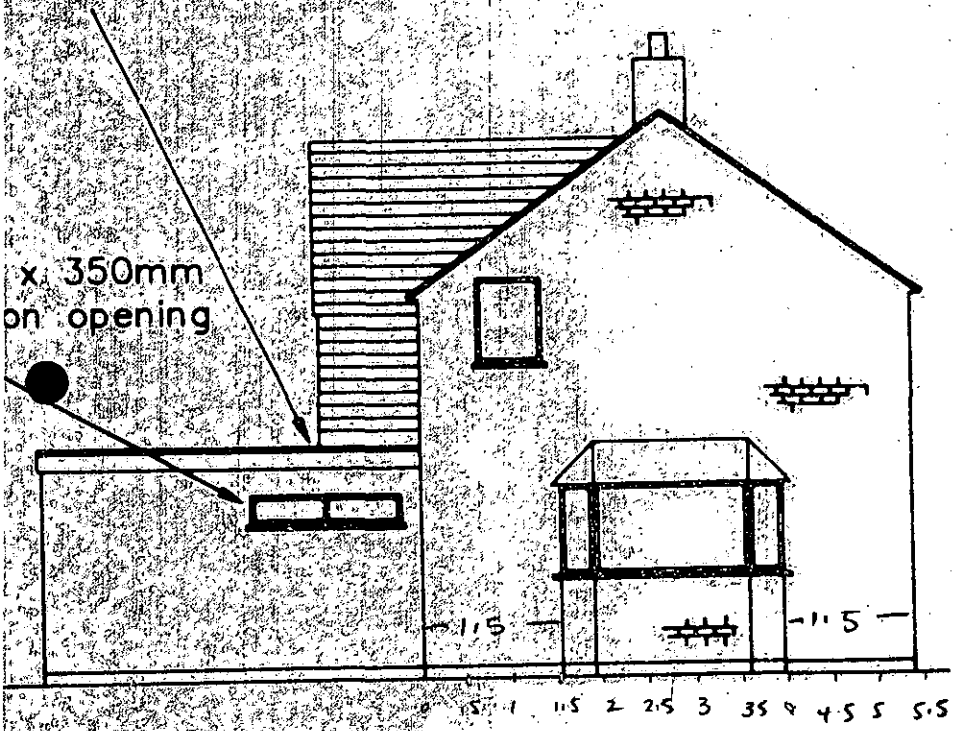
facing bricks to be nearest match to existing walls

11/04

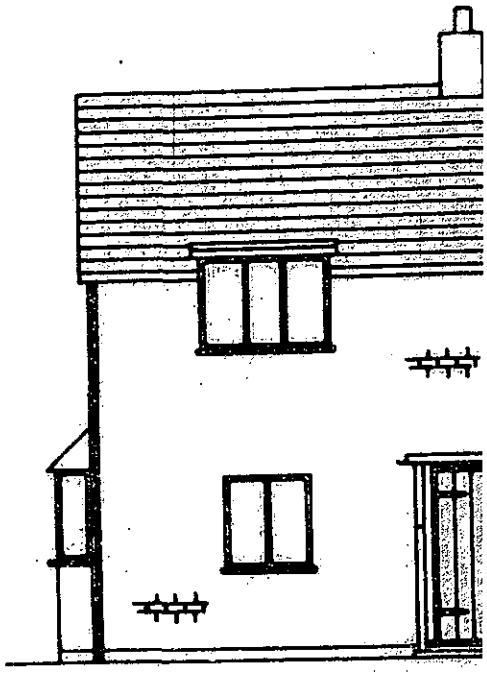
Appn 37562
64 Beech Lane

4 ib lead flashing to all abutments

x 350mm on opening




RIGHT ELEVATION

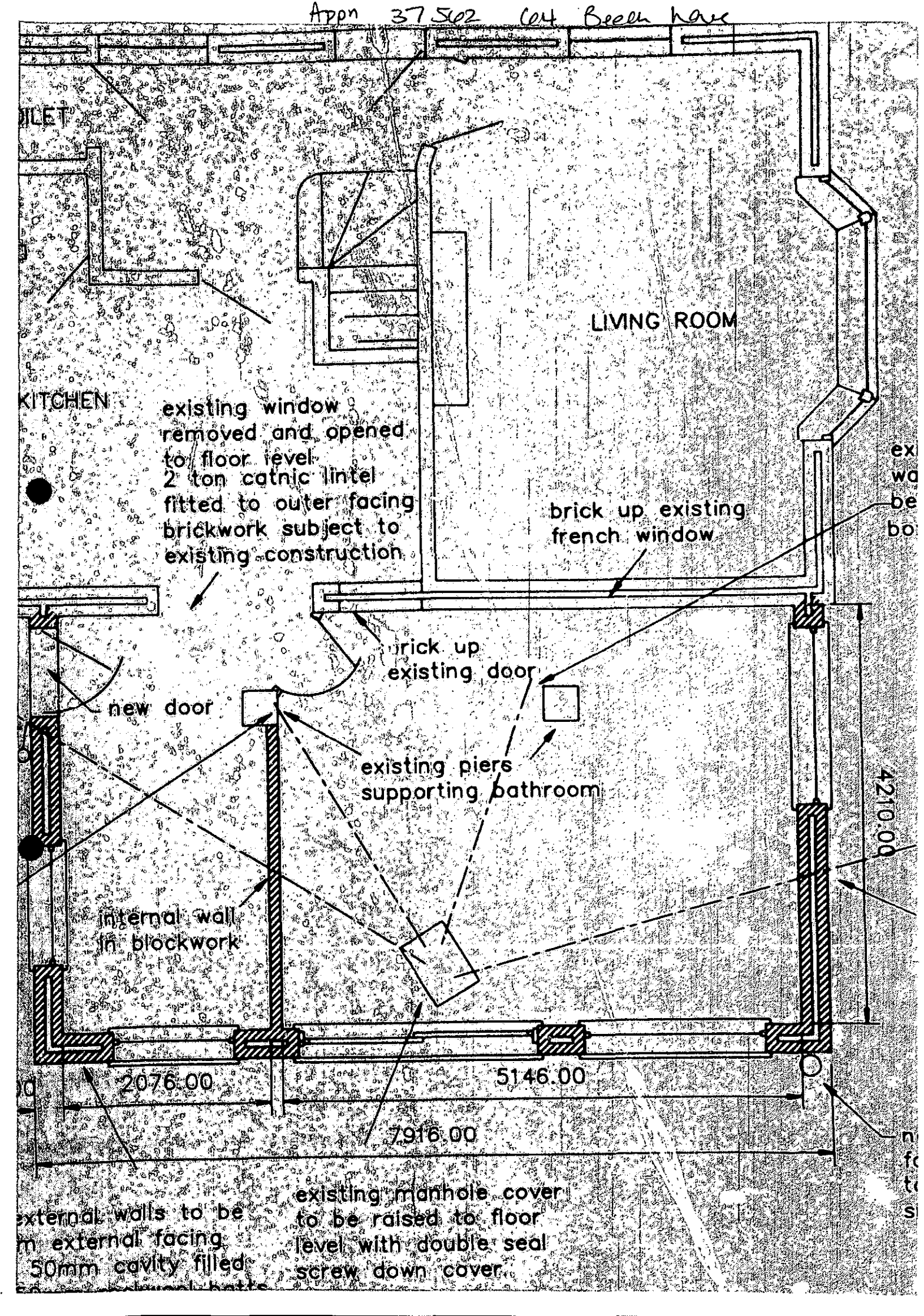


FRONT

00

515m

Appn 37562 Cct Been have



**Received by Wokingham District Council**

# Application No: F/2000/1345

**PROPOSAL:**
Proposed two storey rear extension to dwelling and conservatory and new front porch

**LOCATION:**
66, Beech Lane, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. 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**

**12 May 2000**

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

Tel: (0118) 974 6479

Date: **12 May 2000**

My ref: F/2000/1345

**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/2000/1345**
**66, Beech Lane, Earley, Reading.**
**Proposed two storey rear extension to dwelling and conservatory and new front porch**

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1345**
**66, Beech Lane, Earley, Reading.**
**Proposed two storey rear extension to dwelling and conservatory and new front porch**
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 6479

Date: **12 May 2000**

My ref: F/2000/1345

**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
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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1345**
**66, Beech Lane, Earley, Reading.**
**Proposed two storey rear extension to dwelling and conservatory and new front porch**
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 6479

Date: **12 May 2000**

My ref: F/2000/1345

**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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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Emy Circuit** Application Number: **F/2000/1345**
**66, Beech Lane, Earley, Reading.**
**Proposed two storey rear extension to dwelling and conservatory and new front porch**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

# WOKINGHAM D.C. DEVELOPMENT CONTROL

~~52/58~~

| | |
|---|---|
| Start date: 26 APR 2000 | Map No. 52 Site 0105 |
| Officer: EAC / Application No. F/2000/1345 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND CONSERVATORY + NEW FRONT PORCH

Location: 66 BEECH LANE

Parish: EARLEY Ward: Redhatch
12.5.2000

Applicant: DR J PIMM
re-submission F/2000/0519 - refused

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

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 | South Elevation shows Cons. to have double doors + windows each side, floor only show window one side? | | |
| 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 : 12-5-2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ✓ |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ✓ 250 m landfill |
| 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.

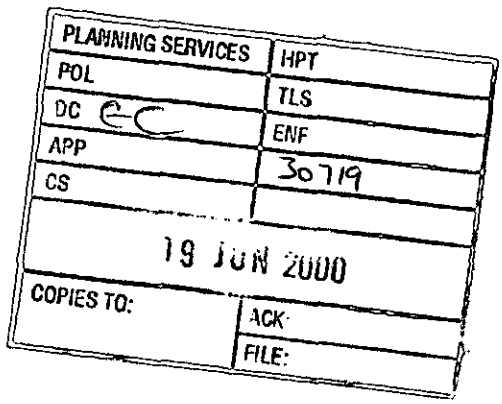
**NEIGHBOURS:** S/N + 64, 68, 67 + 69 Beech Lane ✓
13, 15 + 17 Hartsbourne Rd.

ENVIRONMENT AGENCY

**Our ref:** SP\2000\001755\001
**Your ref:** F/2000/1345

**Date:** 14th June 2000

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN




Dear Sir/Madam

**REAR EXTENSION AND CONSERVATORY**
**66 BEECH LANE, EARLEY**

Thank you for your letter dated 12 May 2000 which was received on 15 May 2000. You are asked to quote the following reference in any correspondence: SU77SW/10/3.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS**

**CONDITION**: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**REASON**: To prevent pollution of groundwater.

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

**ADVICE TO PLANNING AUTHORITY**

**Waste Regulation: Contact Miranda Wycherley on 01276 454384**

According to our records, there is one landfill site within 250 metres of the site, as follows:

| Grid Ref. | Distance from site | Landfill name | Details |
|---|---|---|---|
| SU 745 710 | 124M SOUTH EAST | BOVIS HOMES, EARLEY | CLOSED, INERT WASTE IN 1986 |

In view of distance and existing residential development bordering the site it is unlikely that landfill gas will present a risk to this proposal.

The applicant may wish to incorporate gas protection measures into the design of the building as a precautionary measure.

**Development Control: Contact Amanda Reed on 01276 45 4331**

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

**ADVICE TO APPLICANT**

**Environment Protection: Contact Nick Weddell on 01276 454405**

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

**DECISION NOTICE**

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

**Sarah Paxman**
**Development Planning Officer**

Cc:Dr J.T.Pimm, 66 Beech Lane, Earley, Reading RG6 5QA

**TO: DEVELOPMENT CONTROL**
Eng Circuit

FROM: Environmental Design

DATE: 12th June 2000

**Location: 66 Beech Lane, Earley.**

**Proposal:** Proposed two storey rear extension to dwelling and conservatory and new front porch.

**Application Number:** F/2000/1345

In response to your consultation dated 12th May 2000 for the above application, the landscape comment is as follows:

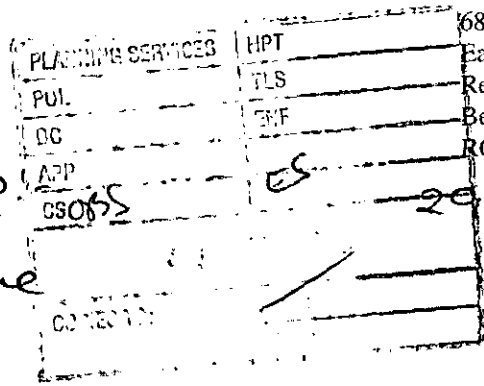
The proposal is acceptable. The proposed extensions would fit with the existing houses on either side of this property and do not affect the landscape quality of the area.

Patricia Green

Patricia Green
Landscape Consultant

Tel: (0118) 987 1352

68 Beech Lane,
Earley,
Reading,
Berkshire,
RG6 5QA




APPLICATION NO
F/2000/1345
66 Beech Lane

Dear Sir/madam,

My husband and I have viewed the plans relating to No 66 Beech Lane and have no objections to the design or layout.

These revised plans appear to be more acceptable regarding the street scene to the front, and one less invasive to the rear.

Dr & Mrs Pinn have made every effort to bear our views in mind when submitting these plans.

Yours faithfully

L R Young (Mrs)

Date: 24 May 2000

To: Case Officer

---

We have received Additional Plans for the following planning application:

Application Number: F/2000/1345

Location: 66, Beech Lane, Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling and conservatory and new front porch

Applicant: Dr J Pimm.

Case Officer: Emy Circuit

---

The new plans show the following: Proposed porch at front of property.

---

**Comments are required by 03/06/2000.**

**Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.**

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1345 (Planaps) / (Ludhouse) Date Rec. 22/5/00

Location: 66 Beech Lane

Parish Farley

Applicant: Dr J Pimm

Description of attached plans proposed porch at front of property.

Drawing No's: /

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 64, 68, 67, 69 Beech Lane

13, 15 + 17 Hartbourne Rd

Date for Responses 10 days

## FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER EXU

Consultations Sent by Admin. on 24.05.95.

Yellow - Part One Copy
Green - Officer's Copy

Byland. 12.10.

PLANNING SERVICES
RPT 29610
POI
TLS
DC
APP
CS
22 MAY 2000
COPIES TO:
NOS:
FILE:

66 Beech Lane
Earley, Reading
RG6 5QA
Tel: work 9792111
mobile 07881 627 697

22nd May 2000

ADDITIONAL PLANS

1345

Mrs E. Circuit
Environmental Services Department
Wokingham District Council
Shute End
Wokingham RG40 1WW

Dear Mrs Circuit

Re: F/2000/1345

Proposed two storey rear extension, and front porch

Thank you for contacting me to get the front elevations. My apologies for being abrupt on the phone on Tuesday; I was in one of the pods on the London Eye when you phoned, and did not want to distract the other passengers! The elevation I sent you last week had some inaccuracies, and I had forgotten to include a side elevation of the porch. My understanding had been that this did not require planning permission.

I have redrawn the front elevation showing the correct gradient to the garage entrance, and the porch at the correct height, with a side elevation.

I understand that our neighbours, the Sperrings, have been in to see the new plans, and are happier with these. My wife tells me that they are not raising objections to these latest plans. I hope the reduction to the roof area, and the measures to avoid overlooking their windows, meets with your criteria for consent.

With kind regards.

Yours sincerely,

Dr. James T. Pimm

Recd 1.30 pm 18/5/00

Re planning application no
F/2000/1345

Emy Circuit.

Front elevations as requested.

ADDITIONAL PLAN

1345

FROM: Emy Circuit

DATE: 12 May 2000

DELEGATED

PLANNING SERVICES | DPT
POL | TLS
DC | CDF
APP
CS
23 MAY 2000
COPIES TO: | ACS
TE

## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1345

**Proposal:** Proposed two storey rear extension to dwelling and conservatory and new front porch.

**Site Address:** 66, Beech Lane, Earley, Reading.

**Applicant:** Dr J Pimm .

Your observations are required in respect of this application **by 05/06/2000** .

---

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

From: John Mullaney, Environmental Health — My Ref: JRM/JS

To: Emy Circuit, Planning — Your Ref:

Date: 17 May, 2000

---

**APPLICATION NO: F/2000/1345**
**PROPOSED STOREY REAR EXTENSION TO DWELLING AND CONSERVATORY AND NEW FRONT PORCH**
**LOCATION: 66 BEECH LANE EARLEY**

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER

# Environmental Services

For office use only.
Application number: 26.APR.2000* 1345

## 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 | DR. J.T. PIMM |
| | Address and postcode | 66 BEECH LANE<br>EARLEY<br>READING.<br>RG6 5QA |
| | Phone number | 07881 627 697 |
| 2 | Agent's Name | |
| | Address and postcode | |
| | Phone number | |
| 3 | Site<br>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. | 66 BEECH LANE<br>EARLEY<br>READING. |
| 4 | About the application<br>Give brief details of the proposal for example, two storey side extension. | PROPOSED TWO STOREY REAR EXTENSION TO DWELLING. AND CONCERVATORY |
| 5 | Are there any trees on the site?<br>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 ☐<br>FLOWERING CHERRY ADJACENT CONSERVATORY |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | ROOF TILES TO MATCH EXISTING.<br>FACE BRICKS TO MATCH EXISTING.<br>TIMBER CLADDING FOR DORMER WINDOW. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | APPLICATION WITHIN 1 YEAR OF REFUSAL ON F/2000/0519. | |
| | 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 25/4/00.

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

Pc 03 090 066

ADDRESS 66 BEECH LANE

PARISH EARLEY

PLOT No. Old Property

ORD. SHEET No. SU. 7471 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| | | | | |
| | | | | |
| PD/447/58 | Mr. F.F. Warwick | Garage | 11/11/58 | App. N/A |
| 32667 | | | 17.4.89 | [illegible] |
| [illegible] | [illegible] SMITH | 2/ST. HT. | 18.1.89 | APP |
| F/2000/0519 | Dr. J. Pim | 2/st rear extension | 16.03.00 | REF |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26.APR.2000 1345

Pc 03 090 066

ADDRESS 66 BEECH LANE

PARISH EARLEY

PLOT No. Old Property

ORD. SHEET No. SU. 7471 (52)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| | | | | |
| | | | | |
| PD/447/58 | Mr. F.F. Warwick | Garage | 11/11/58 | App. N/A |
| 32667 | | | 17.4.89 | [illegible] |
| KRA 665 | R. PARTNELL SMITH | 2/ST. HT. | 18.1.89 | APP |
| F/2000/0519 | Dr. J. Pim | 2/st rear extension | 16.03.00 | REF |
| | | | | |
| | | | | |
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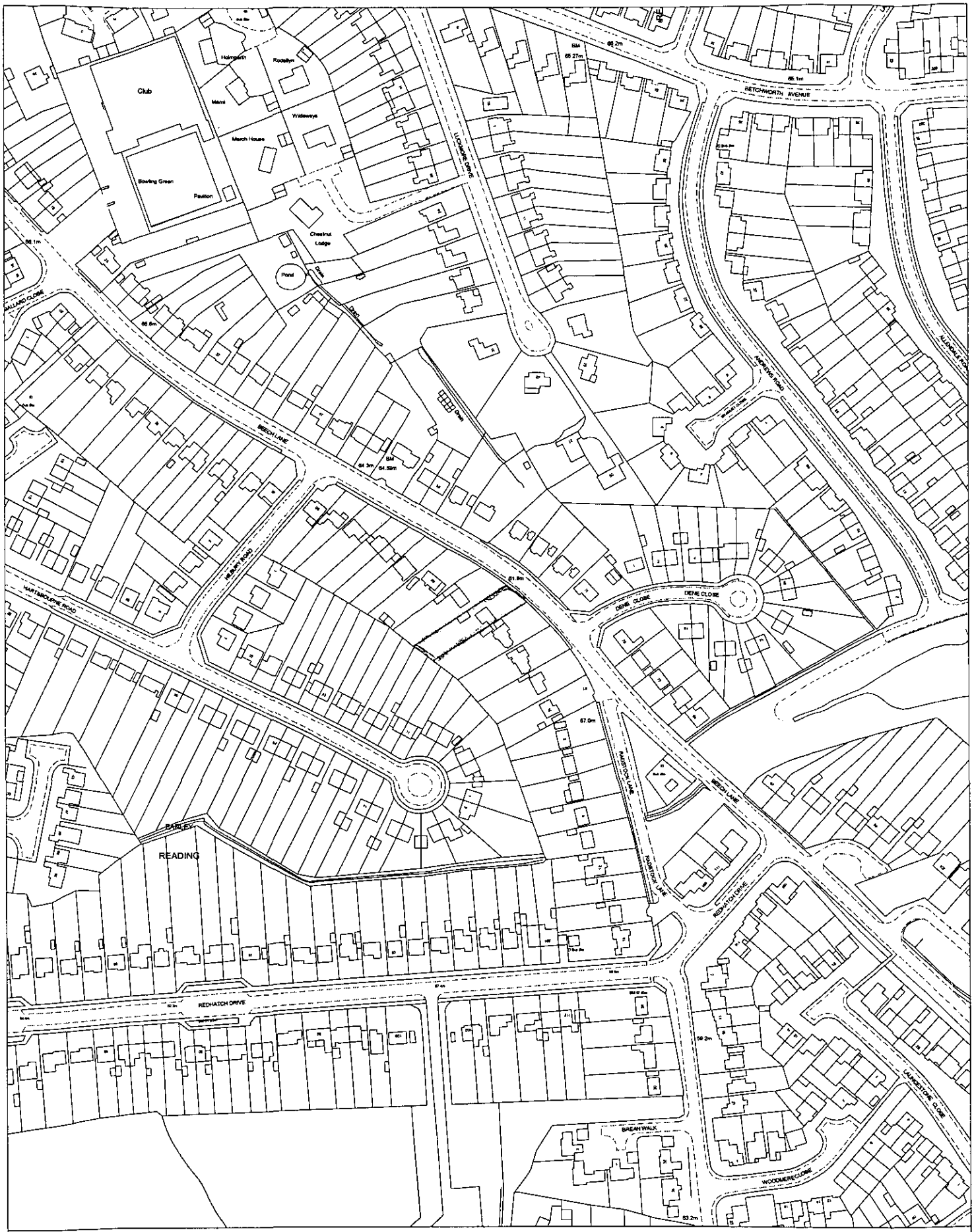
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26. APR. 2000 ☆ 1345




## Site Plan, Scale: 1 to 2500

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Date: 25 April 2000

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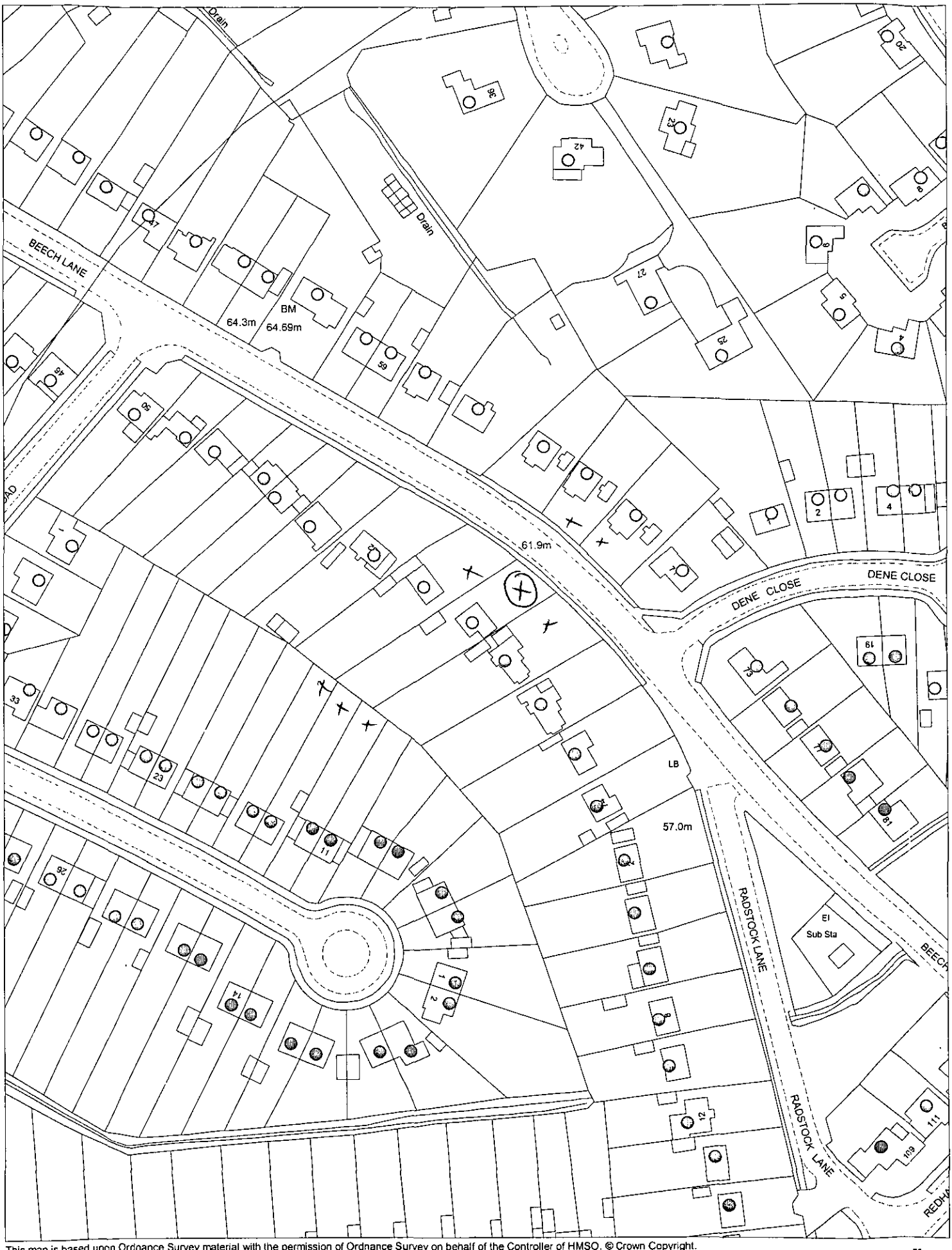
26.APR.2000* 1345

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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250

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26. APR. 2000★ 1345