APPLICATION NO:
F/2001/5547

LOCATION:
17 Grovelands Road, Spencers Wood Reading

APPLICANT:
Mr & Mrs P Bain

PROPOSAL:
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

EARLIEST DATE FOR DECISION: **14/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/03/2002

Listing Exp 18/2/2

CASE OFFICER: ~~Natalie Brown~~
Louise Smith

657

D.O

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Bain
7 Smallcross Close
Uttoxeter
East Staffordshire
ST14 8XU

Application Number: F/2001/5547

Parish: **SHINFIELD**

Location: **17, Grovelands Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.**

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 match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

Notice checked by: _____

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.

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5547 Louise Smith
BUILDING CONTROL NUMBER	FP 2001/2566 Central
APPLICANT/~~AGENT~~	Mr + Mrs P. Bains
ADDRESS OF SITE	17 Groveland Road SHINFIELD
DESCRIPTION OF PROPOSED WORK	S/S rear ext garage conversion new double detached garage replace flat roof with pitched to side of dwelling

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	2002/01	2002/01	
ELEVATIONS	05 rec'd 19/1/01	05 rec'd	16/1/02
FLOOR PLANS	06 —	06 —	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - pitched roof on side altered.	
DATE	22/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	22/5/02.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

TO: **DEVELOPMENT CONTROL**
Natalie Brown Louise Helen

FROM: Environmental Design

DATE: 19 February 2002

Location:	17 Grovelands Road, Spencers Wood, Shinfield
Proposal:	Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.
Application Number:	F/2002/5547

In response to your consultation dated 21 January 2002 for the above application, the landscape comments are as follows:

I have no objections to the proposed rear extension or replacement of the flat roof with a pitched roof. However I am concerned with the accuracy of the plans especially with regard to the external layout and garage:

1. The width of the rear garden varies according to where the measurement is taken (maximum 18.5m and minimum 16.5 from site plan), however this is not reflected on the Site Layout plan. It is important that the boundary is accurately drawn so that the location of the garage in relation to the boundary can be assessed. The width of the access strip down the side of the house is actually less than 3.5m at the front of the house.

2. The size and the location of the garage within the site has also not been accurately drawn. The detail drawing shows the garage to be approximately 6.2m x 6m, although on the Site Layout plan it is drawn as being 6.5m x 6.5m.

3. None of the vegetation has been accurately plotted on the drawing. There is a significant amount of vegetation including several trees, along the boundary of the site adjacent to the access drive into the cemetery which is not shown. This will probably need to be removed as a result of constructing the drive and the garage and thereby opening up views into the site and of the proposed garage. The trees in the front garden are also not accurately plotted and widening the entrance could have an impact on the large oak tree. In order to assess the impact of these proposals on the trees within the site, the applicant will need to accurately plot the location and size of the trees and other vegetation that will be affected by the proposals, as well as accurately drawing the site itself.

4. To avoid damage to the oak in the front garden, the drive will need to be widened away from the tree towards the eastern boundary of the site.

5. The extent of the existing tarmac at the front of the site only extends to the front door and not the whole width of the house, as shown on the Site Layout Plan.

Overall the additional hard surfacing and large detached garage in the rear garden including the removal of existing vegetation, will have a detrimental visual impact on the character of the area locally including views from the access road into the cemetery.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2001/5547

Proposal:
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

Location:
17, Grovelands Road, Spencers Wood, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5547 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2002. 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 be possible for an individual reply to be issued 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 Planning and Transportation

21 January 2002

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

Tel: (0118) 974 6492

Date: **21 January 2002**

My ref: F/2001/5547

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/5547
17, Grovelands Road, Spencers Wood, Reading.
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5547**
17, Grovelands Road, Spencers Wood, Reading.
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118) 974 6492

Date: **21 January 2002**

My ref: F/2001/5547

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/5547
17, Grovelands Road, Spencers Wood, Reading.
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5547**
17, Grovelands Road, Spencers Wood, Reading.
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6492

Date: **21 January 2002**

My ref: F/2001/5547

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2001/5547
17, Grovelands Road, Spencers Wood, Reading.
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

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 **Natalie Brown** *on* **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5547**
17, Grovelands Road, Spencers Wood, Reading.
Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5547

Applicant : Mr & Mrs P Bain .

Location : 17, Grovelands Road, Spencers Wood, Reading.
Proposal : Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 28/1/2

Date Registered : 16/01/2002

Earliest Date for Decision : 14/02/2002

Latest Consultation Date/Site Notice Expiry Date : 14/02/2002

This application will have expired on: 13/03/2002. 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 :
Highways - conditional approval

Planning Issues :
Identified Settlement
Impact on Neighbours
" " Street scene
Parking.

Application Number: F/2001/5547 - 17 Grovelands Road
Appraisal

Development
The site is a two storey detached dwelling, situated within the identified settlement of Spencers Wood.

The application proposes a single storey rear extension, detached double garage to the rear of the dwelling and pitched roof to replace the flat roof at the side of the dwelling.
The rear extension would project 3.6m and measure 6.8m in width. It would incorporate a pitched roof (2.2m to the eaves and 3.2m to the ridge) with hipped ends in the front and rear, and gable in the side elevations.
The garage would sit 1.5m from the side boundary and 17m from the rear boundary, measuring 6.5m by 6m. The roof would be pitched with hipped ends, 2.2m to the eaves and 3.8m to the ridge.
The new pitched roof above the existing first floor side extension would measure 6.2m to the ridge (1.3m lower than the original dwelling roof line) with hipped ends. The walls would need to be raised by 0.2m to reach the eaves height of the original dwelling.

1) Impact upon Neighbouring Properties
Overlooking is not felt to be an issue from the proposed rear elevation windows as there sufficient distance and screening to the neighbour concerned.
The neighbour at No 15 is set 2.5m back from the rear building line of the dwelling in question, however, there are no ground floor side windows in this neighbour and therefore no infringment of privicy would be felt. Similarly, no adverse effects would be felt from the rear garage windows.

Due its single storey nature, the rear extension would not provoke overshadowing onto No 15, furthermore it does not breach the 45° angle with regard to rear windows on this neighbouring property. Similarly, it is not considered to be overbearing.

The detached double garage would be set behind the 1m metal fence and coniferous and deciduous trees that fringe this boundary. Although it would only sit 1.5m from this boundary, it would be relatively well screened so as not to appear overbearing from the adjoining lane which leads to the Cemetery.

2) Impact upon the Character of the Area
The bulk of the extension would be screened to the rear of the property, and not visible from the street scene. A glimpse of the garage would be visible, however, it is considered to be in-keeping with the character of the road which supports other rear, detached, pitched garages (notably No's 11 and 14). All materials are proposed to match those existing.

The new pitched roof to the first floor side extension would be a marked improvement to the existing flat roof, complimenting the existing design of the dwelling. The materials planned for the rebuilding of this extension to reach the new eave height are proposed to match the existing, and the new windows would be level with those on the original dwelling.

3) Highways and Parking

Although the integral garage would disappear through its conversion to a family room, the parking requirement for this property would be adequately met by the new garage and existing driveway. Highways are happy to conditionally approve this proposal.

Approved ✓ ~~**Refused**~~

Application Number F/2001/5547
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C138	R138	

TAKE PHOTOS.

RECORD OF SITE VISIT

SITE ADDRESS: 17 Grovelands Road Spencers Wood Reading.

APPLICATION NUMBER: F/2001/5547

OFFICER: ~~Natalie Brown~~

DATE OF SITE VISIT: 28/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Quiet residential rd, trees and tall hedges front the highway, large plots - detached 2 storey dwellings and chalet bungalows
Red brick - brown / grey roof tiles

3. DESCRIPTION OF SITE/BUILDING House recently sold
2 storey detached - red brick, grey roof tile tree + hedge to front.
existing flat roof 1st floor side extension above garage (terracotta tiles)

4. RELATIONSHIP TO ADJOINING PROPERTIES
To right - Cemetry lane - 1m ~~wire~~ metal +wood fence + tall trees. conifers + deciduous
Rear conifers just behind proposed egg, 1-8m cb fence + tree.
left - Neighbours garage then 2m cb fence + hedge to below

5. SITE CONSTRAINTS

TREES possible side ones need trimming back to allow for garage

ACCESS/PARKING 3

LEVELS same

BOUNDARY TREATMENT as above

OTHERS
No 11 - high pitched single garage to rear right boundary
No 14 - single pitched garage to rear.
Other side of cemetry No 19 has side garage/shed (pitched roof) on boundary

HIGHWAYS CONSULTATION SHEET

From: ~~Natalie~~ Louise Brown **Date:** 21 January 2002

Application Number: F/2001/5547

Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

Parish: SHINFIELD PARISH

Site Address:
17, Grovelands Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs P Bain .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049

C122, R122

C138, R138.

Signed: _____ **Print name:** ~~ADAM~~ 24/01/02

17 GROVELANDS ROAD

ADDRESS OAKRIDGE PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/5567	Mr. & Mrs. P Bain			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 16. JAN. 2002 - 5547

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 + MRS PAUL BAIN. Nº 2 SMALLWOODS CLOSE. UTTOXETER. EAST STAFFORDSHIRE ST14. 8XH. 07768 - 534 - 520 OR. 01889-56998.
2	Agent's Name Address and postcode Phone number	
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.	Nº17 GROVELANDS ROAD. SPENCERS WOOD. READING. BERKSHIRE RG7 1DP
4	Give brief details of the proposal for example, two storey side extension. About the application	• SINGLE. STOREY. REAR EXTENSION • RENOVATION WORK TO EXISTING BUILDING • NEW DOUBLE GARAGE TO REAR.
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 ☐ NO TREE CUTTING.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK – TO MATCH EXISTING. ROOF TILING – TO MATCH EXISTING.
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.	WIDTH INCREASE TO EXISTING GATE. Yes ☑ No ☐ REF OCC. 2002/01.
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	TURNING AREA TO FRONT. Yes ☑ No ☐ REF OCC. 2002/01

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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.		

NO ALTERATIONS TO COUNTRY ACCESS.

Drgs. 2002/01 -07 inclusive + Drg. 2002/08.

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
Mr S. Adams.	c/o White Knights Estate Agents Basingstoke Road, Spencers Wood, Reading, Berks. RG7 1AE	17/12/01.

None of the land forms part of an agricultural holding.

Your signature: Ronald Bain

on behalf of Not Applicable

Date 17/12/01

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

Application Number : F/2001/5547	Map No : 86
Case Officer : NAB	Site Area : 0·10
Valid Date : NAB 16 JAN 2002	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

Location : 17, Grovelands Road, Spencers Wood, Reading.

Parish : SH Ward : SHI

Applicant : Mr & Mrs P Bain .

Fee Required: £95 Fee Received: £95 (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REQUIRES ELEVATIONS OF DOUBLE DETACHED GARAGE. REAR ELEVATION TO SHOW VELUX WINDOWS IN REAR EXTENSION.	8/1	✓ ✓ 16/1
FLOOR PLANS	REQUIRES FLOOR PLANS OF DOUBLE DETACHED GARAGE.		✓
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

+ also address arthur rd. line ✓

16 JAN 2002 5547

Tel. (0118) 974 6429 or 6433

Date: 08 January 2002

Your Ref:

My Ref: F/2001/5547

Mr & Mrs P Bain
7
Smallcross Close
Uttoxeter
East Staffordshire
ST14 8XU

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2001/5547

Site Address: 17, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of all elevations and floor plans of the proposed detached garage.

Please show proposed velux windows on rear elevation.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

POSITIVE ABOUT DISABLED PEOPLE

16.JAN.2002* 5547

16 JAN 2002

7 Smallcross Close
Uttoxeter
East Staffordshire
ST14 8XU

15 January, 2002

Your ref: F/2001/5547

Wokingham Unitary Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Carol Hurst – Snr Technical Officer

Dear Sirs

Site Address: 17 Grovelands Road, Spencers Wood

Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling.

We acknowledge receipt of your letter dated 8 January 2002.

Please find enclosed our application amended to include:

a) Proposed detached double garage (Drg 2002/08 – 6 copies)
b) Velux windows to extension added to Drg 2002/05
c) Original submission plus payment

Yours faithfully

Paul Bain

Enc

Environmental Services

For office use only.
Application number 16 JAN 2002 * 5547

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 + MRS. PAUL BAIN. Nº7 SMALLWOODS CLOSE. UTTOXETER. EAST STAFFORDSHIRE ST14. 8XY. 07768-534-520. OR. 01889-56-9998.
2	Agent's Name Address and postcode Phone number	
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.	Nº17 GROVELANDS ROAD SPENCERS WOOD. READING BERKSHIRE RG7 1QP
4	Give brief details of the proposal for example, two storey side extension. About the application	• SINGLE STOREY EXTENSION TO REAR • RENOVATION TO EXISTING PROPERTY • NEW DOUBLE GARAGE TO REAR.
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 ☐ NO TREE CUTTING.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	• BRICKWORK TO MATCH EXISTING • ROOFTILES TO MATCH EXISTING
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.	WIDTH INCREASE TO EXISTING GATE Yes ☑ No ☐ REF ORG. 2002/01.
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	TURNING AREA TO FRONT. Yes ☑ No ☐ REF ORG. 2002/01

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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:	ACCESS TO CEMETERY NOT ALTERED.	
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.	Decis. 2002/01-07 inclusive	
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
Mr. S. Adams.	c/o Whiteknights Est Agents. Basingstoke Road. Spencers Wood, Reading, Berks, RG7 1AE.	17/12.

None of the land forms part of an agricultural holding.

Your signature: Paul Bain

on behalf of N/A.

Date 17/12/01

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

17 GROVELANDS ROAD

ADDRESS OAKRIDGE PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/5567	Mr. & Mrs. P Bain			

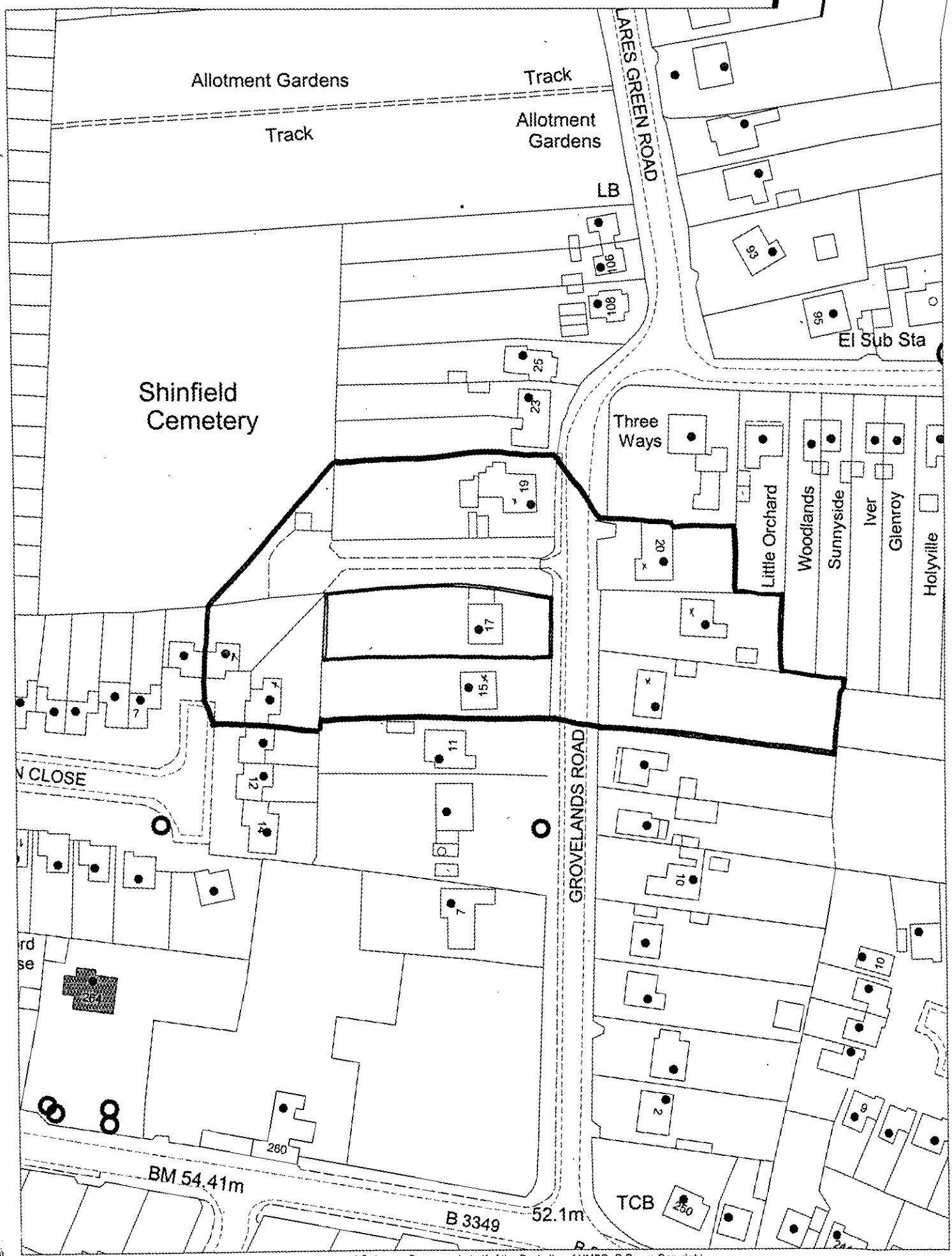
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



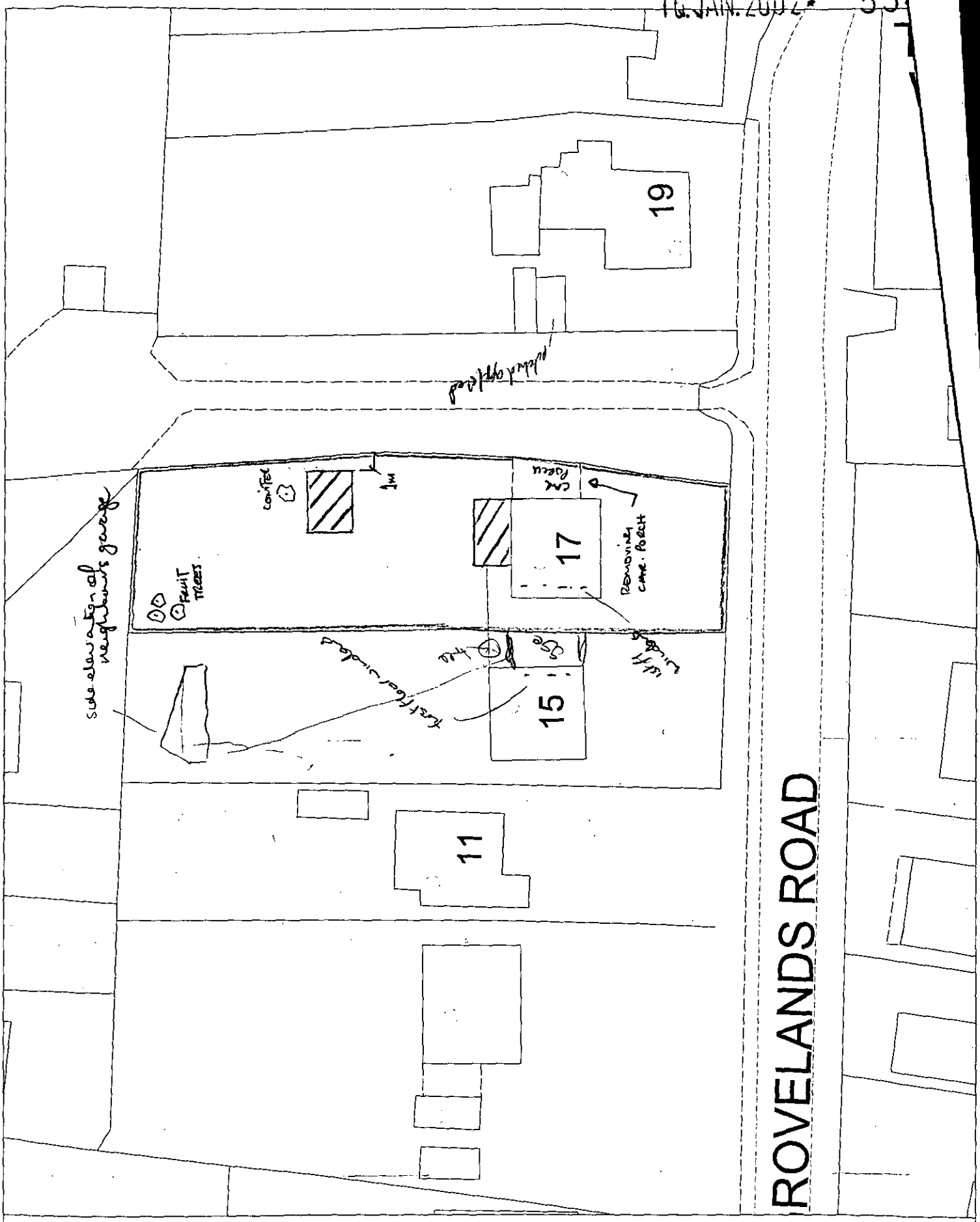
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

2 January 2002

Scale: 1 : 1250

16 JAN 2002 55



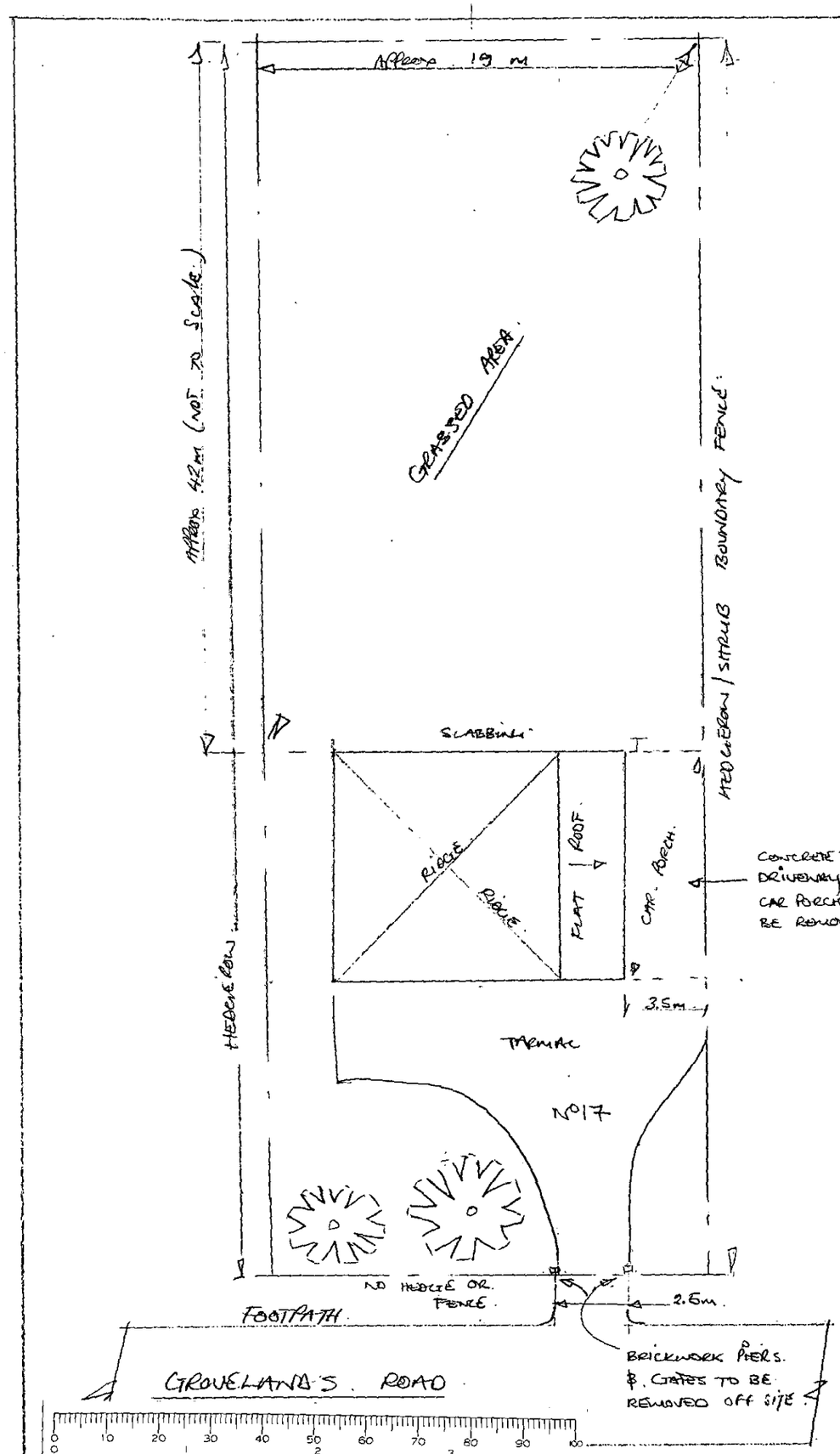
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

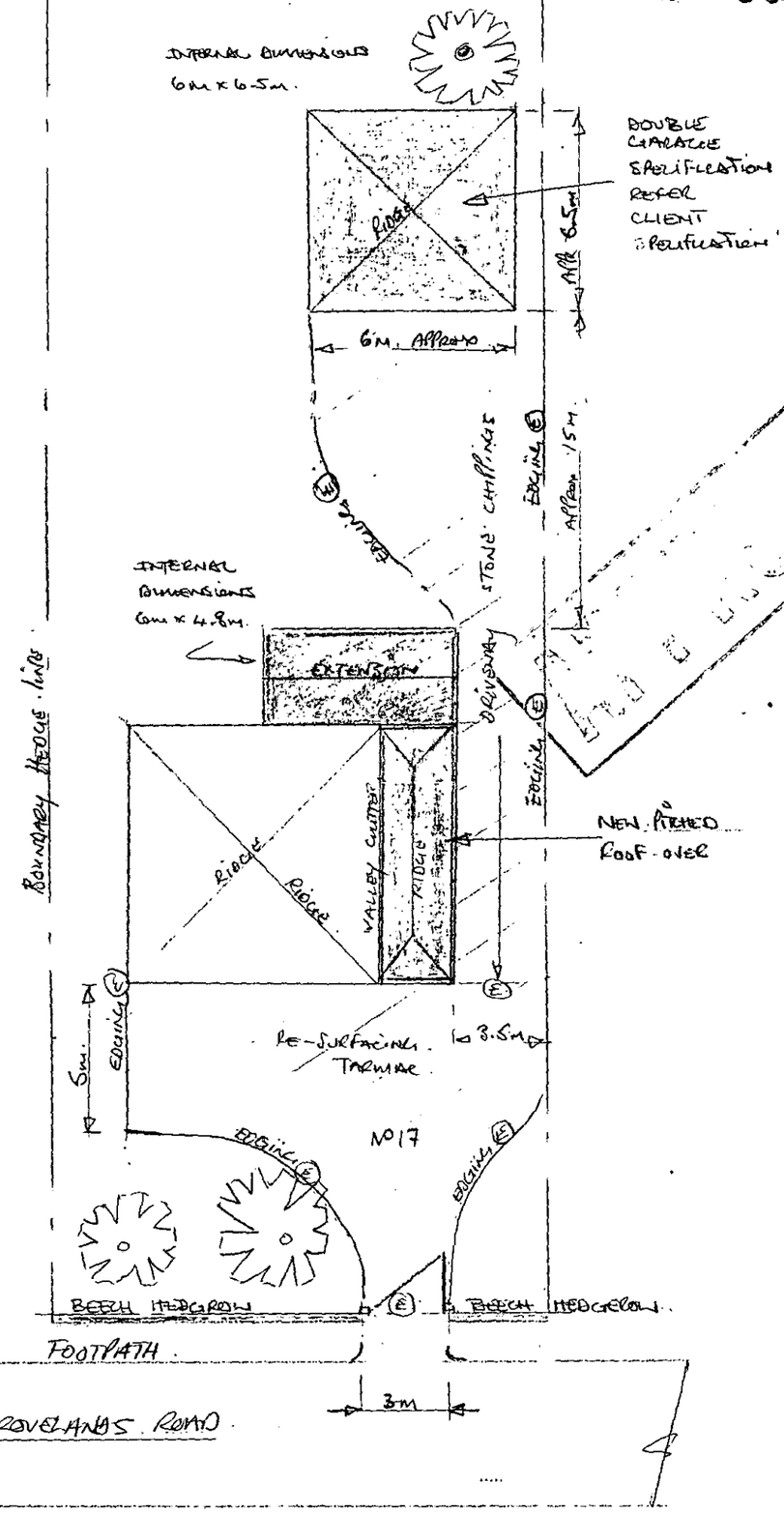
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 12 December 2001

N
W E
S



16 JAN 2002 554



1.1 : CONCRETE EDGING TO BE PLACED AROUND TARMAC.

1.2 - TARMAC SURFACING REPAIRS AS NECESSARY. FULL AREA TO BE RE-SURFACED WITH 25mm BLACKTOP.

1.3 - EXISTING OPENING TO BE WIDENED TO 3METRES, BRICKWORK PIERS & GATE REMOVED & REPLACED WITH TIMBER POSTS & WOODEN GATE. POSTS & GATE TO BE PRESSURE IMPREGNATED.

1.4 FRONT ELEVATION HEDGE-ROW TO BE TYPE : BEECH.

2.0. SIDE ELEVATION

2.1. CONCRETE SLAB BELOW CAR. PORCH TO BE REMOVED OFF-SITE & REPLACED WITH 200m. TYPE 2. HARDCORE & BLINDED WITH WHIN DUST. FINISH TO BE 100mm. STONE 10mm. NOMINAL SINGLE SIZE - COLOUR BEECH PEBBLE YELLOW

3.0. REAR ELEVATION.

3.1. GARAGE. DRIVEWAY; TURF & TOP SOIL TO BE REMOVED OFF SITE PROVIDING DEPTH FOR. 200mm. TYPE 2. COMPACTED ON. GEOTEXTILE & FINISHED WITH 4mm BLINDING & 100mm. BEECH PEBBLE STONE. YELLOW. CONCRETE EDGING AS. FRONT ELEVATION.

MR & MRS. P. BAIN
RENOVATION WORKS TO
17 GROVELANDS. ROAD.
SPENCER. WOOD.
READING
RG17 : 10P.
"AUCHRANNIE"

DRG TITLE.
SITE LAYOUT :-
EXISTING & PROPOSED.
(SCALE 1: 200. APPROX)

DRG 2002/01.

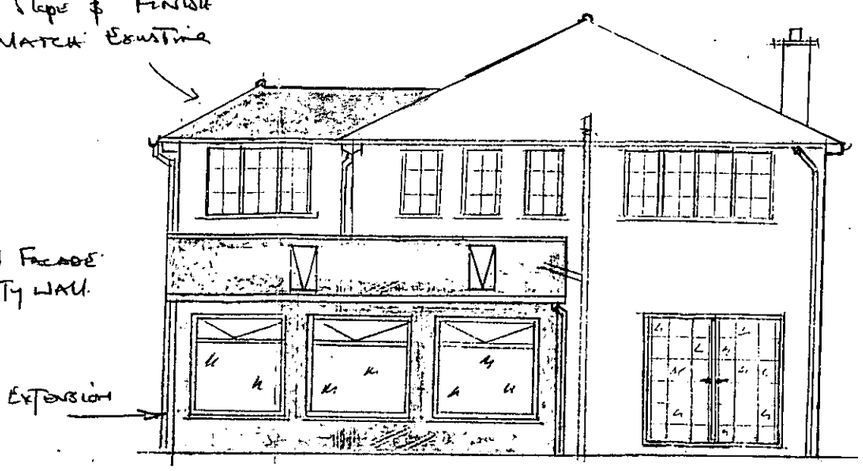
=D 22/5/02

16. JAN. 2002 * 5547

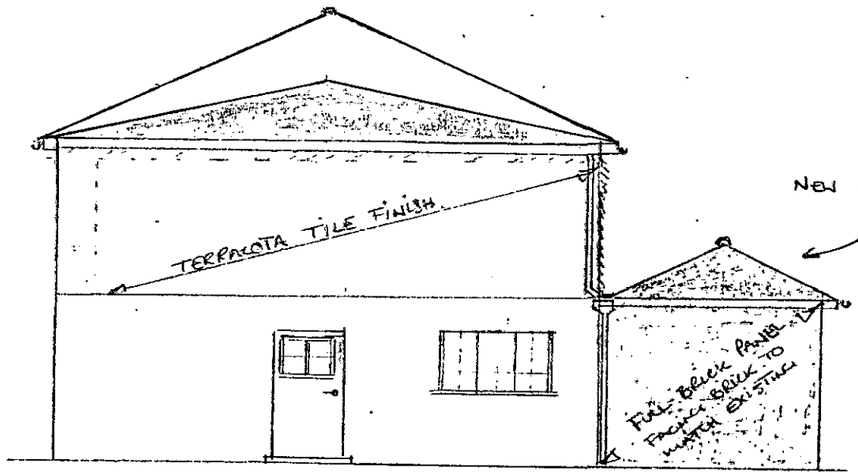
NOTES: -
1. Roof to Conservatory. SLATE TO MATCH EXISTING.



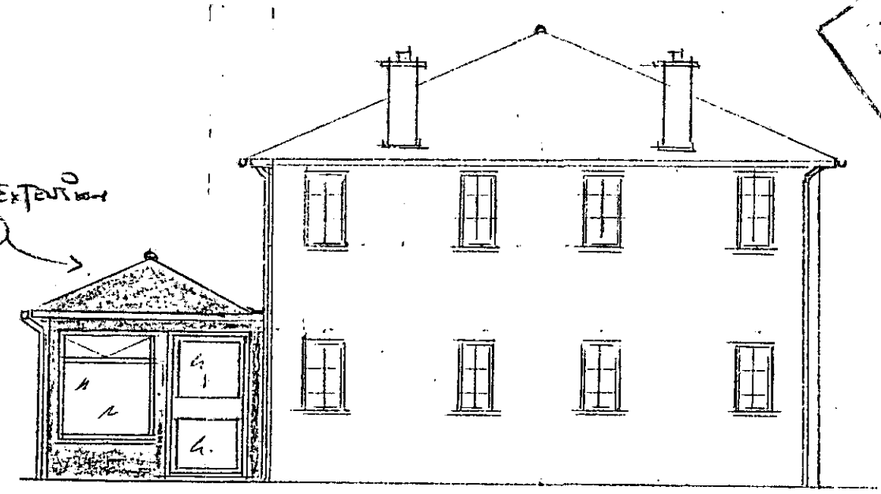
FRONT ELEVATION. - AS PROPOSED.



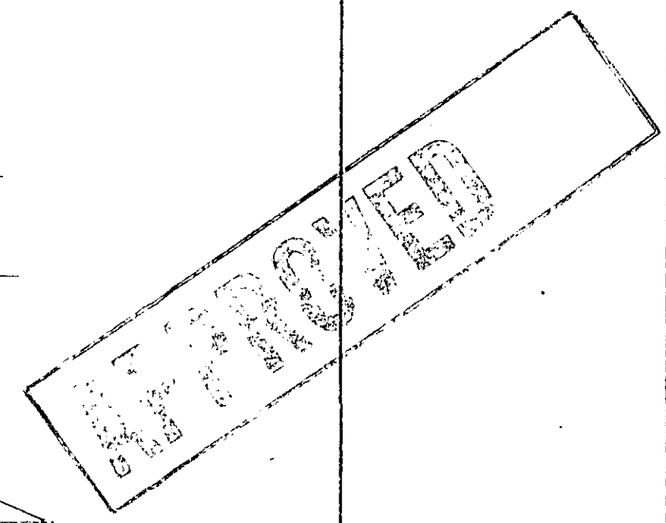
REAR ELEVATION - AS. PROPOSED.



EAST ELEVATION. - AS PROPOSED



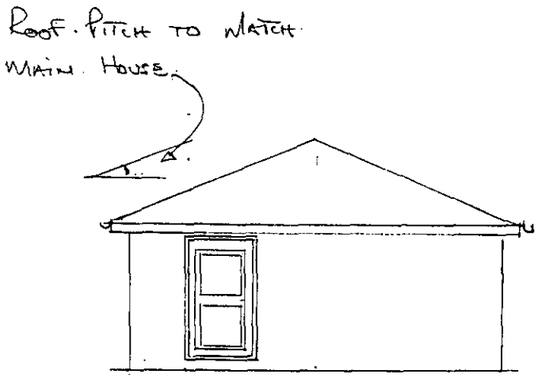
WEST ELEVATION - AS. PROPOSED.



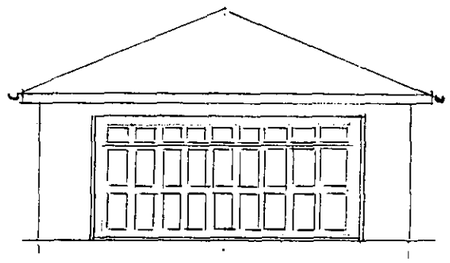
MR & MRS P. BAIN
RENOVATION WORKS
TO
17 GROVELANDS ROAD
READING
RG17 YDP
"AUCHRANNIE."

FRONT, REAR., EAST. & WEST ELEVATIONS: -
AS PROPOSED
(SCALE 1:100)

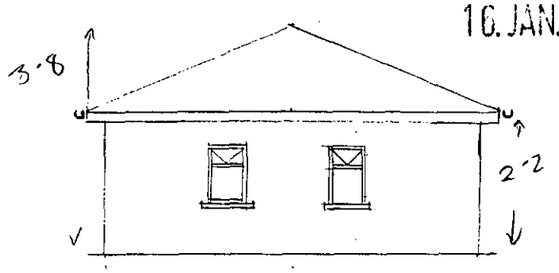
DRG 2002/05



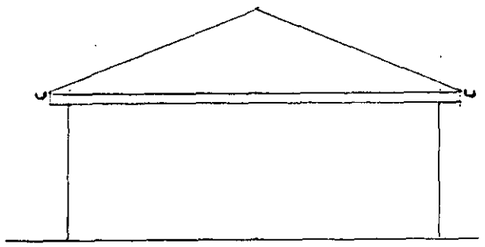
SOUTH ELEVATION



EAST ELEVATION

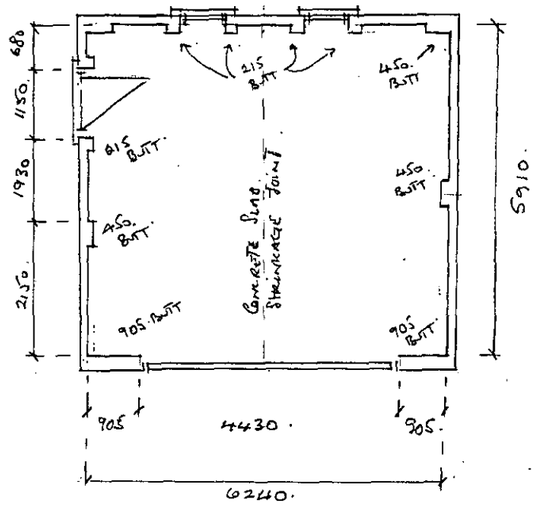


WEST ELEVATION

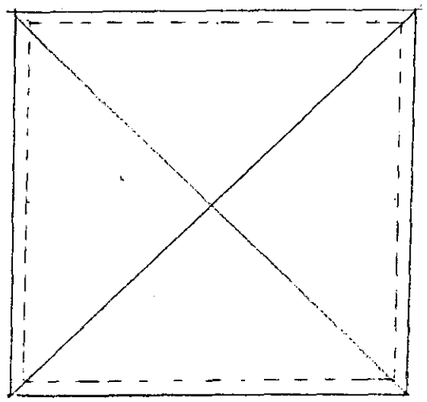


NORTH ELEVATION

(SHINFIELD CEMETARY ACCESS ROAD).



PLAN ON GROUND FLOOR.



ROOF PLAN

6. Electrical: All to Lee 16th edition; Fused Distribution Box from Main House for lighting & sockets (2 double). 2-way light switch at doors.

7. Windows & doors: Windows; High performance UPVC: Single door – External wooden; Garage door metal proprietary – Henderson's or similar.

16.JAN.2002* 5547

Notes:–

1. Roof work: Natural slate black to match existing main roof on 50×25 treated batten. Slate fixed using slate or clout nails; aluminium to BS 1202: Part 3, or copper to BS 1202 Part 2 battens on rafters at 600mm c/c. Underlay seperating batten from rafter. Roof trusses timber proprietory product double vac. treated.

2. External walls:–
Brickwork finish single brick thick strength 20 N/mm² built in class (iii) mortar above DPC, below DPC. FL. or FN. facing brick in class (i) mortar, DPC; proprietory bitumen DPC, strengthening of walls at openings & mid panel span using brick buff as shown on plan.

3. Floor slab:–
Concrete floor slab 150mm thk. Concrete grade 25 N/mm² on 1200 gauge DPM (300 μm) on 25mm blinding (within dust) on 100mm type 2 granular fill on 150mm hardcore (A252 mesh).

4. Foundations:– to external walls 150mm deep × 450mm wide concrete strength C30. A393 mesh mid-depth.

5. Drainage: Roof drainage via UPVC cutters & downpipes to main drain (100mm ϕ UPVC drainage pipe)

MR & MRS. P. BAIN
RENOVATION WORKS TO
17 GROVELANDS ROAD
SPENCERS WOOD
READING
RG17 1DP

PROPOSED DOUBLE GARAGE; ELEVATIONS, ROOF & FLOOR PLANS.

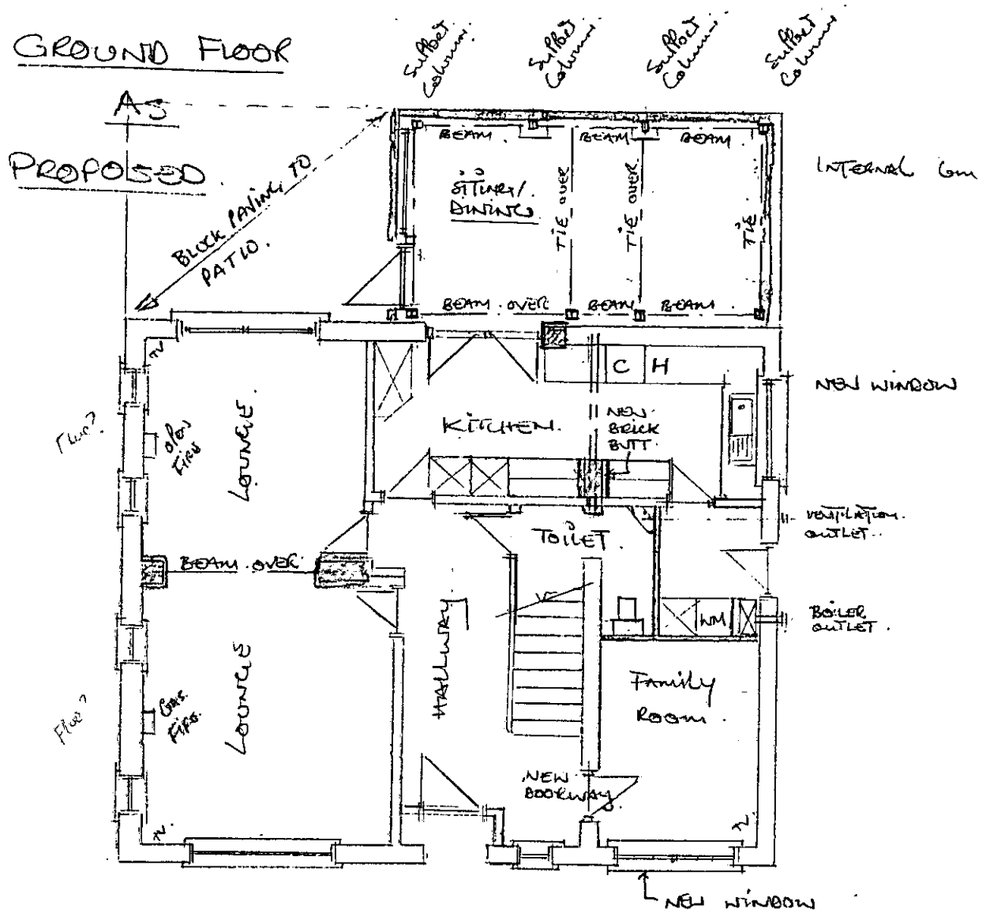
ARG 2002/08.

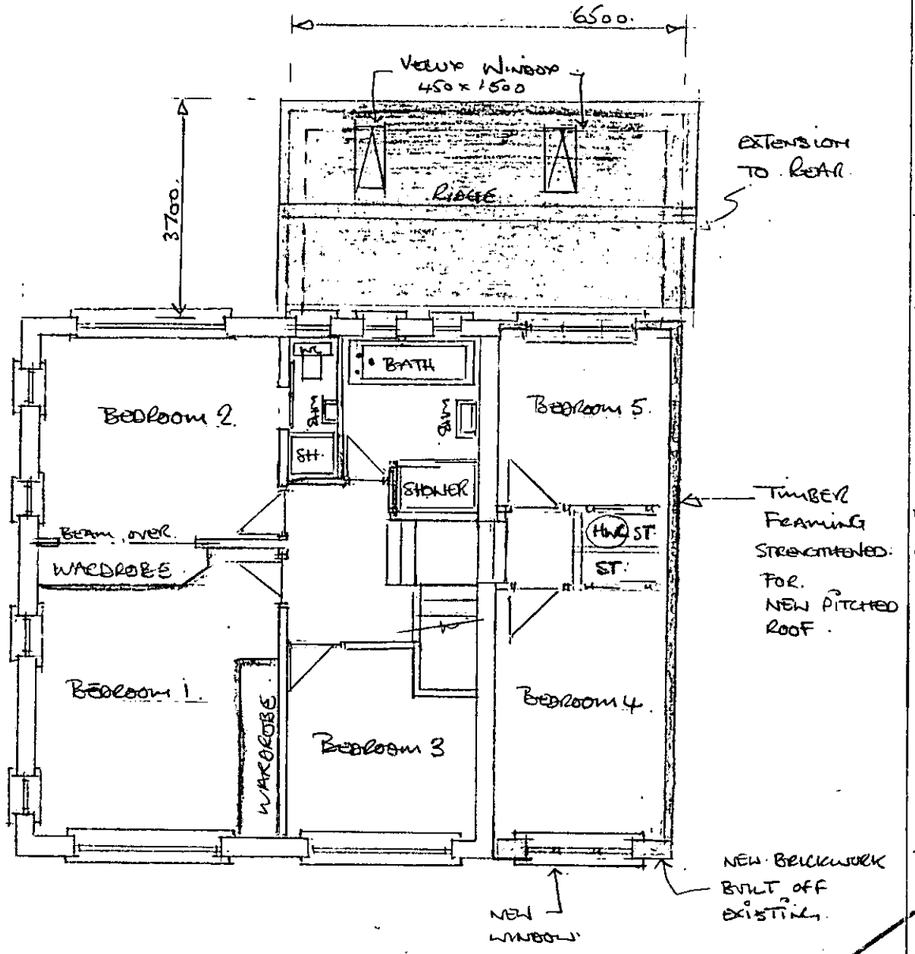
16. JAN. 2002 * 5547

GROUND FLOOR

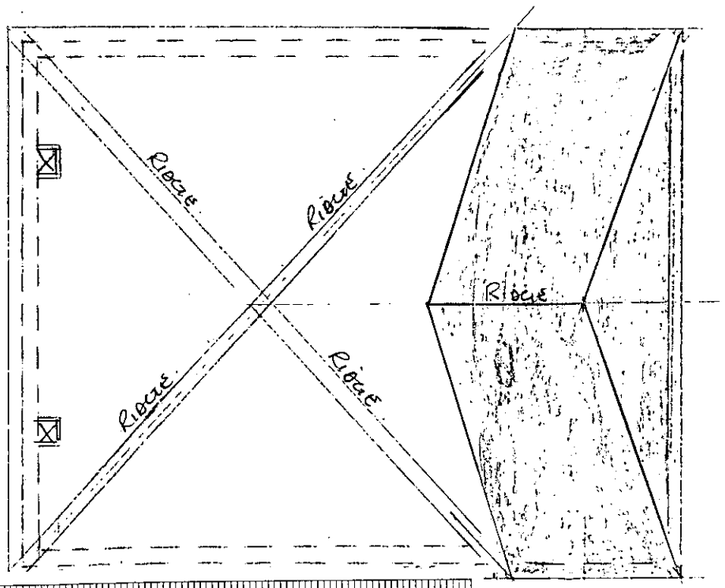
A3

PROPOSED





FIRST FLOOR - AS PROPOSED.



ROOF - AS PROPOSED.

NOTES:-

1.0. DOWNTAKINGS:-
NEW BRICKWORK PIERS TO STRUCTURAL ENG. SPECIFICATION

2.0. TIMBER FRAMING:-
NON-LOAD BEARING STUD 50 x 75 mm SAWN TIMBER. FORMING NEW PARTITIONS.

3.0. WARDROBES:-
WARDROBES. PROPRIETARY FITTINGS. REF CLIENT SPEC.

4.0. BATHROOMS:-
GROUND & FIRST FLOOR. BATHROOMS TO CLIENT SPEC. 1ST FLOOR BATHROOM TO BE CONNECTED TO EXTERNAL DRAIN USING NEW MANHOLE TO FORM JUNCTION.

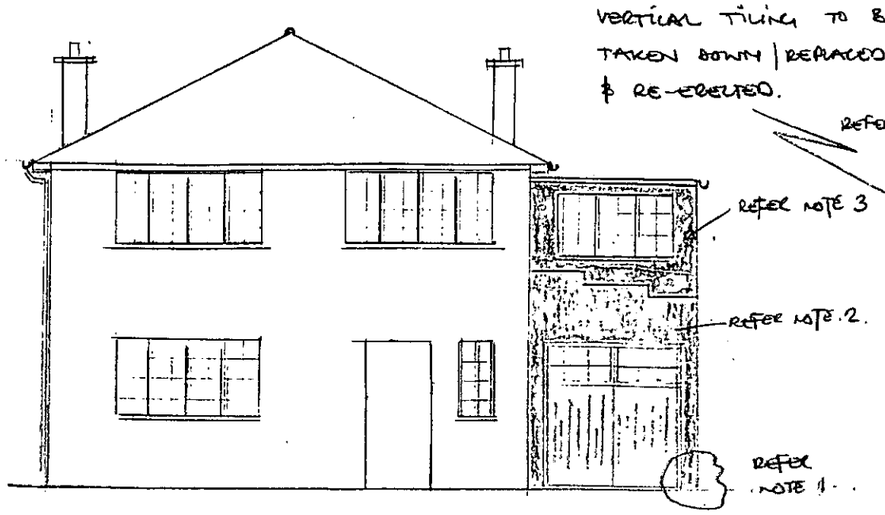
5.0. REAR EXTENSION
REAR EXTENSION:-
CONCRETE SLAB TO STRUCTURAL ENG. SPEC.
EXTERNAL WALL: BRICK. BRICK CAVITY WALL TO CURRENT BUILDING REG'S. TO CILL LEVEL.
STRUCTURAL SUPERSTRUCTURE TO STRUCTURAL ENG SPEC WITH PROPRIETARY ROOF TRUSSES OR FEATURE. ROOF SUPPORTING PITCH ROOF CONSTRUCTION TO MATCH EXISTING.

MR. & MRS P. BAIN
RENOVATION WORKS TO
17 CROMELANDS ROAD,
SPENCERS WOOD,
READING
RG7 1DP.

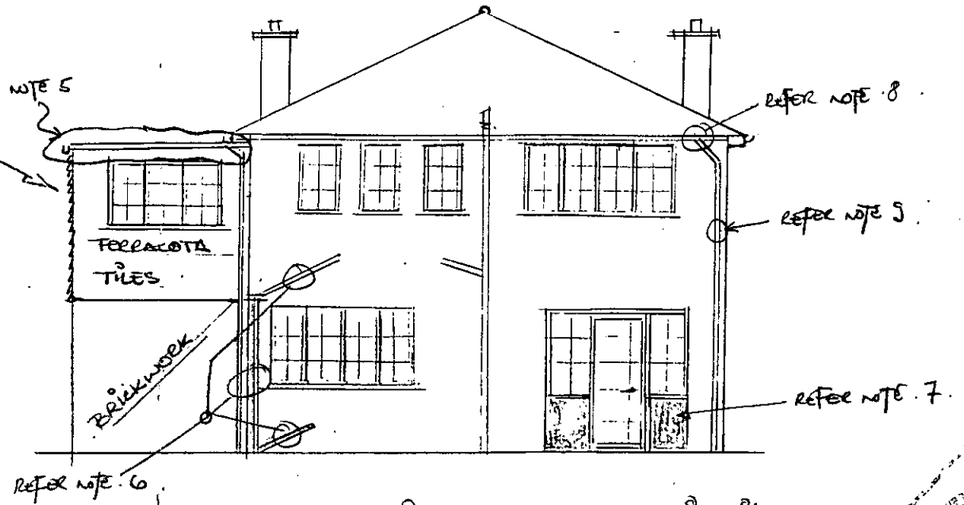
DRG. TITLE:-
GROUND, FIRST & ROOF LAYOUTS:-
AS PROPOSED. (1:100)

DRG. 2002/06

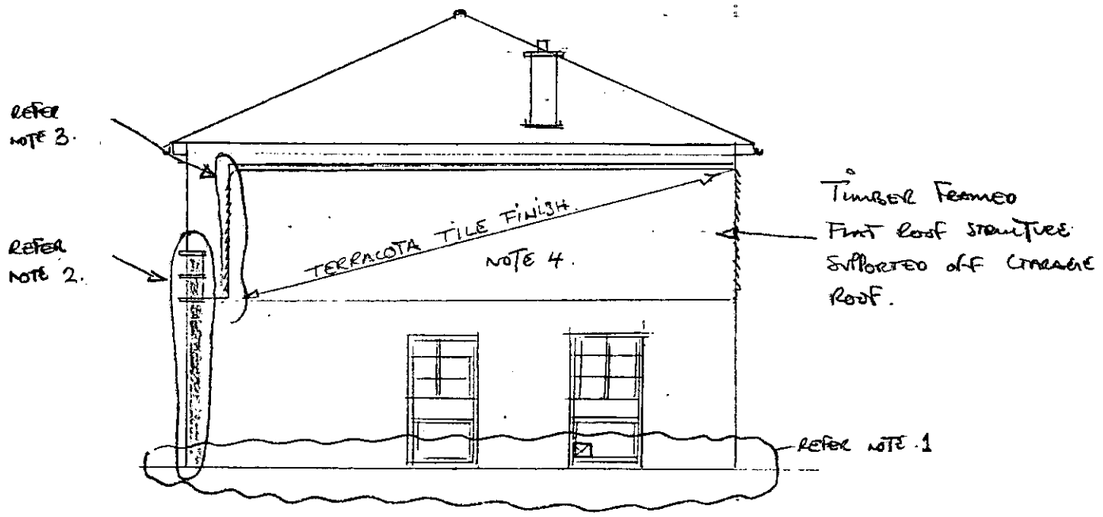
16.JAN.2002 5547



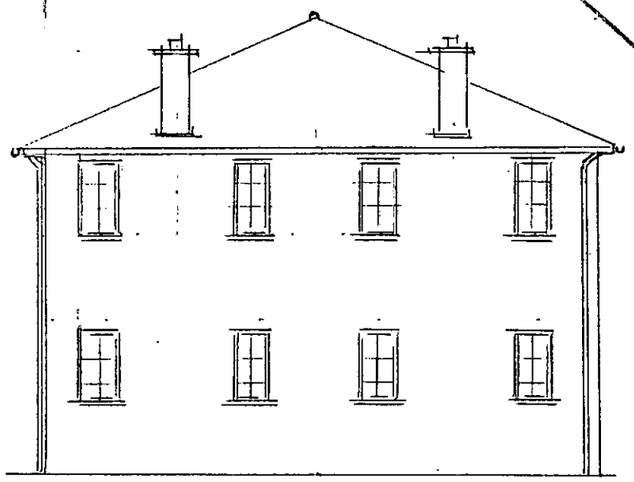
FRONT. ELEVATION – AS. EXISTING



REAR ELEVATION – AS. EXISTING



EAST ELEVATION – AS EXISTING



WEST ELEVATION – AS EXISTING

NOTES

- ▭ DENOTES BRICKWORK REMOVAL
- ▭ DENOTES TIMBER + TILE REMOVAL
- ▭ DENOTES DOWNPIPE ALTERATION.

NOTES:

1. FOUNDATION TO GARAGE TO BE INVESTIGATED BY STRUCTURAL ENG – STRENGTHENED AS NECESSARY.
2. EXISTING BRICKWORK FACADE TO GARAGE TO BE CAREFULLY TAKEN DOWN & REBUILT USING BRICK TO MATCH EXISTING TO FORM NEW FULL HEIGHT FACADE & WINDOWS NEW FOUNDATION BY STRUCTURAL ENG TIED TO EXISTING FOUNDATION
3. TIMBER FRAME & TILING TAKEN DOWN: TILING SALVAGED
4. LOAD BEARING STUD STRIPPED INTERNALLY + STRENGTHENED TO SUPPORT NEW ROOF. FLAT ROOF REMOVED AS NECESSARY.
5. FLAT ROOF REMOVED IF BY REMOVING ROOF, LOADING TO EXISTING FOUNDATIONS, TOTAL DL+LL+NL, REMAINS UNCHANGED WHEN PITCH ROOF ADDED.
6. DOWNPIPES ALTERED TO DISCHARGE INTO NEW VALLEY GUTTER.
7. BRICKWORK REMOVED EITHER SIDE OF EXISTING DOORWAY. (STIHL SAW CUT) TO PROVIDE FULL WIDTH DOOR.
8. GUTTERING REPLACED WITH UPVC THROUGHOUT SAVES.
9. DOWNPIPES WIRE BRUSHED & PAINTED COATED WITH HERMITITE & 2 COATS; PRIMER + GLOSS.

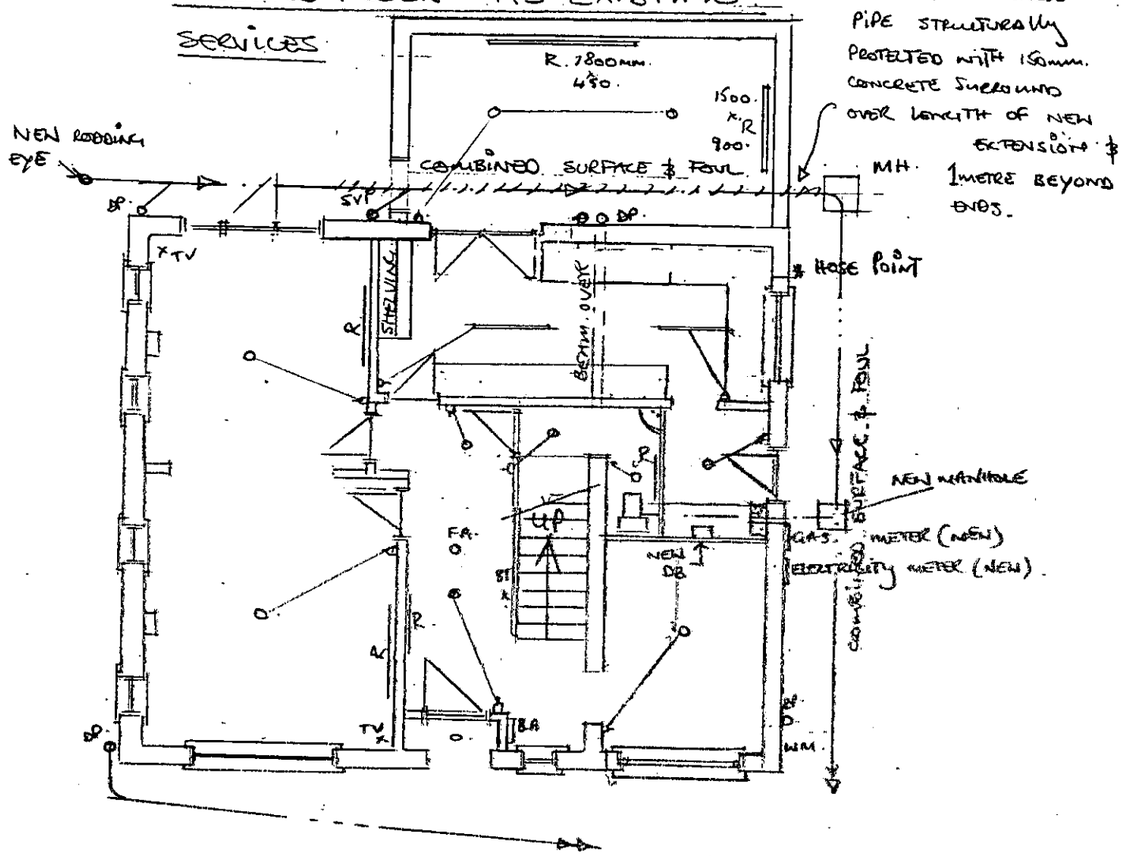
MR & MRS. P. BAIN
RENOVATION WORKS.
TO "AUCHRANNIE"
17 GROVELANDS RD.
SPENCERS WOODS.
READING
RG7 1DP.

FRONT, REAR, EAST & WEST ELEVATIONS AS EXISTING
(scale 1:100)

DRG 2002/02.

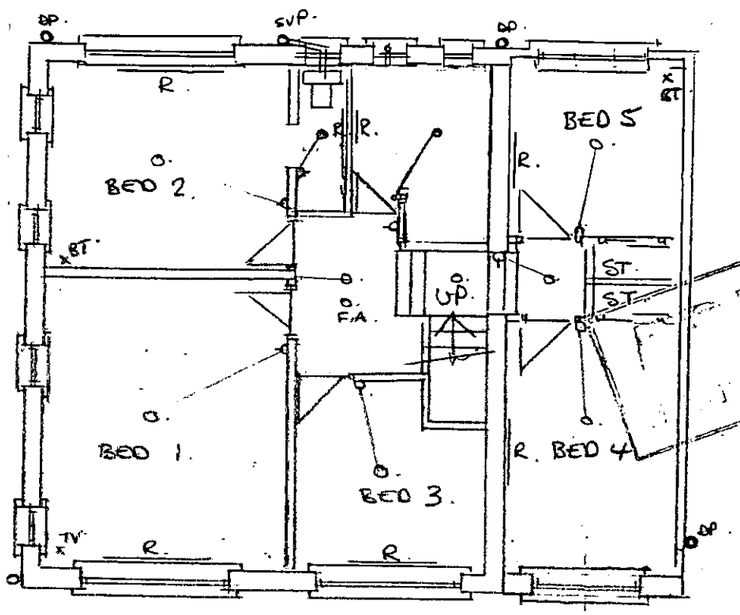
16.JAN.2002* 5547

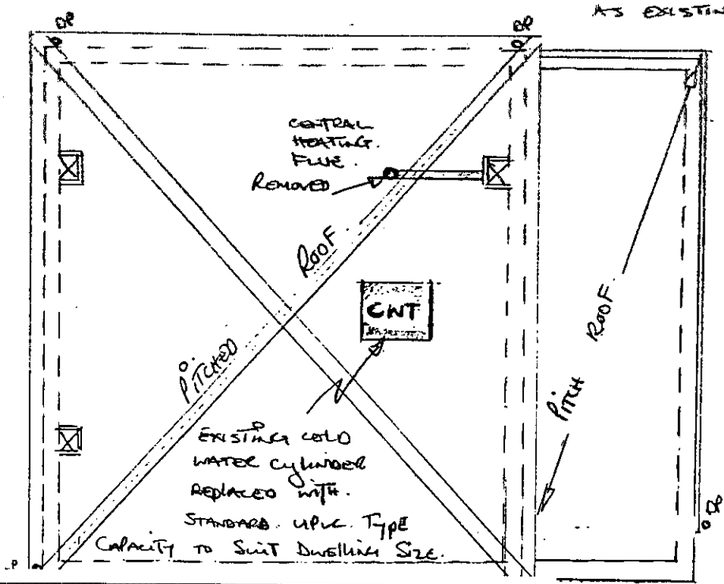
GROUND FLOOR - AS EXISTING SERVICES.



* TELEPHONE CABLE OVERHEAD AS EXISTING.

FIRST FLOOR - AS EXISTING SERVICES.





ROOF LAYOUT - AS EXISTING SERVICES.

R	- DENOTES. CENTRAL HEATING. RADIATOR.
FR.	- DENOTES. FRIDGE FREEZOR.
WM	- DENOTES. WASHING. MACHINE.
CHB	- DENOTES. CENTRAL. HEATING. BOILER.
EDB	- DENOTES. ELECTRICAL DISTRIBUTION. BOARD.
WM	- DENOTES WATER METER.
	- DENOTES LIGHT SWITCH.
HWC	- DENOTES HOTWATER CYLINDER.
CWT	- DENOTES. COLDWATER TANK.
MH	- DENOTES. MANHOLE.
SVP	- DENOTES SOIL VENT PIPE
BP	- DENOTES BONNPIPE.
FA	- DENOTES FIRE ALARM.
B.A	- DENOTES. BURGULAR ALARM.
T.V	- DENOTES. TV POINT. (3M)
BT	- DENOTES. TELEPHONE POINT. (3M)

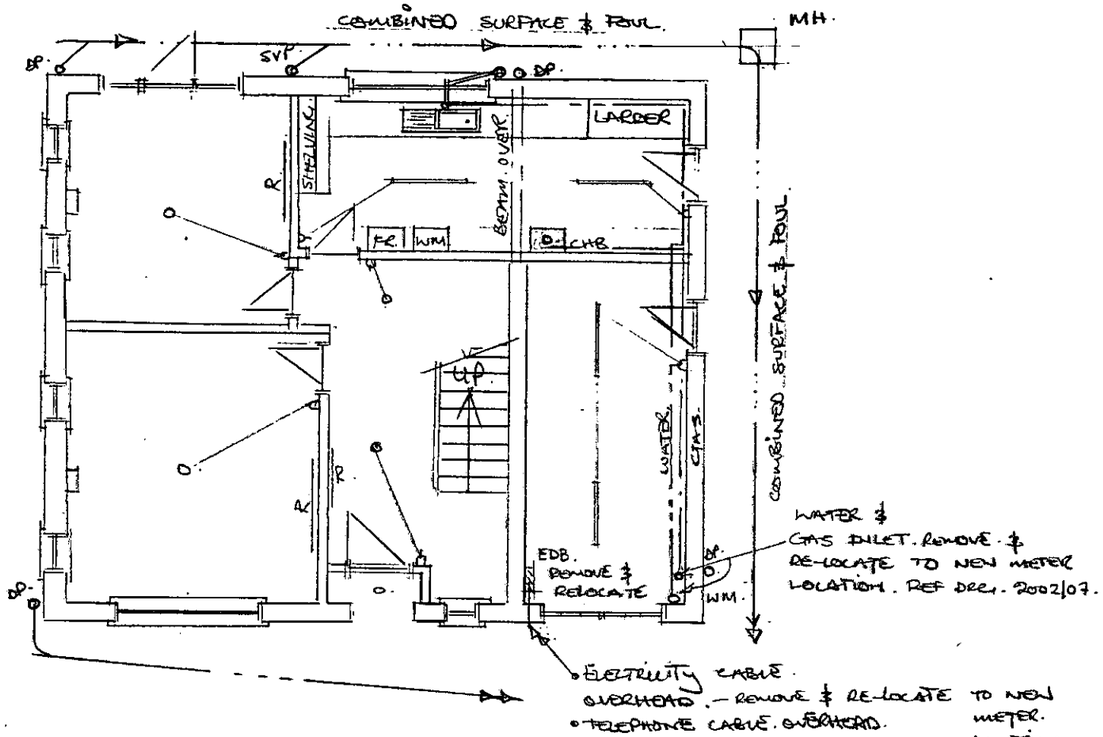
MR & MRS. P. BAIN.
RENOVATION. WORKS TO.
17. GROVELANDS. ROAD.
SPENCERS. WOOD,
READING.
RG17. 10P.

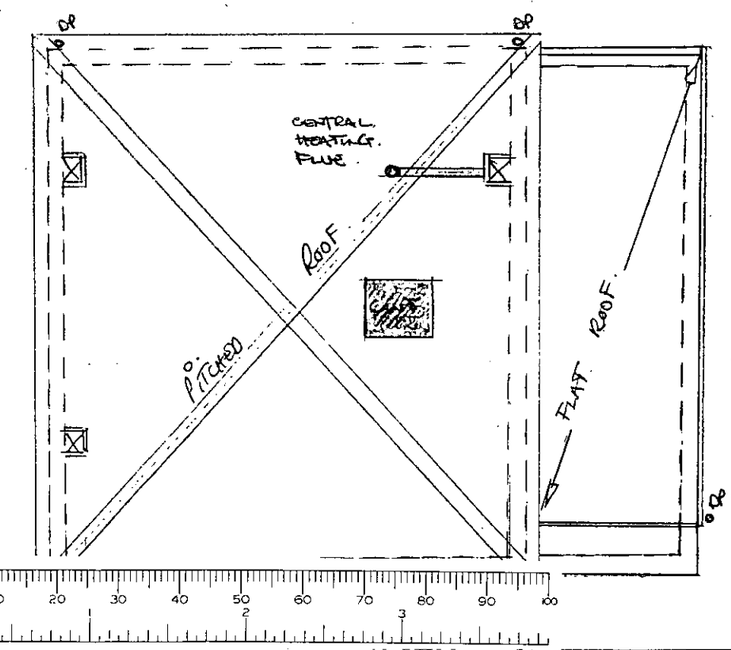
DRG TITLE:-
GROUND, FIRST & ROOF SERVICES - AS. PROPOSED. (1:100)

DRG. 2002/07

16. JAN. 2002 · 5547

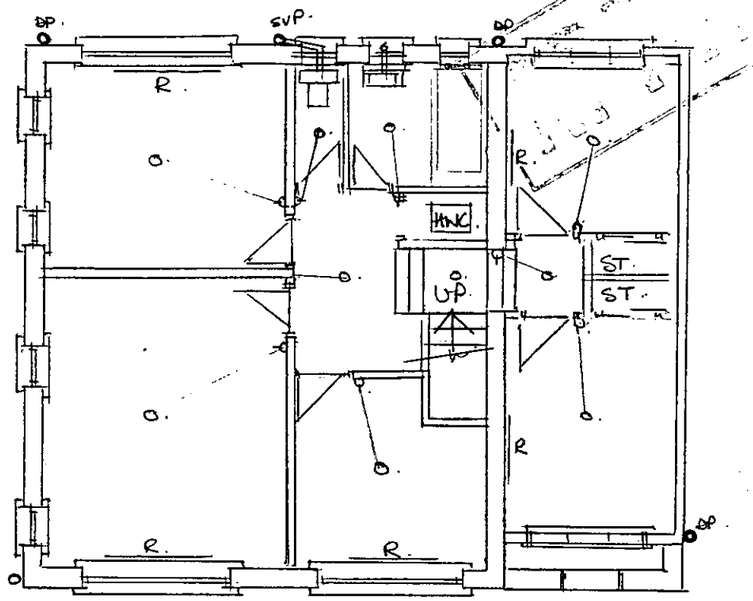
GROUND FLOOR - AS EXISTING SERVICES





ROOF LAYOUT - AS EXISTING SERVICES

FIRST FLOOR - AS EXISTING SERVICES



R	—	DENOTES CENTRAL HEATING RADIATOR
FR.	—	DENOTES FRIDGE FREEZER.
WM	—	DENOTES WASHING MACHINE.
CHB	—	DENOTES CENTRAL HEATING BOILER.
EDB	—	DENOTES ELECTRICAL DISTRIBUTION BOARD.
WM	—	DENOTES WATER METER.
	—	DENOTES LIGHT SWITCH.
HWC	—	DENOTES HOTWATER CYLINDER.
CWT	—	DENOTES COLDWATER TANK.
MH	—	DENOTES MANHOLE.
SVP	—	DENOTES SOIL VENT PIPE
BP	—	DENOTES DOWNPIPE.

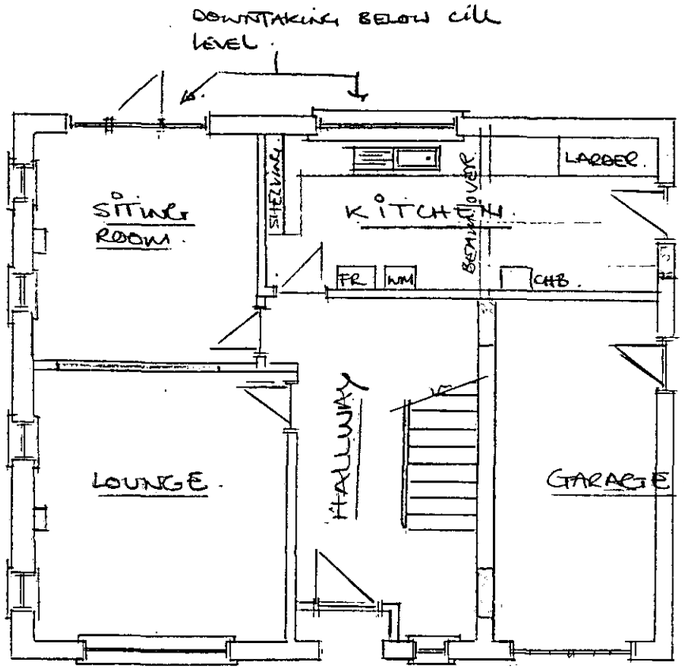
MR & MRS. P. BAIN.
RENOVATION WORKS TO
17. GROVELANDS. ROAD.
SPENCERS. WOOD,
READING.
RG1 7. 1DP.
"ANNHRANNIE"

DRG TITLE:—
GROUND, FIRST & ROOF SERVICES — AS EXISTING (1:100)

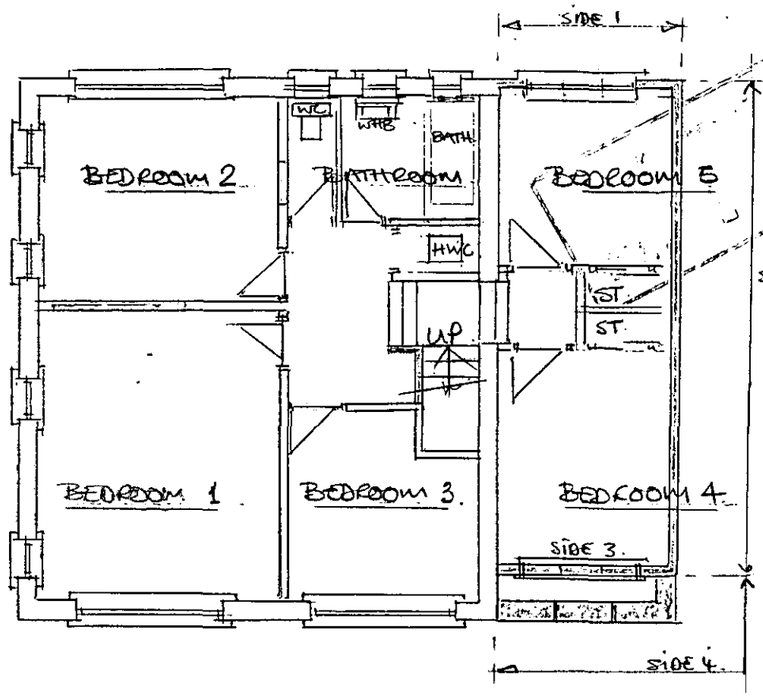
DRG 2002/04.

16.JAN.2002 5547

GROUND FLOOR - AS EXISTING

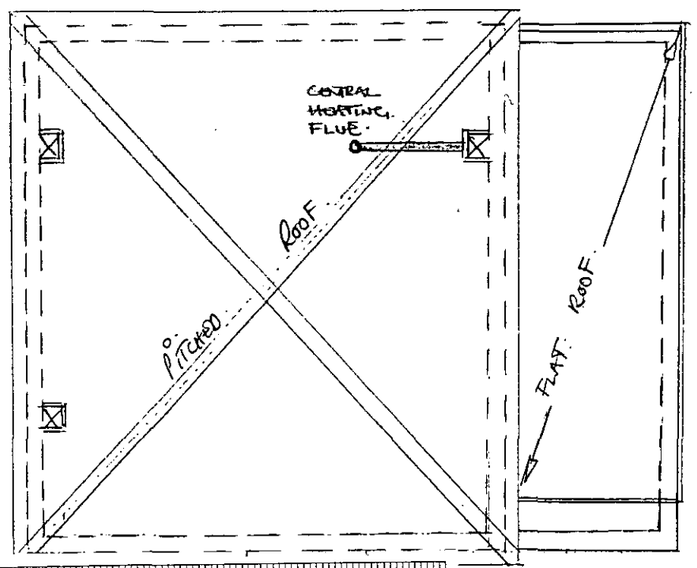


FIRST FLOOR - AS EXISTING



NOTES.

1. ▭ DENOTES. EXTENT OF DOWNTAKING. BRICKWORK
2. ▭ DENOTES. EXTENT OF TIMBER DOWNTAKINGS OR OPENING UP WORKS. FOR REMEDIAL REPAIRS.



ROOF LAYOUT - AS EXISTING

1.0. INTERNAL DOWNTAKINGS

1.1 STRUCTURAL ENGINEER TO OBTAIN ALL TEMPORARY WORKS REQUIRED FOR DOWNTAKINGS.

1.2. BEAMS FOR STRUCTURAL LOAD-BEARING WALLS TO BE OBTAINED BY STRUCTURAL ENGR.

2.0. EXTERNAL WALL DOWNTAKINGS.

2.1. TEMPORARY WORKS AS NOTE 1.1.

2.2. BEAMS AS NOTE 1.2

2.3 FLAT ROOF AREA: FOUNDATIONS TO BE INVESTIGATED. FLAT ROOF TO BE REMOVED, IF NECESSARY, TO ALLOW NEW PITCHED ROOF ERECTION. NEW ROOF TO MATCH EXISTING CONSTRUCTION. EXISTING WALL SIDES 1 & 2. TO BE STRIPPED INTERNALLY SPRAYED WITH PRESERVATIVE TREATMENT 10 yr WARRANTY. STRENGTHENED, IF NECESSARY, TO ACCEPT NEW PITCHED ROOF. RE-LINED CONSTRUCTION. TO CURRENT BUILDING REGS. SIDE 3 TO BE REMOVED OFF SITE. SIDE 4. TO BE BUILT UP OFF EXISTING BRICK FACADE, BRICK TO MATCH EXISTING. AGHAST FOUNDATION STRENGTHENED, IF NECESSARY TO TAKE NEW LOADING.

MR & MRS. P. BAIN.
RENOVATION WORK TO
17 GROVELANDS ROAD.
SPENCERS WOOD,
~~READING~~
RG7 1DP.
"AUCHRANNIE"

DRG. TITLE:-
GROUND, FIRST & ROOF LAYOUT AS EXISTING & DOWNTAKINGS. (1:100)

DRG. 2002/03.