

**EARLEY TOWN COUNCIL – PLANNING COMMITTEE – DECISION NOTIFICATIONS RECEIVED
FROM 26th APRIL – 30th MAY 2023**

Application No:	Detail	Town Council Recommendation	Planning Authority Decision
230219	Full application for the erection of an industrial unit with ancillary office space and associated storage areas, along with a new car parking area, access and associated landscaping following the demolition of the existing units at Unit 31-33 Suttons Business Park, Suttons Park Avenue.	N/O	A
230386	Householder application for the proposed erection of a single storey rear extension, alterations to roof, insertion of front dormers and extension to existing rear dormer to extend existing first floor, plus the addition of a roof light, demolition of existing chimney and extension to existing drive at 58 Hilltop Road.	N/O	A
230495	Householder application for the proposed erection of a front canopy roof, a single storey side extension and car port and a part single part two storey side extension, plus changes to fenestration and the erection of a detached double garage, following demolition of the existing single storey side extension and detached garage.	C/A	A
230509	Householder application for the proposed erection of a single storey rear extension plus extension and conversion of the garage to habitable accommodation with associated changes to fenestration at 3 Byreton Close.	C/A	A
230514	Householder application for the proposed erection of a single storey side/rear extension following demolition of existing garage at 61 Meadow Road.	N/O	A
230522	Householder application for the proposed first floor side extension to include 1no. dormer at 22 Sutcliffe Avenue.	N/O	A
230572	Householder application for the proposed modification of the existing rear roof form consisting of an increase in ridge height and replacement of the existing 2 no. rear gables with a hipped crown roof, plus insertion of rooflights to facilitate conversion of the loft to habitable accommodation at 3 Kennedy Gardens.	N/O	A
230580	Householder application for the proposed erection of a single storey front extension to form porch, and part single part two storey side/rear extension, following demolition of existing garage, office and dining room at 77 Elm Road.	R	A
230671	Householder application for the proposed erection of a two storey front/side extension following demolition of existing garage, first floor side extension, plus the insertion of rear dormer and roof lights to facilitate conversion of loft to create habitable accommodation at 20 Whitegates Lane.	R	A
230724	Householder application for the proposed single storey rear extension, single storey front extension replace existing garage door with a window to facilitate garage conversion to create habitable space, insertion of an	N/O	A

APPENDIX A

	additional window to ground floor side elevation and erection of detached, single storey storage shed at 38 Paddick Drive.		
230737	Householder application for the proposed erection of a part single storey, part two storey rear extension following demolition of existing conservatory, rear extension and garage, alterations to roof including the insertion of 6no. dormers to extend existing first floor habitable accommodation, part demolition and re-build of boundary wall plus associated landscaping and changes to fenestration at 67 Hilltop Road.	C/A	A
230801	Householder application for the proposed erection of a single storey rear extension plus modification of the existing rear dormer and changes to fenestration at 405 Wokingham Road.	N/O	A
230864	Householder application for the proposed erection of a single storey front extension to form a porch and a part single part two storey side and first floor rear extension, following demolition of the existing garage at 6 Kenton Road.	N/O	A

N//O = No Objection. A = Approved. C/A = Conditional Approval. R= Refused. N/C = No Comment.
 WD =Withdrawn. N/P = No Plans. P/D = Permitted Development

6th June 2023

EARLEY TOWN COUNCIL - PLANNING APPLICATIONS RECEIVED

THIS DOCUMENT ONLY SHOWS APPLICATIONS RECEIVED UP TO THE DATE OF PUBLICATION OF THE PLANNING AGENDA ON 30TH MAY 2023

W/E 5TH MAY 2023

Planning Ref No:	Application Details	Address	Town Ward
230945	Householder application for the proposed erection of a single storey rear extension.	8 Blackthorn Close, RG6 1DH	Whitegates
230965	Householder application for the proposed erection of a single storey rear infill extension.	9 Pond Head Lane, RG6 7ET	St Nicolas
231000	Householder application for the proposed erection of a single storey rear extension including the insertion of a roof lantern, part garage conversion, plus the insertion of roof lantern to existing flat roof.	42 Ilfracombe Way, RG6 3AQ	St Nicolas
231017	Householder application for the proposed change of roof profile from hipped to gable with new dormer windows to front and rear elevations and 4no. new windows to front of roof.	425 Wokingham Road, RG6 7EL	Maiden Erlegh
231020	Prior approval submission for the proposed installation of a Solar Photovoltaic roof mounted scheme under 1MW in size. This type of application does not require consultation and is for information only.	1 Thames Valley Park Drive, RG6 1AD	Whitegates
231040	Householder application for the proposed erection of a single storey rear extension with 1no. roof lantern following demolition of existing utility outbuilding, garage conversion to create habitable accommodation, plus changes to fenestration.	43 Hawkedon Way, RG6 3AP	Hawkedon

W/E 12TH MAY 2023

230921	Full application for the proposed erection of a part single storey part three storey rear extension to the existing care home to accommodate a lift shaft.	Rowan Court, Newquay Drive, RG6 4EJ	Hillside
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W/E 19TH MAY 2023

230929	Householder application for the proposed erection of a single storey front extension, single storey side extension and the erection of a first floor including loft space habitable accommodation. WBC has received revised/additional plans. The revised details show: Revised plans received adding a bedroom window to the front blank wall, the dormer size has been reduced and mirrored so that there are two dormers instead of one, the side bedroom windows have been omitted in respect of potential loss of privacy.	81 Hilltop Road, RG6 1DB	Whitegates
231069	Householder application for the proposed erection of a dropped kerb.	35 Pitts Lane, RG6 1BX	Whitegates
231118	Householder application for the proposed erection of single storey rear and side extensions.	47 Meadow Road RG6 7EX	St Nicolas

APPENDIX B

231120	Householder application for the proposed single storey front extension, single storey rear extension plus changes to fenestration following demolition of existing conservatory and conversion of existing garage to create habitable accommodation.	10 Henley Wood Road, RG6 7EE	St Nicolas
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W/E 26TH MAY 2023

231115	Application for works to protected tree(s) TPO 615/1993, T1, T1, Mulberry – Crown reduction by up to 2m back to previous pruning points. This type of application does not require consultation and is for information only.	193 Church Road RG6 1HW	Whitegates
231136	Householder application for the proposed erection of a first-floor extension, two storey front, side and rear extension with loft conversion to form additional accommodation. Following demolition of existing conservatory.	26 Hilltop Road, RG6 1DA	Whitegates
231160	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 94/1976, T1, T1, Oak – Crown reduction by approx. 2-3m to leave a balanced crown of 15m in height; remove deadwood. This type of application does not require consultation and is for information only.	57 Radstock Lane, RG6 5UL	Radstock
231199	Householder application for the proposed erection of two storey side extension plus changes to fenestration following demolition of existing conservatory.	85 Anderson Avenue, RG6 1HD	Whitegates
231218	Householder application for proposed erection of a single storey rear extension and part conversion of existing garage to storage space with fenestration changes.	15 Sibley Park Road, RG6 5UB	Radstock
231251	Full application for the proposed erection of 1no. 3 bed dwelling with new crossover, landscaping and associated access, parking and amenity space. Following the demolition of the existing garage and store/utility room.	23 Erleigh Court Gardens, RG6 1EJ	Whitegates
231262	Householder application for the proposed erection of a single storey front extension following demolition of existing front extension, garage conversion to create habitable accommodation including insertion of roof light to existing roof, single storey rear extension, first floor rear extension, two storey side extension and changes to fenestration.	514 Wokingham Road, RG6 7HY	St Nicolas

Planning Enforcement Figures

Number of Cases Closed April 2023	7
Number of Live Cases May 2023	15

Figures received from Wokingham Borough Council

The Planning Committee has been provided with full details under separate cover.

Item 11

Application 221797 – Crockers, Rushey Way, RG6 4AS

Outline application with all matters reserved for the proposed erection of 9 no. dwellings following demolition of the existing dwelling.

The recommendation submitted by ETC in April 2023: -

ETC raises objection to this application and recommends that WBC refuses the application as whilst the layout is "indicative", it is the applicant's intention that it shows that 9 dwellings can be satisfactorily accommodated on this site. However, ETC considers that this layout has failed to demonstrate that 9 dwellings can be accommodated satisfactorily, in failing to demonstrate that a suitable and safe access can be achieved, with an existing junction opposite, and no assessment of the viability of the proposed junction in geometric and highway safety terms, and with no transport statement; and that the TPO trees shown fail to show they can be realistically retained, as even set out in the applicants own Arboricultural Report. A resolution of these issues is unlikely without impacting the site capacity significantly, contrary to Policy CP3 and CC03, and Manual for Streets. Also, a failure to demonstrate the protection of wildlife contrary to Policies CP3 and TB21. In addition, a failure to adequately carry out pre-application consultation, as described in Paragraphs 33-42 of the NPPF 2021.

If WBC are minded to approve this application the following condition is requested: 1. The indicative layout submitted as part of the outline application in no way represents an acceptable form of layout, being in conflict with WBC Policy CP3 and Design Policies R15 and R16, and not demonstrating a suitable and safe access from the highway, contrary to MfS.