APPLICATION NO:
F/2000/1548

LOCATION:
Woodvale House Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mrs A.M. Sheard C/O Jim Arthur

PROPOSAL:
Proposed erection of double garage and car port.

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A.M. Sheard
C/O Jim Arthur
13 Kings Road
Willesden Green
London
NW10 2BL

Application Number: F/2000/1548

Parish: **SHINFIELD**

Location: **Woodvale House, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of double garage and car port.**

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

Condition
3. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the future health and amenity value of the trees.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/07/2000

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.

805

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

Eastrop
Basingstoke Road
Spencers Wood
Reading, RG7 1AE

Tel: 0118 9883483

16 June 2000

Dear Sir

Application Number: 0/2000/1548 - Proposed erection of a double garage and car port at Woodvale House, Basingstoke Road, Spencers Wood

Thank you for notifying us of this planning application. Our property is situated next door to Woodvale House. The proposed new garage and car port is to be located to the rear of the property and will provide three covered spaces and a large manoeuvring area. My husband and I have seen a copy of the application plan at your offices. The access to the garages and parking area will be immediately adjacent to the boundary hedge between our house and Woodvale House.

We object to this development because the proposed access at the side of Woodvale House and the rear parking area would result in unacceptable disturbance and loss of amenity to our property through increased noise, air pollution and disturbance.

In particular we are very concerned about the possible effect the development will have on the boundary hedge between our two properties because:.

1. The car movements generated would harm our living conditions and use of our patio without adequate screening. The plan states that the existing hedge will be retained. However, given the width of the hedge it is currently impractical to get a car along the side of Woodvale House. Consequently works would be needed to the hedge which would lead to a significant reduction in its density. If not properly controlled these works would reduce privacy in our garden.
2. The hedge at the bottom of the garden is old and dying back. The new garage area would need to be adequately screened from our garden, which is currently quiet and secluded, otherwise, it could result in unacceptable disturbance and loss of amenity to our adjacent property.

Finally, the plans also indicate through the drawings that all trees on site will be retained. At dusk there are lots of bats in the area and we believe that they nest in the ivy in the tree at the front of the proposed car port. Should the development be allowed to go ahead any disturbance to this tree should be kept to a minimum.

Yours sincerely

A. G. Symonds G Symonds

Ann Symonds MRTPI
Graham Symonds

The Chief Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR.

0118 988 5315

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

07th June 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	CM
APP	
TS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

O/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of dwellings
Case Officer: Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

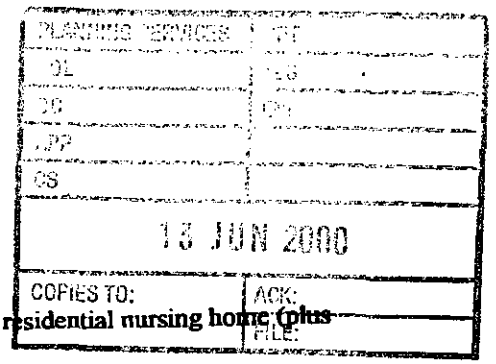
F/2000/1486
Location: 2 Grovelands Road, Spencers Wood, Reading
Proposal: Proposed single storey and first floor extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1505
Location: Westdene, Basingstoke Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Emy Circuit
Observations: No comment

Continued...

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

PLANNING SERVICES	HPT
POL	TLS
DC	
CP	
CS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 02 June 2000

Application Number: F/2000/1548

Proposal: Proposed erection of double garage and car port.

Parish: SHINFIELD PARISH

Site Address:
Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mrs A.M. Sheard C/O Jim Arthur.

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).

No adverse highways comment.

Signed: A. Linnell **Print name:** A LINNELL

1933

WOODVALE

ADDRESS BASINGSTOKE ROAD **PARISH** SHINFIELD (86)

PLOT No. **ORD. SHEET No.** SU 7066-71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/48/62	Mr. O.C.T. Jenkins	Change of use from Resd to Guest House	22.3.62	N/A C
A/10/62	Mr. O.C.T. Jenkins	Advertisement sign	9.8.62	N/A C

MINISTRY DECISION

SPECIAL ORDERS

Elaine Connor
Wokingham District Council
Planning Department
PO Box 157
Shute End, Wokingham,
Berks. RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC EC	ENF
APP	
CS	30710
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

JIM ARTHUR *architect*
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
020 7467 1531

Ref: JA/JA/102/6.3
16h June 2000

By fax and letter 0118 974 6484

Dear Ms.Connor,

Re: Woodvale House, Spencers Wood, RG7 1AE
Application no.F/2000/1548

We confirm that the Planning Notice for the above application was posted outside the property today, June 16th. We also confirm that as of today my clients ,Mrs.Angela Sheard and Mr.Peter Hyde are the new owners of the property,

Yours faithfully

Jim Arthur

Jim Arthur

cc A.Sheard
P.Hyde

Elaine Connor
Wokingham District Council
Planning Department
PO Box 157
Shute End, Wokingham,
Berks. RG40 1WR

JIM ARTHUR *architect*
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
020 7467 1531

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS 30465	
12	
COPIES TO:	

Ref: JA/JA/102/6.3
9th June 2000

Dear Ms.Connor,

Re: Woodvale House, Spencers Wood, RG7 1AE
Application no.F/2000/1548

Further to your earlier request please find attached a block plan (no.102/004) at 1:200 showing the whole site and the location of the new garage. Should you require any further information please do not hesitate to contact me, (Please note my new number at the top of the page),

Yours faithfully

Jim Arthur.

Jim Arthur

CC A.Sheard
P.Hyde

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

Tel: (0118) 974 6451

Date: **02 June 2000**

My ref: F/2000/1548

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/2000/1548
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of double garage and car port.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1548**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of double garage and car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6451

Date: **02 June 2000**

My ref: F/2000/1548

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/2000/1548
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of double garage and car port.

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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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1548**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of double garage and car port.
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 6451

Date: **02 June 2000**

My ref: F/2000/1548

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/2000/1548
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of double garage and car port.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1548**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of double garage and car port.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2000/1548

Proposal:
Proposed erection of double garage and car port.

Location:
Woodvale House, Basingstoke 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. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

02 June 2000

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1548

Applicant : Mrs A.M. Sheard C/O Jim Arthur.

Location : Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of double garage and car port.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23.6.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 23.6.00.

Date Registered : 17/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses :

HIGHWAYS: NO comments

P. COUNCIL: No comment.

OBS LETTER: 1 - 'EASTROP' - see file.

Planning Issues :

* IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1548
PROP: ERECTION OF DOUBLE GAR. & CAR PORT.
Appraisal :

The application being considered proposes the replacement of an existing pre-fabricated garage with a triple capacity garage block, comprising a double garage & car port.
The proposed garage will have a floor area of approx. 52m² as a result an increase of approx. 27m² of the existing construction. The garage will be sited in the N-E corner of the site & will be set back almost 2m from the boundary with the neighb. property 'Eastrop.' The residents of Eastrop have expressed concern about the possible loss of privacy & amenity that they would experience as a result of the proposed development. It is considered that given the distance of the proposed garage away from the private amenity area of Eastrop (the area within 5m of the rear of the dwelling) & given the fact that there is an existing building there it is not considered that the proposed garage would have an adverse negative impact upon the living conditions of the residents of Eastrop. Concern has also been raised as to the possible affect of the development upon the existing screening hedge along the side bound. with Eastrop. It is considered that a condition to replace this hedge should be damaged, would be appropriate.

It is therefore considered that the proposed development would not have an adverse negative impact upon the living conditions of the residents of the neighbouring property, 'Eastrop.'

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

Application Number F/2000/1548
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3.	SC49	SR18	

John Mitchell

11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Woodvale House
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2000/1548

OFFICER: Elaine Connor

DATE OF SITE VISIT: 23/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area.
Mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling
2 outbuildings to the rear of the dwelling
dilapidated prefab garages at bottom of garden

4. RELATIONSHIP TO ADJOINING PROPERTIES
hedge along boundary with 'Eastrop'
Recreation ground to rear

5. SITE CONSTRAINTS /

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT AS ABOVE

OTHERS -

Applicationo	Name & Address
F/2000/1548	Mr & Mrs Symonds Eastrop Basingstoke Road Spencers Wood Reading Berks RG7 1AE

App approved,
Letter sent 24/07/00

Start date:	17 MAY 2000
Officer: EC	Application No. F/2000/1548

Map No. ..... Site ..0..1..

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF DOUBLE GARAGE AND CAR PORT

Location: WOODVALE HOUSE BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield ✓ 2/6

Applicant: MRS S HEARD

Fee Received 95-00 (1) 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	Show where on whole site garage is	2/6	
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 : 21/6..... 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 + Woodvale House, Basingstoke Road, Spencers Wood

Eastrop " "

Fairford House, " "

1933

WOODVALE

ADDRESS BASINGSTOKE ROAD **PARISH** SHINFIELD (86)

PLOT No. **ORD. SHEET No.** SU 7066-71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/48/62	Mr. O.C.T. Jenkins	Change of use from Road to Guest House	22.3.62	N/A C
/10/62	Mr. O.C.T. Jenkins	Advertisement sign	9.8.62	N/A C

MINISTRY DECISION

SPECIAL ORDERS

Wokingham District Council
Planning Department
PO Box 157
Shute End, Wokingham,
Berks. RG40 1WR

JIM ARTHUR ***architect***
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
020 8459 3569

Ref: JA/JA/102/6.3
15 May 2000

17.MAY2000* 1548

Dear Sirs

Re: Woodvale House, Spencers Wood, RG7 1AE

Further to my clients letter to you dated 4th April (your I.D.ref.28065) and your subsequent verbal response please find attached 6 copies of drawing no.102/001, planning application forms and a cheque for the fee in the sum of £95 only for erection of a new double garage and car port at the above address.

Yours faithfully

Jim Arthur

CC A.Sheard
P.Hyde

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 17.MAY2000* 1548

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(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 of (a) of any part of the land to which the application relates.

OR

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.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
DR. & MRS. TAIT	WOODVALE HOUSE, BASINGSTOKE RD. (SITE ADDRESS)	15/5/00

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed John Arthur (JIM ARTHUR)

On behalf of ANGELA SHEARD

Date 15/05/00

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

17 MAY 2000* 1548

1.	APPLICANT'S NAME	MRS. A. M. SHEARD
	ADDRESS	WILLOW HOUSE, 19 KNUTSFORD ROAD, WILMSLOW, CHESHIRE
	POST CODE	SK9 6JB PHONE 01625 524228
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	JIM ARTHUR
	ADDRESS	13 KINGS ROAD, WILLESDEN GREEN, LONDON.
	POST CODE	NW10 2BL PHONE 0207 467 1500
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	WOODVALE HOUSE, BASINGSTOKE ROAD, SPENCERS WOOD, NR. READING. RG7 1AE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF NEW DOUBLE GARAGE AND CAR PORT.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1375 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	102/001

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A.

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

CLAY ROOF TILES, RED BRICKWORK WITH BLUE FEATURES, TIMBER DOORS AND WINDOWS, ALL TO MATCH EXISTING HOUSE.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

BY EXISTING FENCES/HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO GARDEN

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

ACCESS TO THE PROPERTY IS NOT AFFECTED.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

NOT APPLICABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95. (NINETY FIVE POUNDS)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Jim Arthur ON BEHALF OF ANGELA SHEARD DATE 15/05/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

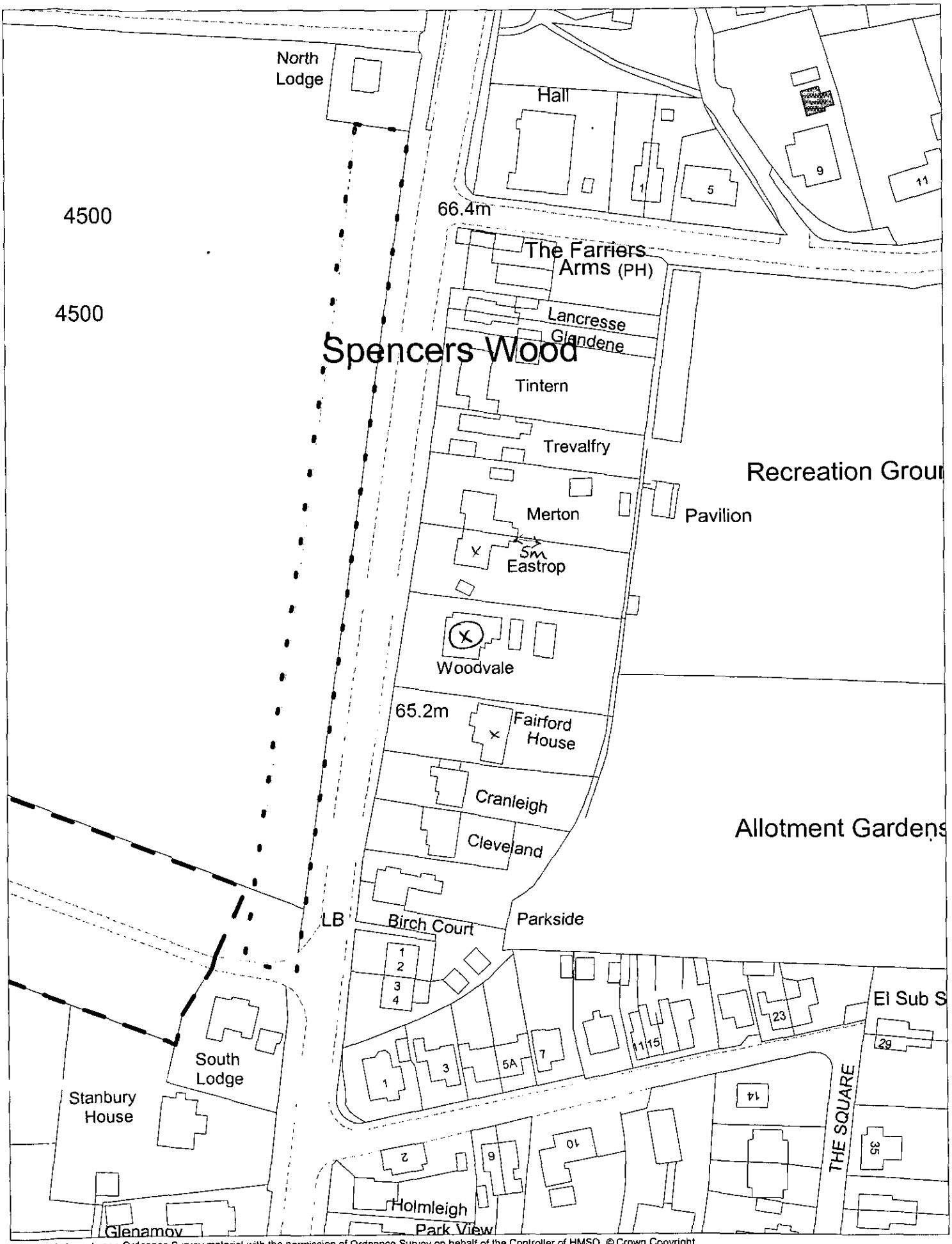
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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Development Control Section, Environmental Services, Wokingham District Council.
25 May 2000

Scale: 1 : 1250

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