APPLICATION NO:
F/2000/0906

LOCATION:
53 Loxwood, Earley Reading.

APPLICANT:
B Smtih Esq C/O John Woods

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

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Joss Miller**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

B Smtih Esq
C/O John Woods
Heath Copse
Wolverton Road
Baughurst
TADLEY
Hants RG26 5JH

Application Number: F/2000/0906

Parish: **EARLEY**

Location: **53 Loxwood, 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 brickwork 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.

Head of Planning and Transportation
Date: 02 May 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.

FROM: Joss Miller

DATE: 22 March 2000

PLANNING
PCL
DC
APP
25 ... 2000
COPIES TO:
ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0906

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

Site Address: 53, Loxwood, Earley, Reading.

Applicant: B Smtih Esq C/O John Woods.

Your observations are required in respect of this application **by 15/04/2000** .

NO OBJECTION

SIGNED: _____ DATE: 20 APR 2000

Clerk To Earley Parish/Town Council.

Application Number F/2000/0906
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	brickwork.

RECORD OF SITE VISIT

SITE ADDRESS: 53 Loxwood Earley Reading.

APPLICATION NUMBER: F/2000/0906

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side gate

2. DESCRIPTION OF SURROUNDINGS
Modern detached houses on estate

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
55 No side windows. French doors to rear.
51. No side windows.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING \

LEVELS —

BOUNDARY TREATMENT 1.8m fence both sides

OTHERS 3m hedge to rear.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0906

Applicant : B Smtih Esq C/O John Woods.

Location : 53, Loxwood, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/4/00

Date of Neighbour Notifications : 21/3

Date of Site Visit : 12/4/00

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :
Councillor responded.

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement. LBE1.

Application Number: F/2000/0906

Appraisal :

This application is for a single storey rear extension to form conservatory.
Neighbours
No 55 is stepped back from the applicant by approx 2.5m (at the rear footprint of house) The proposal is 3.5m deep with a pitched roof 3.3m high. It is situated 2m from the neighbouring property and on the north side. The conservatory will be partially obscured by the 1.8m fence situated on the boundary. The neighbour on the other side (51) and neighbours to the rear are a sufficient distance for any impact to be minimised.

Street scene.
The extension will be largely obscured from the street scene by the main footprint of the house. Therefore any impact will be minimised.

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

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0906**

53, Loxwood, 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 refusal

and my reason~~(s)~~ are please contact me

Signed: [signature]

Councillor Rolls

Date: 17/4/00

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

Tel: (0118) 974 6463

Date: **22 March 2000**

My ref: F/2000/0906

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/2000/0906
53, Loxwood, 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0906**
53, Loxwood, 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**********

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

Tel: (0118) 974 6463

Date: **22 March 2000**

My ref: F/2000/0906

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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53, Loxwood, 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 6463

Date: **22 March 2000**

My ref: F/2000/0906

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0906**
53, Loxwood, 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**********

Received by Wokingham District Council

Application No: F/2000/0906

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

LOCATION:
53, Loxwood, 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 (see details above) please allow 4 days from the date of this letter 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2000	Map No. 58 Site 0:03
Officer: JM | Application No. F/2000/0906	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 53 LOXWOOD

Parish: EARLEY Ward: Redhatch.

Applicant: B SMITH

Fee Received 95-00 (S) 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			
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 : 21.3.2000 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 + 51, 55, 54 + 56 COXWOOD ✓

47, 49 + 57 MAREFIELD

ADDRESS 53 LOXWOOD PARISH EARLEY

PLOT No. 168 ORD. SHEET No. SU 7570 (58)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
65172	Messrs Cooper Estates Ltd	Outline Resi Devel	8.6.72	N/A C/A
899/73	Gough Cooper & Co LTD	Det House & Garage	14.6.73	— C/A
BR63008	Mr & Mrs B Smith	2 storey ext	29.3.77	APP N/A
26238	"	" "	14.4.77	N/A C/A
BR16518	"	1ST FLOOR EXT.	7.4.81	APP. N/A
15424	"	"	8.5.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

13.MAR2000 0106

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please *submit 6 copies of the completed form and your plans to: Planning* Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	B. Smith Esq
	ADDRESS	53 Loxwood Earley Reading
	POST CODE	RG6 5QZ Tel. No 9863270
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	John Woods
	ADDRESS	Heath Copse Wolverton Road Bdwghurst, Tadley
	POST CODE	RG26 5JH Tel. No 01189812766
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	As 1.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Rear Conservatory

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — London Brick Co Dapple Lights Polycarbonate

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED J Woods. ON BEHALF OF B. Smith Esq.

DATE 16/2/00

13 MAR 2000* 0906



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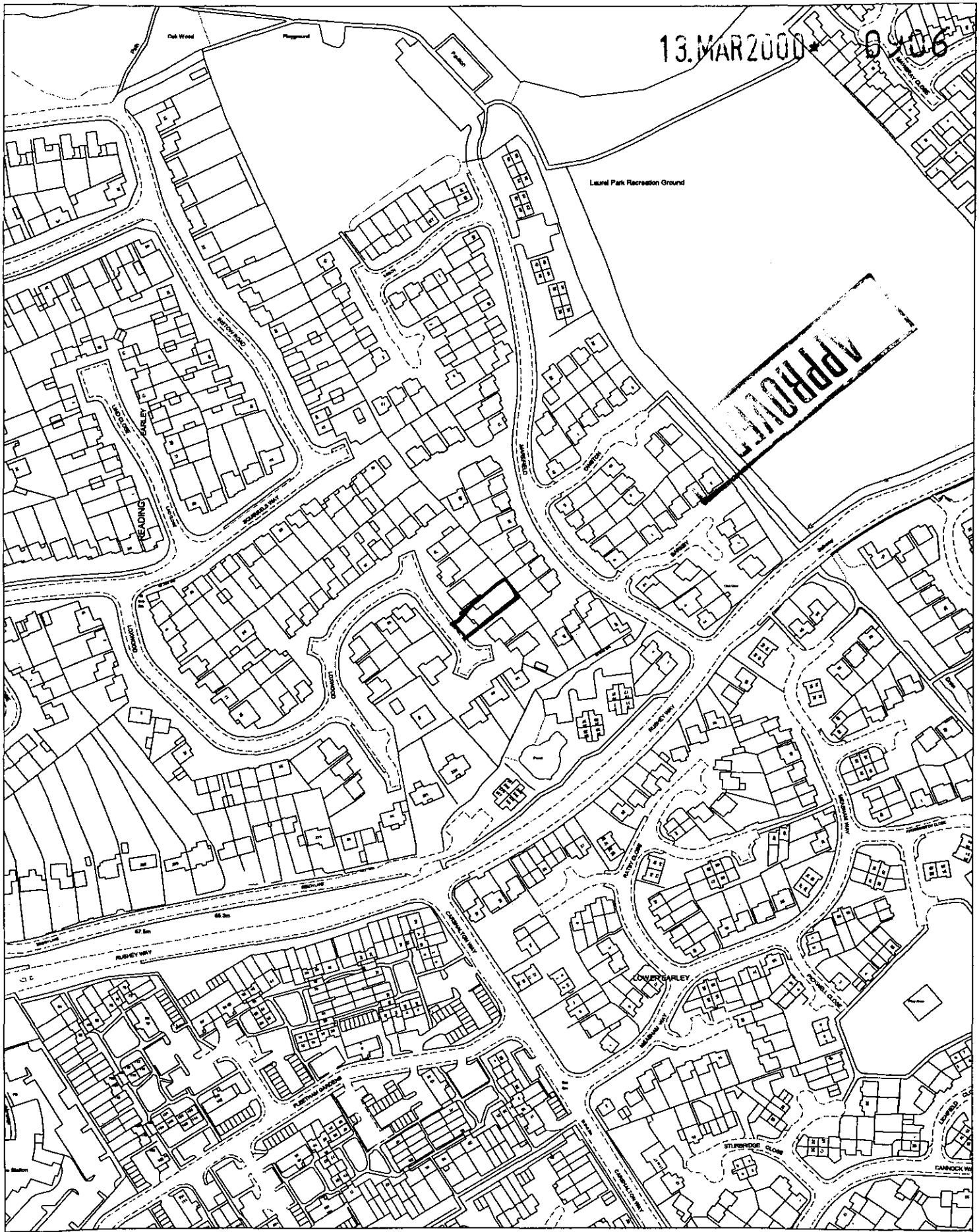
Development Control Section, Environmental Services, Wokingham District Council.

17 March 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 21 March 2000

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