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Martin & Pole

Established 1846

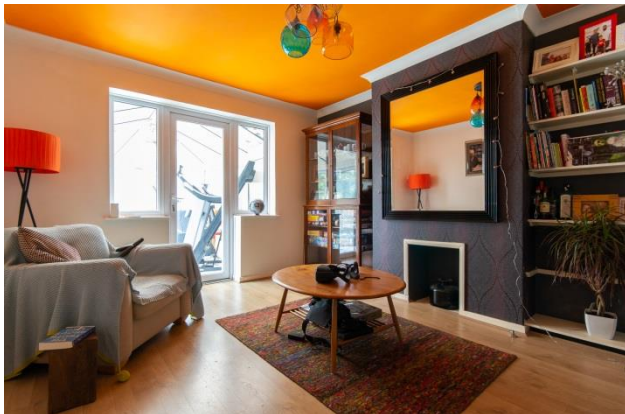
ESTATE AGENTS



99 Beech Lane, Earley, Reading, RG6 5QD

Price £475,000 Freehold

99 Beech Lane, Earley, Reading, RG6 5QD



- ✓ Aldrynton school catchment
- ✓ Traditional Maiden Erlegh catchment
- ✓ Approximate 170 foot rear garden backing on to the woodland of Maiden Erlegh Lake
- ✓ Set back and screened from the road
- ✓ Planning consent to extend (180923)
- ✓ Close to excellent communication links and amenities
- ✓ Not far from the University

- Cook's 1950's bay fronted semi-detached house
- 3 good sized bedrooms
- Refitted family bathroom
- Two Reception rooms
- Refitted Kitchen
- Garage
- Driveway parking for two cars
- Gas radiator central heating
- Mostly double glazed

EER: D67

Council Tax: D

Floor Area (from EPC): 87 m2 (936 ft2)



An attractive bay fronted Cooks semi-detached house built in the 1950's, in a sought after setting. The property has a large rear garden and is set back from Beech Lane on a short private drive.

Planning consent has been granted for a loft conversion and part single storey/ part two storey extensions to rear and side (180923)

This part of Beech Lane is immediately adjacent to Maiden Erlegh Park with its lake and nature reserve, indeed the gardens abut some of the woodland. It is also close to the University Campus and not far from the Asda and Marks & Spencers shopping complexes.

There are also local shops available on Silverdale Road and two regular bus services nearby which run through the University and Hospital area into the town centre.

Reading town centre has a main line railway station with fast services to Paddington as well as services to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be joined either at Junction 11, close to Green Park, where there is also the A33 south towards Basingstoke; or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 20 miles away.

IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 3/4/2020 1:09 PM



For further information or an appointment to view please contact our Earley branch on:

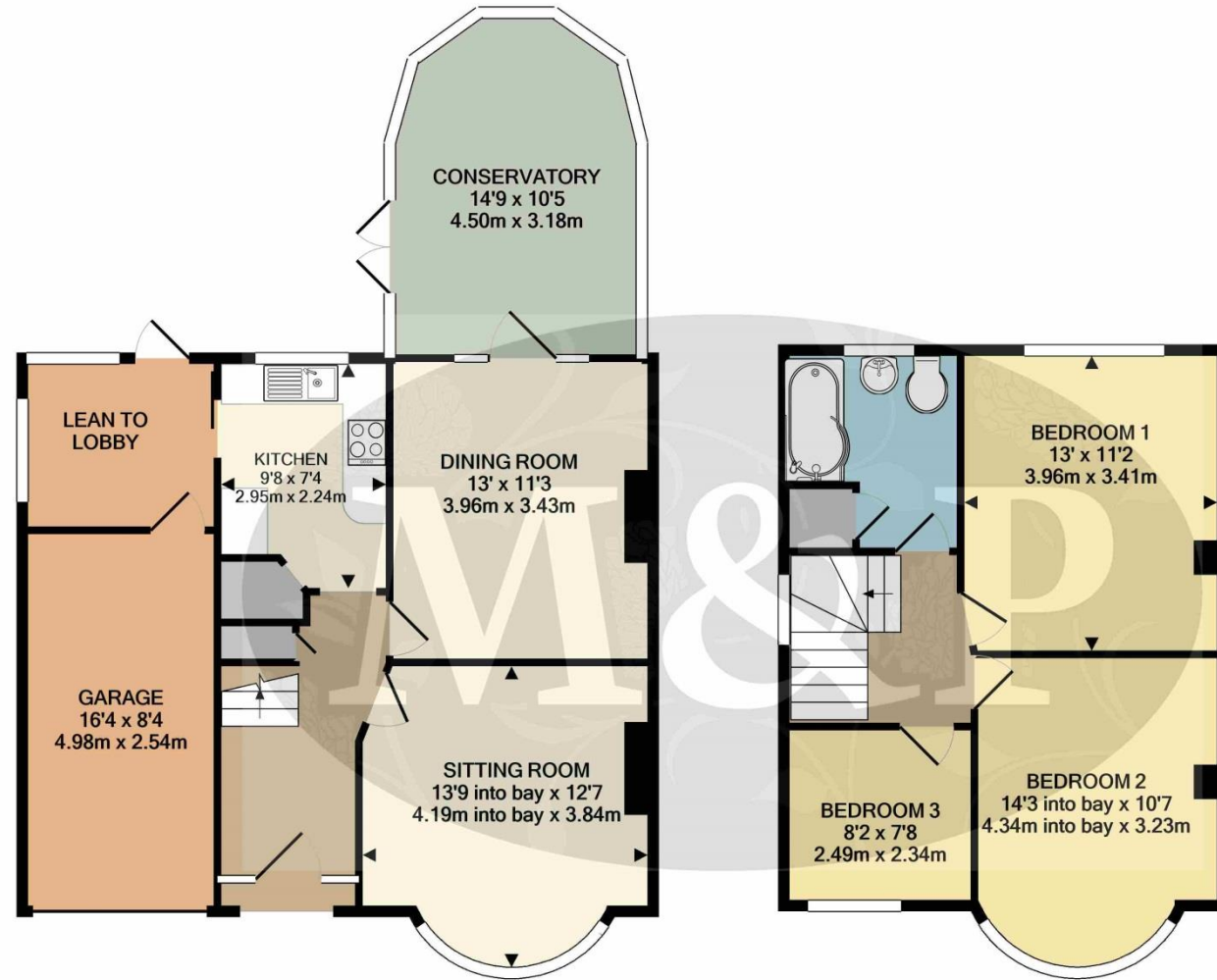
0118 926 4422 or earley@martinpole.co.uk

16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

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Established 1846

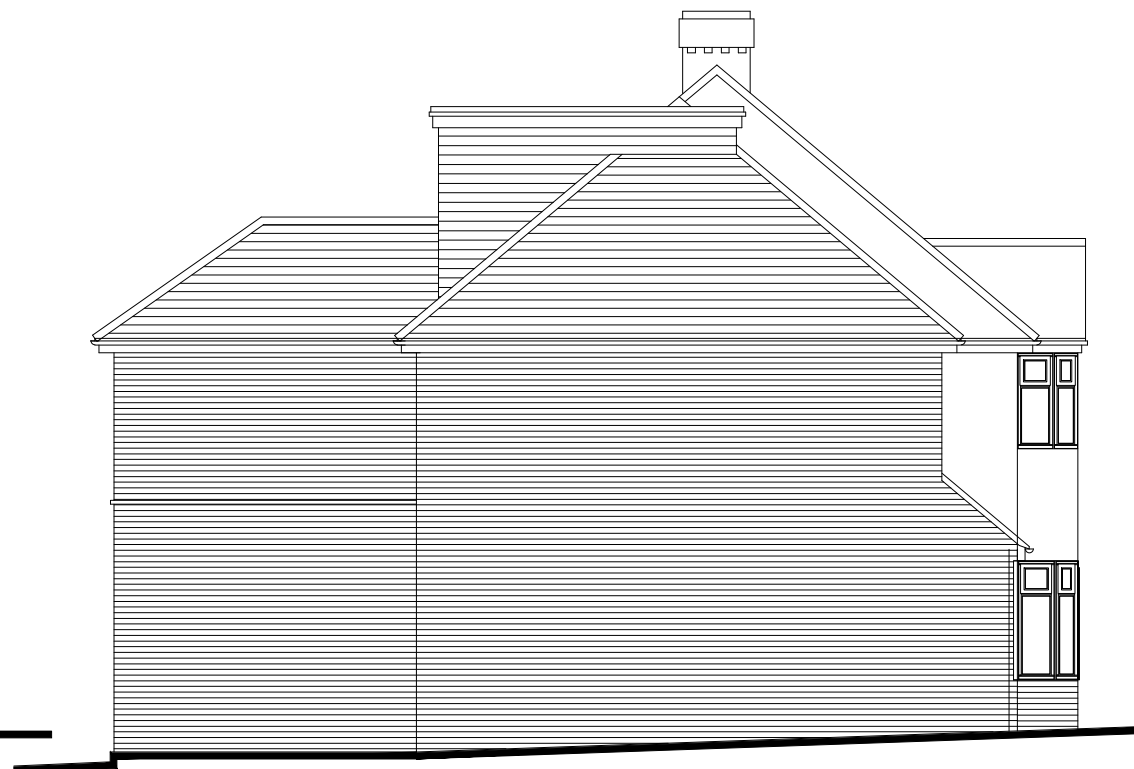
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ESTATE AGENTS

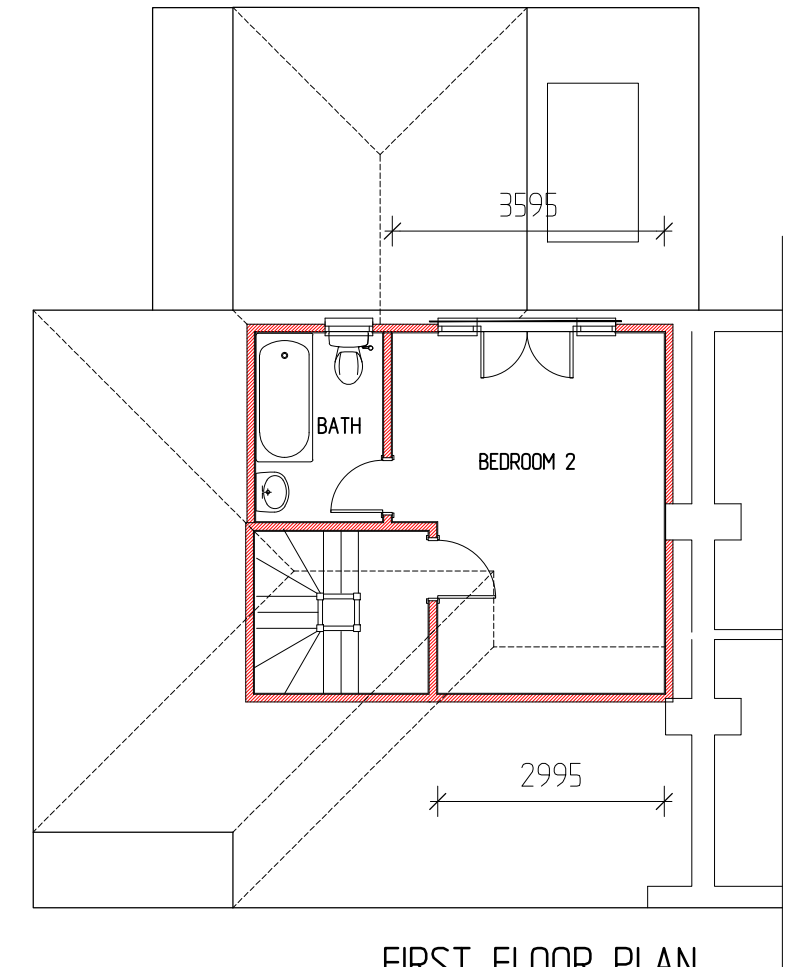




FRONT ELEVATION



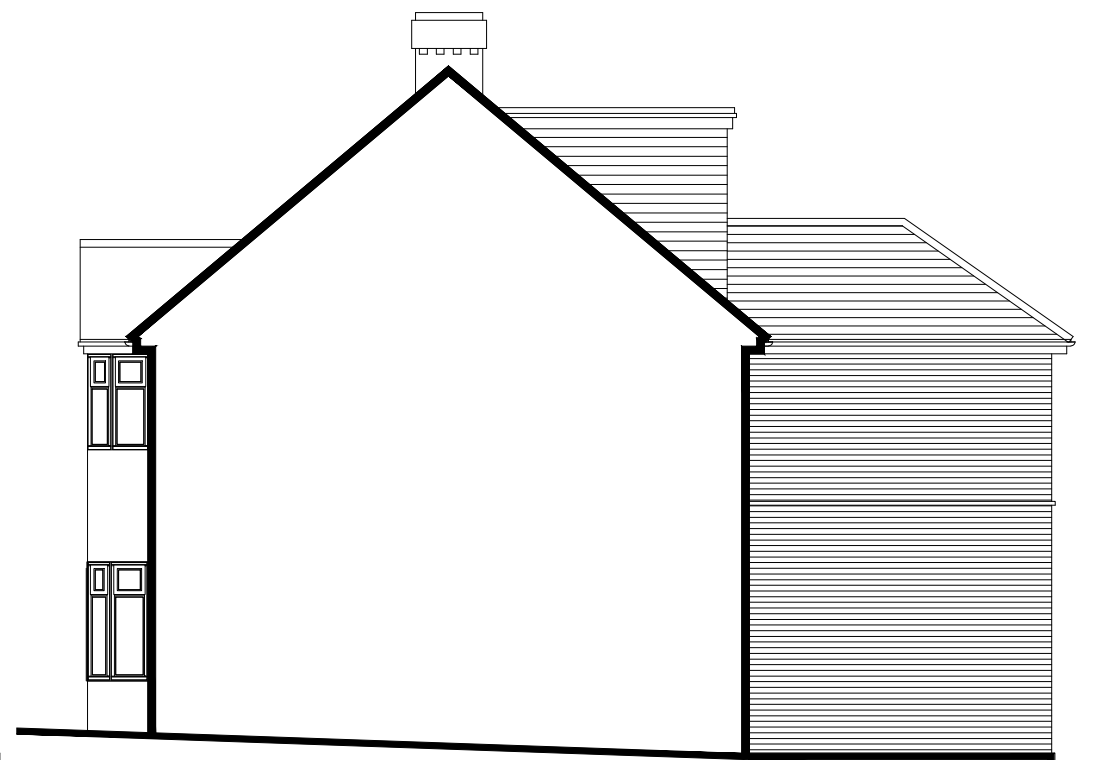
SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

REV. | DATE | COMMENTS

PROJECT
99 Beech Lane,
Earley,
Berkshire,
RG6 5QD

DRAWING TITLE
Two storey side/rear extension and
loft conversion
PROPOSED ELEVATIONS

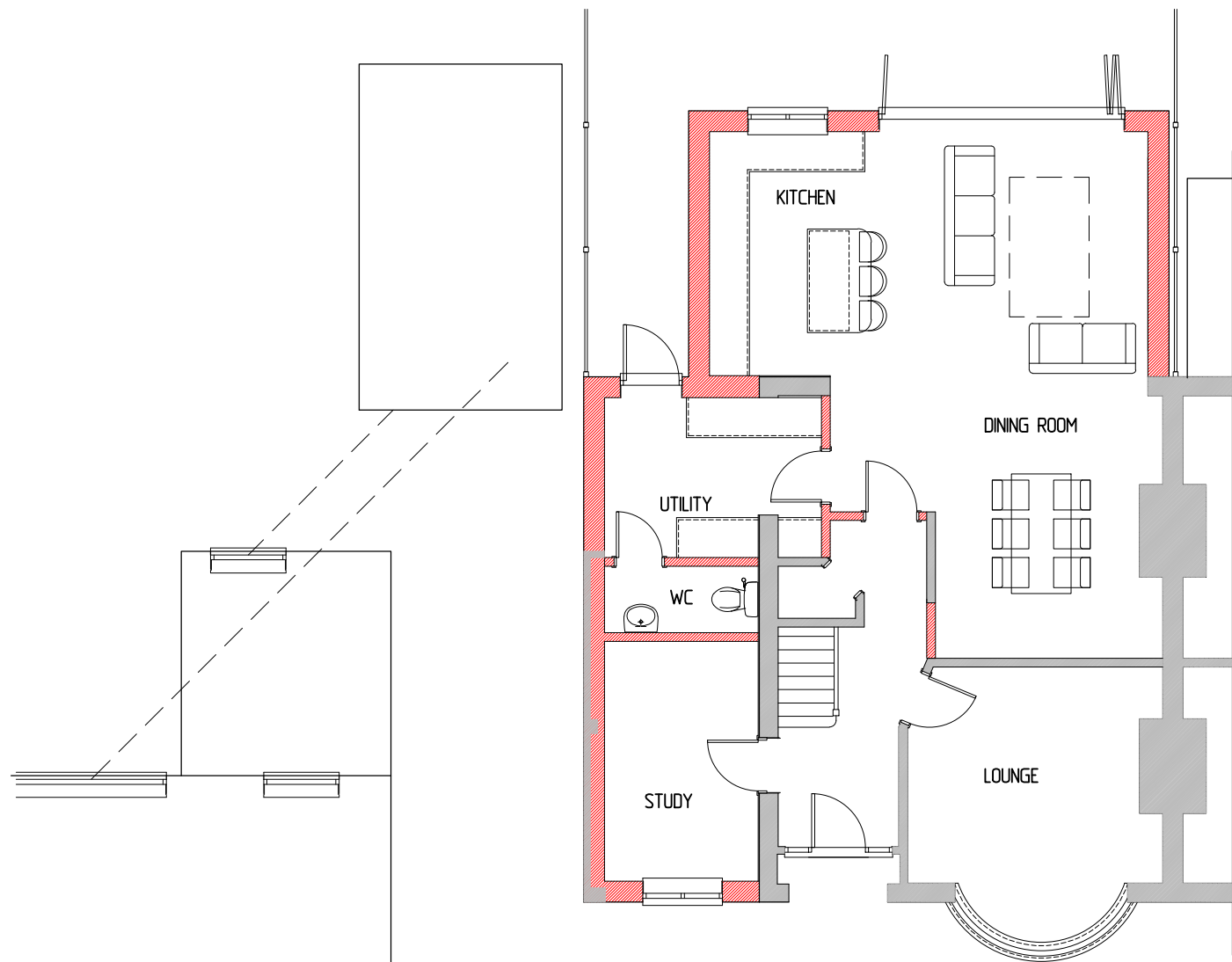
SK-tec Ltd

Planning & Technical Services
36 Clivedale Road, Woodley, Reading, Berkshire, RG5 4XN
tel: 01183 759987, mob: 07714 100537
e-mail: steve@sk-tec.co.uk

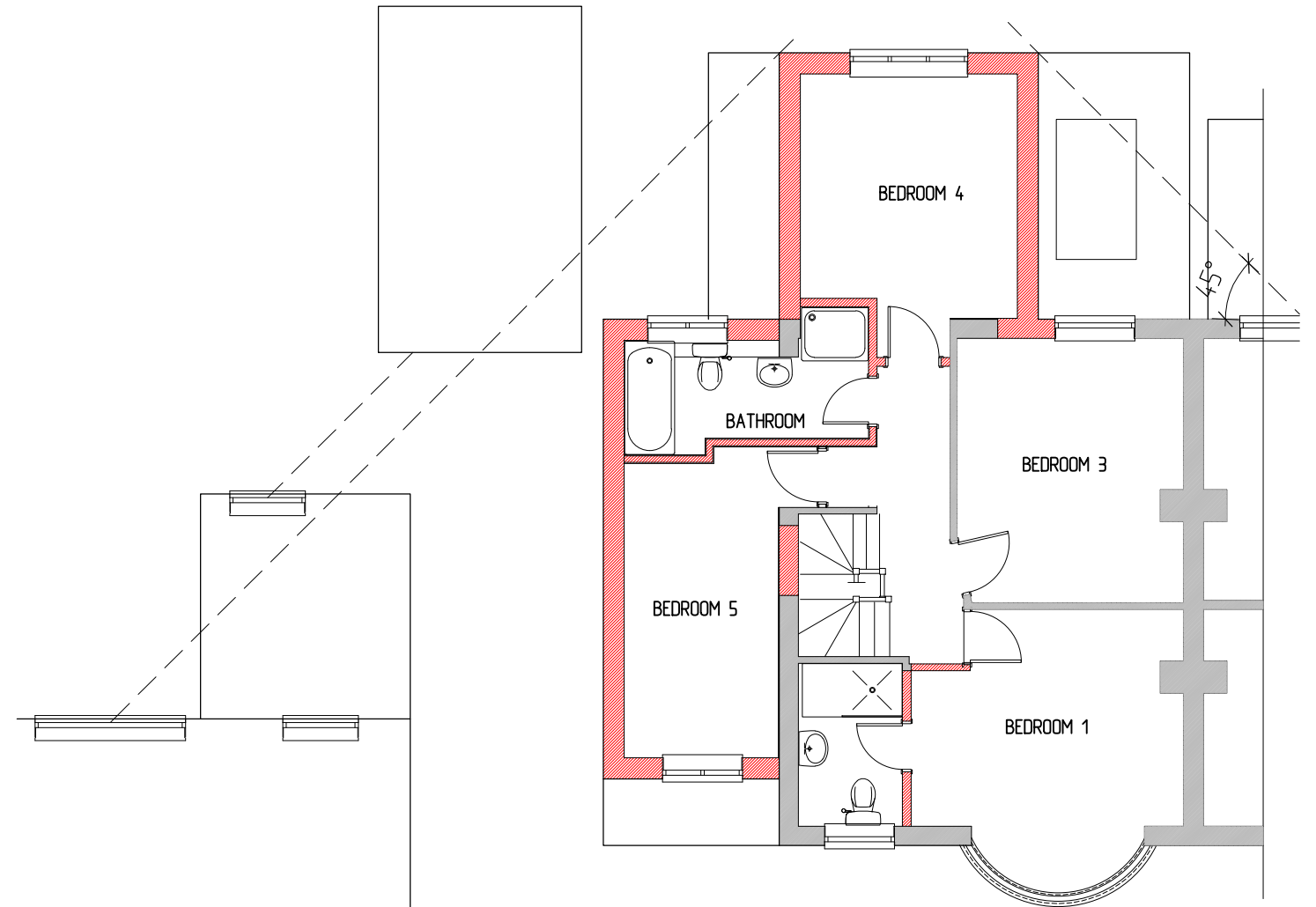
CLIENT
Mr K Noone & Ms L Parlour

SCALE 1:100 (A3) DATE March '18

DRG. No. 18/691-4 REV. B



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV. | DATE | COMMENTS

PROJECT
99 Beech Lane,
Earley,
Berkshire,
RG6 5QD

DRAWING TITLE
Two storey side/rear extension and
loft conversion
PROPOSED PLANS & ELEVATIONS

SK-tec Ltd

Planning & Technical Services
36 Clivedale Road, Woodley, Reading, Berkshire, RG5 4XN
tel: 01183 759987, mob: 07714 100537
e-mail: steve@sk-tec.co.uk

CLIENT
Mr K Noone & Ms L Parlour

SCALE 1:100 (A3)

DATE March '18

DRG. No. 18/691-3

REV. D

WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Mr Steven Kendrick
SK-tec Ltd
36 Clivedale Road
Woodley
Reading
RG5 3RD

Application Number: 180923

Parish: Earley

Location: 99 Beech Lane, Earley, Wokingham, RG6 5QD.

Proposal: Householder application for the proposed conversion of loft space to create habitable accommodation, erection of part single, part two storey rear extension following the demolition of existing conservatory, first floor side extension to dwelling plus conversion of existing garage to create habitable accommodation.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out 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.

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 18/691-3, 18/691-4 and 18/691-5 received by the local planning authority on 21/06/2018. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Restriction of permitted development rights - windows

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

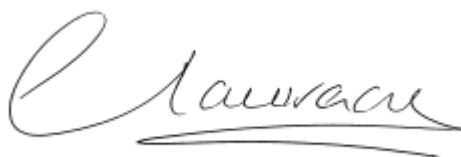
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

(e.g.):

- addressing the evolving planning policy context;
- a full pre-application process was undertaken by the applicant; - planning issues relating to ecology;
- addressing concerns relating to highway safety;
- extending the determination period of the application to allow for a bat survey to be undertaken and submitted for consideration; - amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity;

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Signed

A handwritten signature in black ink, appearing to read 'Clare Lawrence', with a horizontal line underneath the name.

Clare Lawrence

Head of Development Management & Regulatory Services

Date: 05/07/2018

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Charenjit Braich on telephone number: or by email at: Charenjit.Braich@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

<https://www.gov.uk/planning-inspectorate>. which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'

- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
 - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
 - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - 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. To find out if you require building regulations approval and to make an application visit www.buildingcontrolsolutions.co.uk.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner

may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.