SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/3019

LOCATION:
23 Clares Green Road, Spencers Wood Reading.

APPLICANT:
Mr & Mrs Bates C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed conversion of garage to bed sit and uitlity room.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 31/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bates
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2000/3019

Parish: **SHINFIELD**

Location: **23, Clares Green Road, Spencers Wood, Reading.**

Proposal: **Proposed conversion of garage to bed sit and utility room.**

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) no additional windows or similar openings shall be constructed in the side elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The building hereby permitted shall not be used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Condition
5. Before any part of the development hereby permitted is commenced details shall be submitted showing the parking layout for 5 vehicles within the curtilage of the property. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by The Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this space.

Condition
6. Prior to the completion of the development hereby permitted the driveway must be widened to a minimum of 4.8m for ease of access and egress. The footway crossing must be extended to accommodate this.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

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

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 Policy LTV1.

South East Area Local Plan Policy SBE1.

Deposit Draft Wokingham District Local Plan Policy WOS3.

John Mitchell
Development Control Manager
Date: 30/01/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 21 December 2000

Application Number: F/2000/3019

Proposal: Proposed conversion of garage to bed sit and uitlity room.

Parish: SHINFIELD PARISH

Site Address:
23, Clares Green Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs Bates C/O Chamberlain Syrad Architecture.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Also include the extent of the driveway on the plan.

Signed: _____ **Print name:** Adam Coggins 4/1/01

Environmental Services

For office use only.
Application number: 06.DEC.2000* 3019

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	MR & MRS I.C. BATE
	Address and postcode	23 CLARES GREEN ROAD SPENCERS WOOD READING RG1 7DY
	Phone number	
2	Agent's Name	CHAMBERLAIN SYRAD ARCHITECTS
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
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.	23 CLARES GREEN ROAD SPENCERS WOOD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE INTO BED-SIT AND UTILITY ROOM.
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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: ~~4~~ 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.		

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

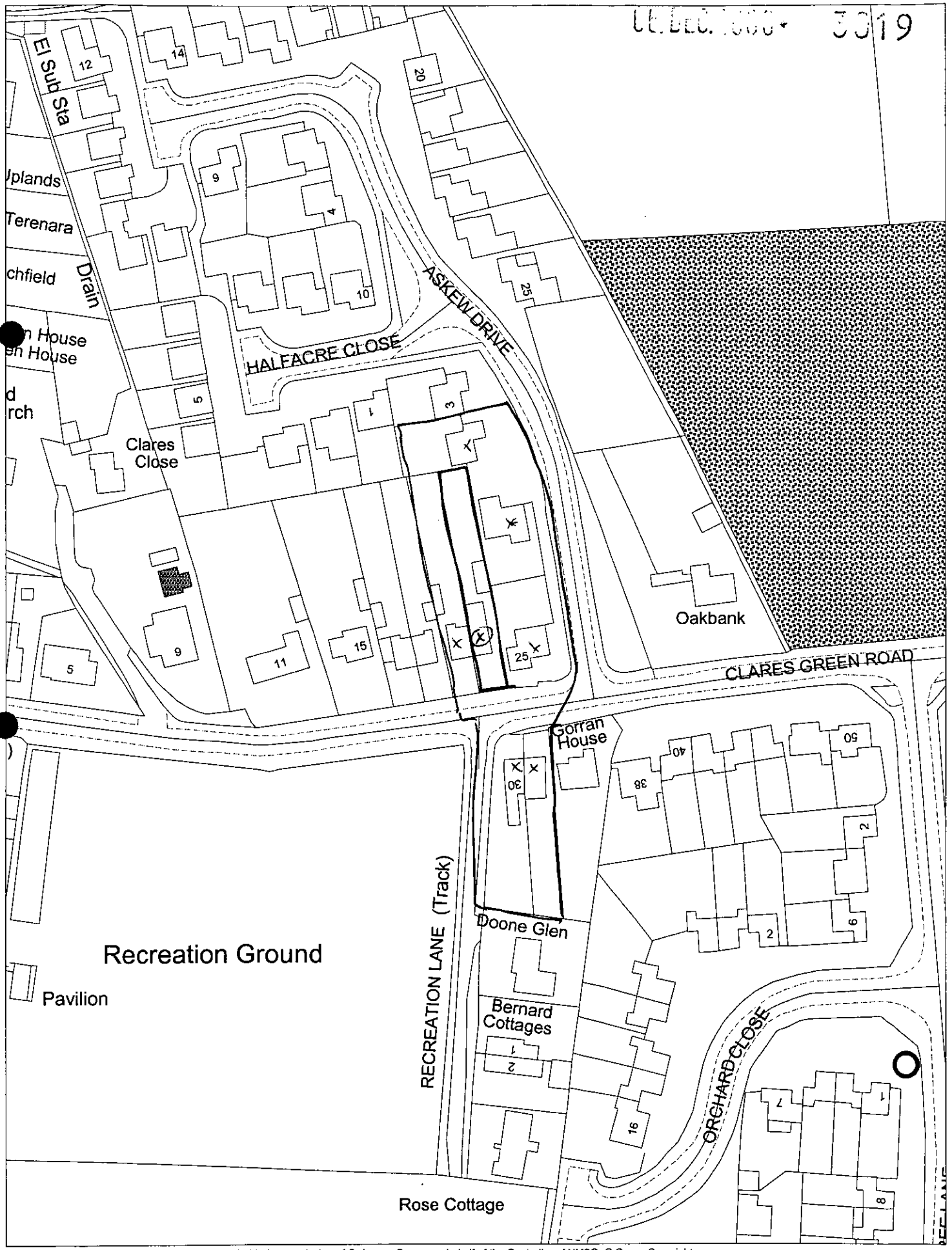
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MR & MRS I.C. BATE

Date 5 DEC. 2000

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000 Scale: 1 : 1250

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3019	FH
BUILDING CONTROL NUMBER	RP 2001/1952	Alan
APPLICANT/AGENT	Chamberlain Syrad	
ADDRESS OF SITE	23 Clares Green Road SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2067 4A	2067 4
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

ADDRESS CHURLAND 23, CLARES GREEN ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
1167/71	Mr A J Allen	Single St. Ext/Garage	28.10.71	App	C/A
BR 5677		further rooms in roof space	1.11.76	APP	N/A
05600	"	BEDROOM	25.11.76	N/A	C/A
DRA7367	MR & MRS I BATE	LOFT CONV.	26.5.89	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/3019

Applicant : Mr & Mrs Bates C/O Chamberlain Syrad Architecture.

Location : 23, Clares Green Road, Spencers Wood, Reading.

Proposal : Proposed conversion of garage to bed sit and uitlity room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/01/01

Date Registered : 06/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 31/01/2001. 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 :

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2000/3019

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. conversion of garage to bed sit and utility room. The dev proposes external changes to front door and one side and rear facing windows. There is no proposal to change the existing flat roof of the garage.

The existing garage is significantly set back from the property. It is located between two adjacent neighbours of 25 + 27 Cross Green Road. However it is not considered that the prop. dev will have an adverse overlooking impact upon the neighbouring properties. No 21 has 2 m high boundary treatment, ~~therefore it~~ Therefore it is not considered the prop. windows will have an overlooking impact to the detriment of the res. amenity of No 21.

However it is considered that the conversion could be used as a seperate unit therefore a condition will be imposed to ensure dev. is used ancillary to res. dwelling.

IMPACT UPON THE STREET SCENE.

As the existing is set back beyond the rear dev. of the property, it is not considered that the prop. dev will have an adverse impact upon the street scene.

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

Application Number F/2000/3019
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF THE EXTENSION BUILDING
4	C062	R062	BUILDING SHALL NOT BE USED
5		R121	BEFORE ANY PART OF THE DEVELOPMENT HEREBY
			PERMITTED IS COMMENCED DETAILS SHALL BE
			SUBMITTED SHOWING THE PARKING LAYOUT
			FOR 5 VEHICLES WITHIN THE CURTILAGE OF
			THE PROPERTY. THE APPROVED DETAILS SHALL BE
			IMPLEMENTED PRIOR TO THE OCCUPATION OF ANY
			OF THE APPROVED DEVELOPMENT, AND
			THEREAFTER BE RETAINED. NO DEVELOPMENT,
			WHETHER PERMITTED BY THE TOWN AND
			COUNTRY PLANNING (GENERAL PERMITTED
			DEVELOPMENT) ORDER 1995 (OR ANY ORDER
			REVOKING AND RE-ENACTING THAT ORDER
			(WITH OR WITHOUT MODIFICATION) OR NOT;
			SHALL BE CARRIED OUT ON THE LAND SO
			SHOWN OR IN SUCH A POSITION AS TO
			PRECLUDE VEHICULAR ACCESS TO THIS SPACE.
6		R121	PRIOR TO THE COMPLETION OF THE DEVELOPMENT
			HEREBY PERMITTED THE DRIVEWAY MUST BE
			WIDENED TO A MINIMUM 4.8 m FOR
			EASE OF ACCESS AND EGRESS. THE FOOTWAY
			CROSSING MUST BE EXTENDED TO ACCOMODATE
			THIS.
7			

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO03

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LTV1

MINERALS LOCAL PLAN POLICIES:

Ian Mitchell

30/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 23 Clares Green Road Spencers Wood Reading.

APPLICATION NUMBER: F/2000/3019

OFFICER: Farah Humayun

DATE OF SITE VISIT: 10/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

RES. - MIX OF HOUSE TYPES.

3. DESCRIPTION OF SITE/BUILDING

SEMI DET. - DET GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2M FENCE TO BOUNDARY NEIGHB. 1 F/FL WIND OB (GLAZED).
2M HEDGING TO OTHER SIDE. V. WELL SCREENED.
EXTENSIVE LONG GARDEN. SHED AT END.
NARROW DRIVEWAY. NEIGH SET BACK SO NO DIRECT OVERLOOKING.

5. SITE CONSTRAINTS

TREES 1 IN GDN.

ACCESS/PARKING 2/3

LEVELS —

BOUNDARY TREATMENT AS ABOVE - REDUCED IN HEIGHT OF FENCE TO FRT.

OTHERS STREET SLOPING LOWER LEVEL

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

Tel: 0118 974 6482

Date: **21 December 2000**

My ref: F/2000/3019

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/2000/3019
23, Clares Green Road, Spencers Wood, Reading.
Proposed conversion of garage to bed sit and uitlity room.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3019**
23, Clares Green Road, Spencers Wood, Reading.
Proposed conversion of garage to bed sit and uitlity room.
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 6482

Date: **21 December 2000**

My ref: F/2000/3019

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/2000/3019
23, Clares Green Road, Spencers Wood, Reading.
Proposed conversion of garage to bed sit and uitlity room.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3019**
23, Clares Green Road, Spencers Wood, Reading.
Proposed conversion of garage to bed sit and uitlity room.
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 6482

Date: **21 December 2000**

My ref: F/2000/3019

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/2000/3019
23, Clares Green Road, Spencers Wood, Reading.
Proposed conversion of garage to bed sit and uitlity room.

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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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3019**
23, Clares Green Road, Spencers Wood, Reading.
Proposed conversion of garage to bed sit and uitlity room.
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/2000/3019

Proposal:
Proposed conversion of garage to bed sit and uitlity room.

Location:
23, Clares Green 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. 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

21 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

78/79

Start date: 06 DEC	
Officer: FH	Application No. F/2000/3019

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CONVERSION OF GARAGE TO BED-SIT & UTILITY ROOM

Location: 23 CLARES GREEN ROAD

Parish: SHINFIELD Ward: Shinfield

Applicant: MR/MRS BATE

Fee Received 95-00 Required ~~[illegible]~~ Additional ..... Refund ~~[illegible]~~

(2)

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	Parking layout		
3	F	~~Bedrooms 4 → 5? (please confirm)~~		
4				
5				
6				
7				

J. Mitchell thinks this needs planning permission as it could be used a a separate unit.

C Hurst 20/12

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS:

S/N + See map

DDF/AEH

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr. A.J. Allen,
C/O Mr. D.G. Higgs, ARIBA,
27/29 Greyfriars Road,
READING,
Berks.

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

06 DEC 1976 3319

05600

Application No: .....

Proposal: Bedroom at
"Cleveland", 23 Clares Green Road, Shinfield.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 25th day of November 1976, subject to compliance with the conditions specified hereunder :-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1973, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority. Furthermore, no additional windows or other openings shall be constructed in the elevations of the dwelling as extended by this permission without the prior permission of the District Planning Authority.
4. The extension hereby permitted shall be used only for domestic purposes ancillary to the enjoyment of the existing dwelling as such on the site. No trade or business of any kind whatsoever shall be carried out in the extension and it shall not be occupied separately as living accommodation.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.

. To prevent an overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjacent properties.

.. In the interests of amenity.

Except as aforesaid any permission granted is subject to compliance with the byelaws and general statutory provisions in force in the District.

Date .....

.....
District Secretary

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL. 06.DEC.1880* 3019
Town and Country Planning Act, 1962-68

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM BERKS.

To Mr. A.J. Allen,
c/o Mr.D.G. Higgs, Dipl. ARCH. A.R.I.B.A.,
27/29, Greyfriars Road,
READING.
Berks.

Application No. 1167/71

Proposal Single storey extension and garage at
23, Clares Green Road, Shinfield, Reading,Berks.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 28th day of October, 19 71 subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. No part of the work shall be on or overhang the curtilage of the adjoining property.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. This condition is deemed to be attached by virtue of Section 65 (2) of the Town and Country Planning Act, 1968.

2. For the avoidance of doubt since it appears likely from the drawings that part of the foundations at least, in the absence of this condition, would come on the adjoining curtilage.

Except as *aforesaid any permission* granted is subject to due compliance with the byelaws and general statutory provisions in force in the District

Date 15 NOV 1971

Clerk to the Council

N.B.—A statement of the applicant's right is set out overleaf

Environmental Services

For office use only.
Application number: [illegible] 3919

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	MR & MRS I.C. BATE
	Address and postcode	23 CLARES GREEN ROAD SPENCERS WOOD READING RG1 7DY
	Phone number	
2	Agent's Name	CHAMBERLAIN SYRAD ARCHITECTS
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
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.	23 CLARES GREEN ROAD SPENCERS WOOD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE INTO BED-SIT AND UTILITY ROOM.
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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4 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.		

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS I.C. BATE

Date 5 DEC. 2000.

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

ADDRESS CAERKLAND 23, CLARES GREEN ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

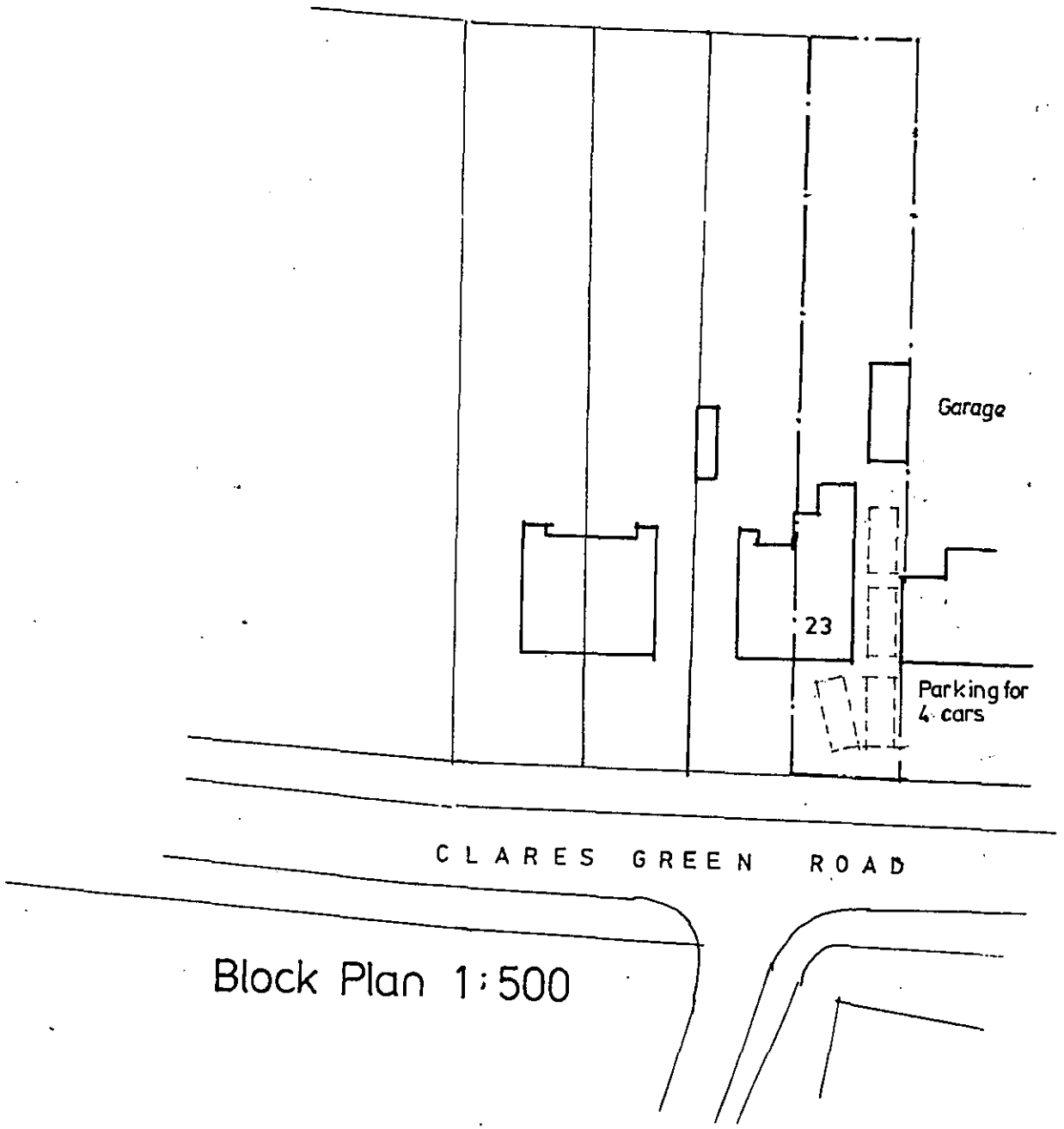
Plan No.	Applicant	Description of Development	Date of Decision	Decision
1167/71	Mr A J Allen	Single St Ext/Garage	28-10-71	App C/A
BR 5677	"	further rooms in roof space	1-11-76	App N/A
05600 C	"	BEDROOM	25-11-76	N/A C/A
ARA7367	MR & MRS I. BATE	LOFT CONV.	26-5-89	APP

DATE OF COMPLETION

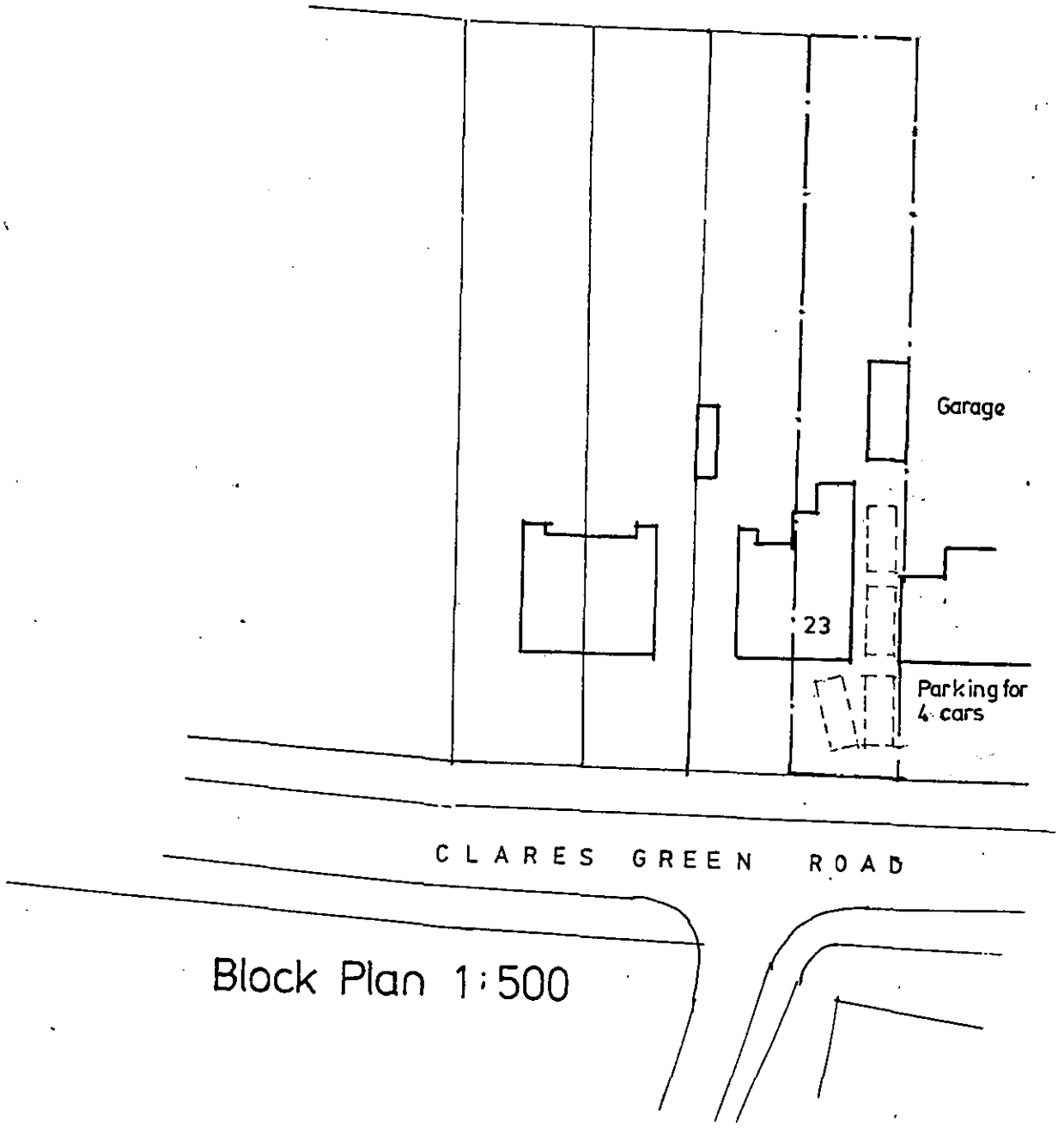
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Block Plan 1:500



Block Plan 1:500

APP
CS
04 JAN 2001
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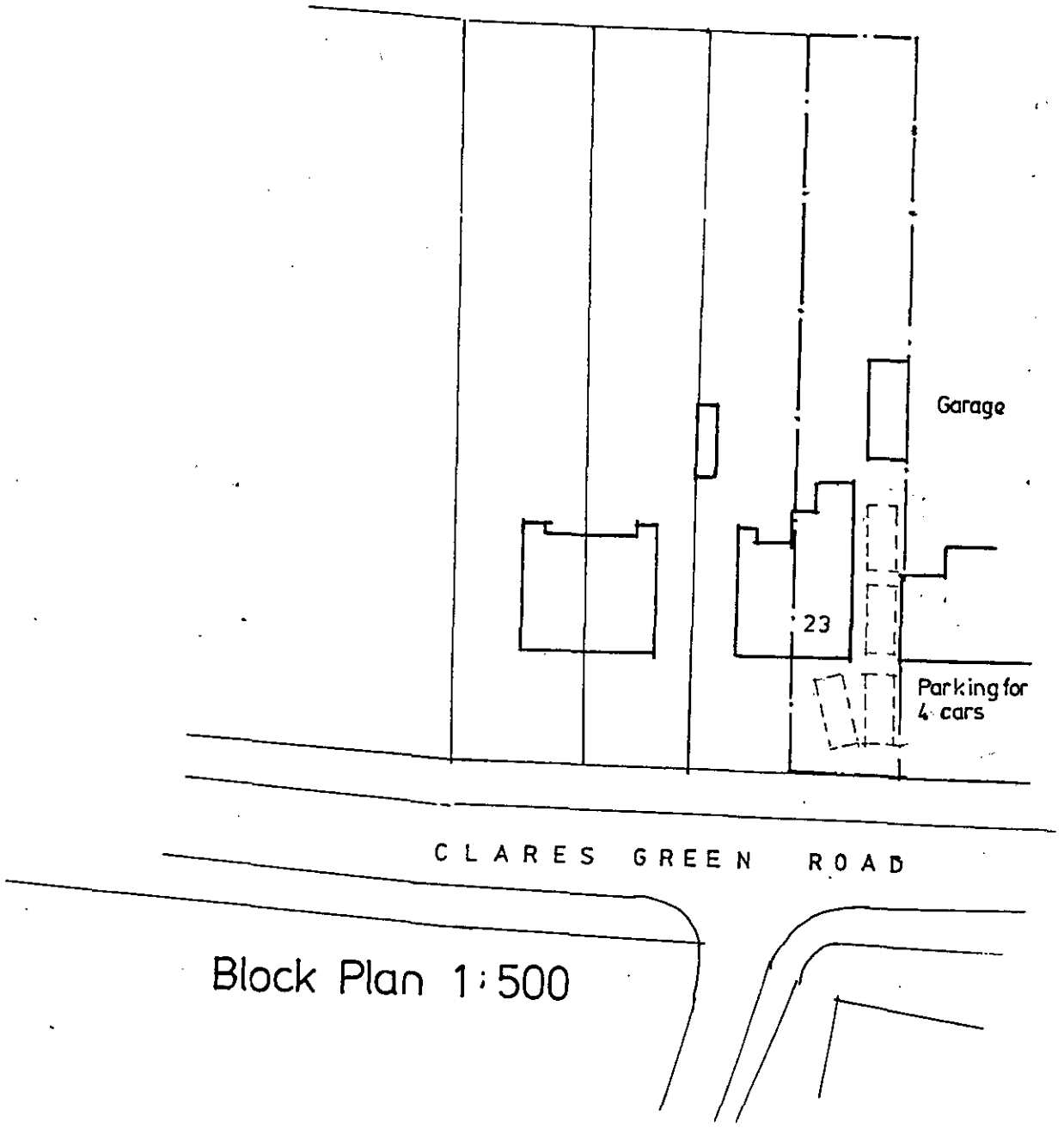

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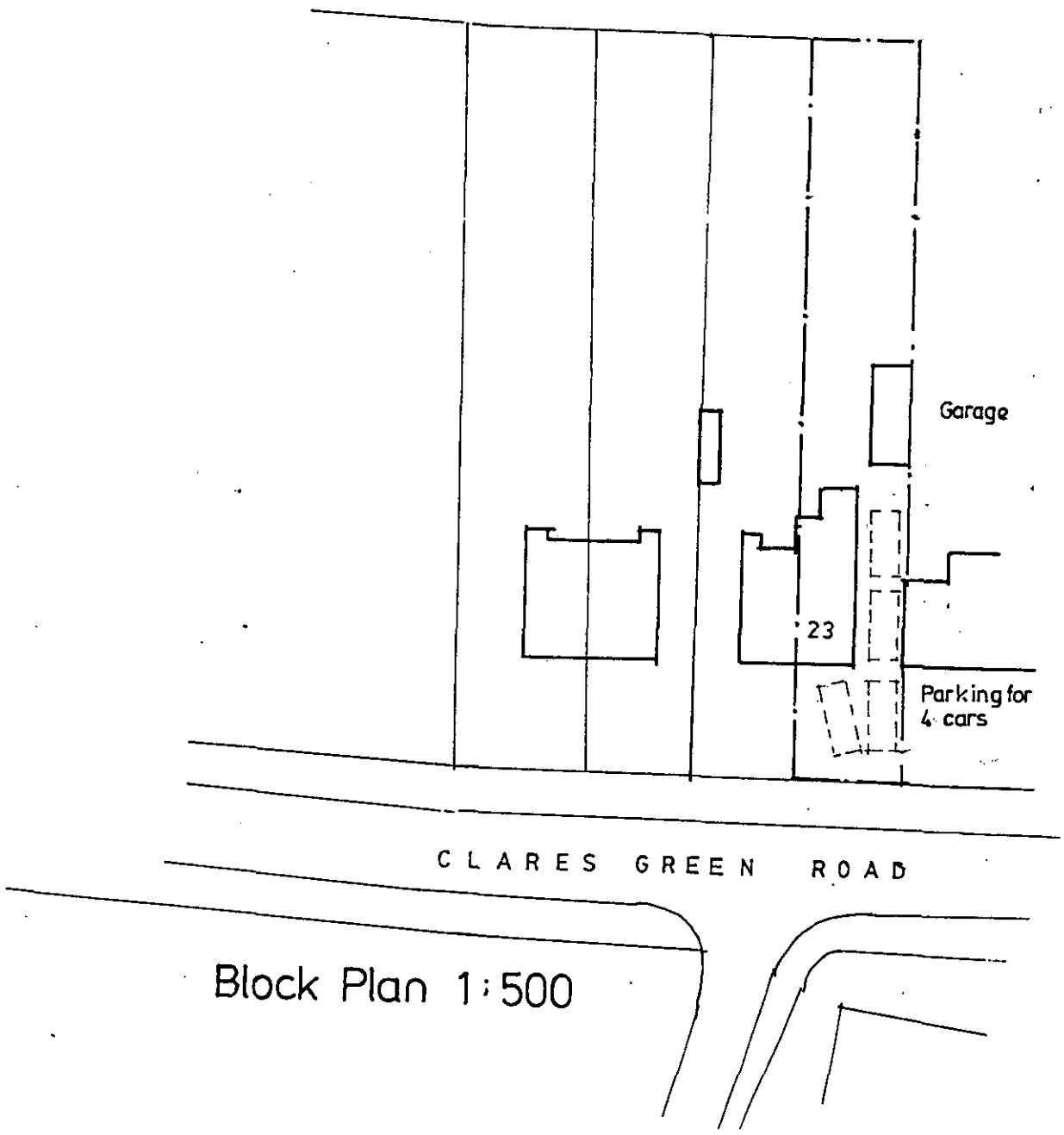

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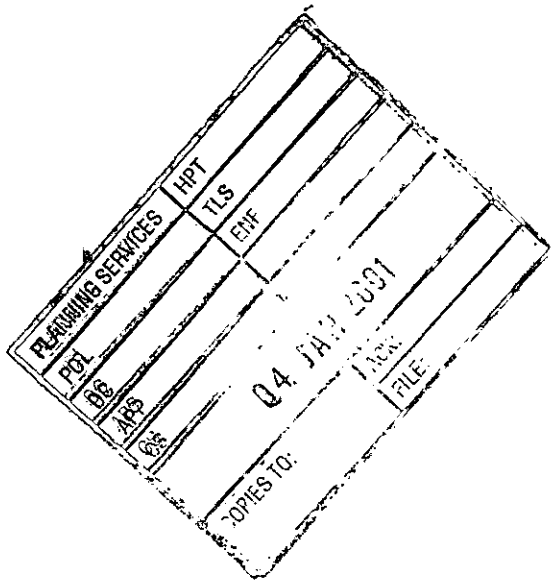
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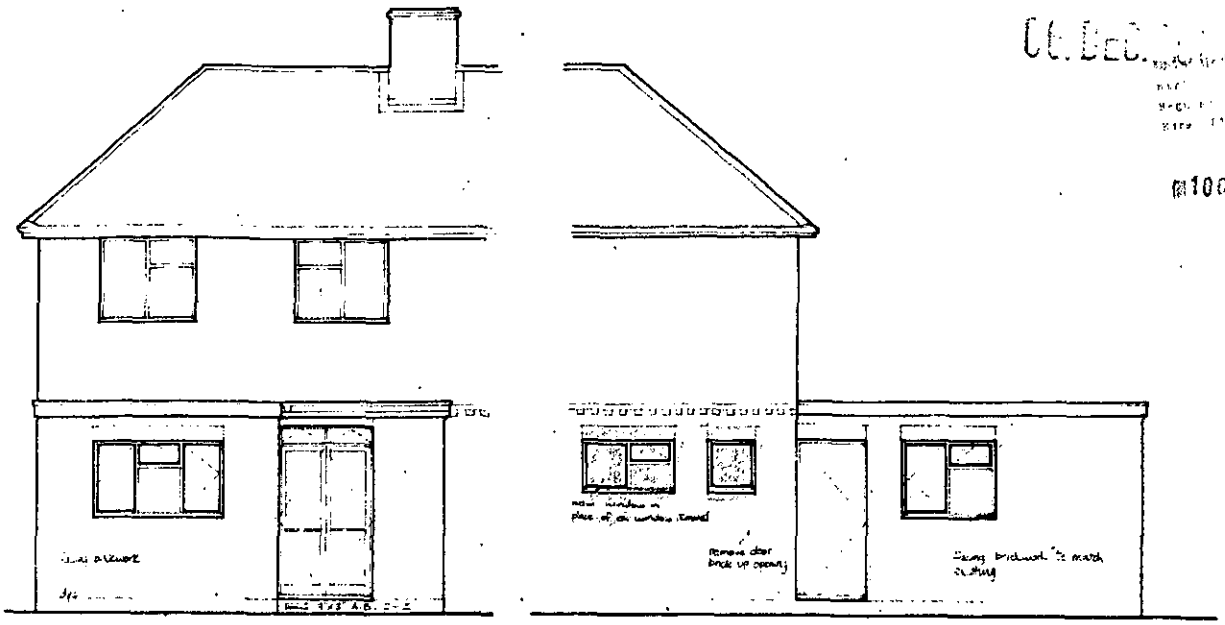
1167/71

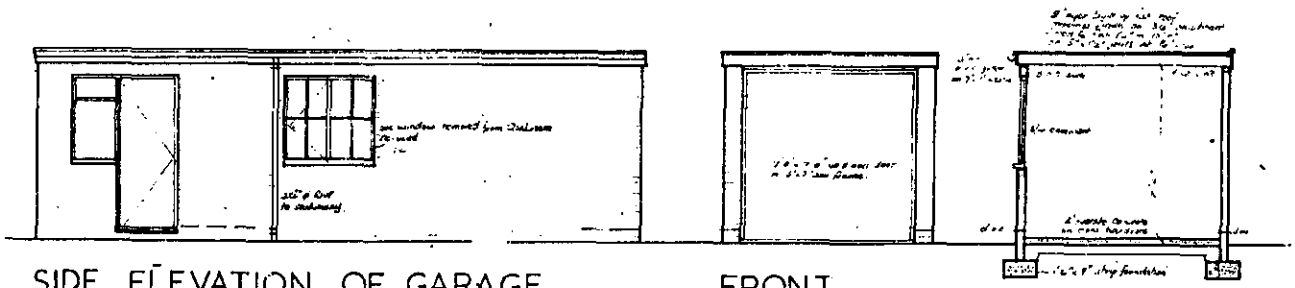
3319

10 OCT 1971



REAR ELEVATION

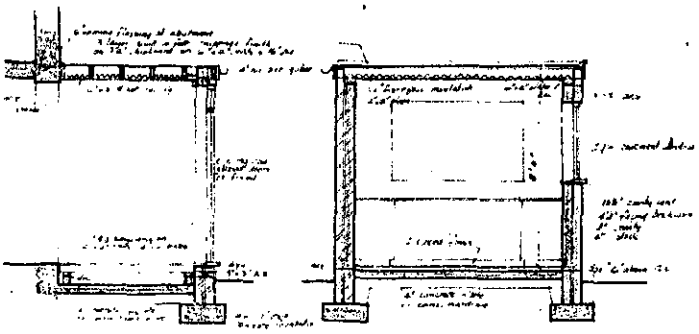
PART SIDE ELEVATION



SIDE ELEVATION OF GARAGE

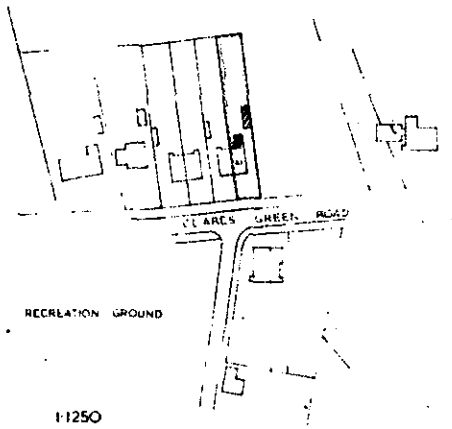
FRONT

SECTION



SECTION BB

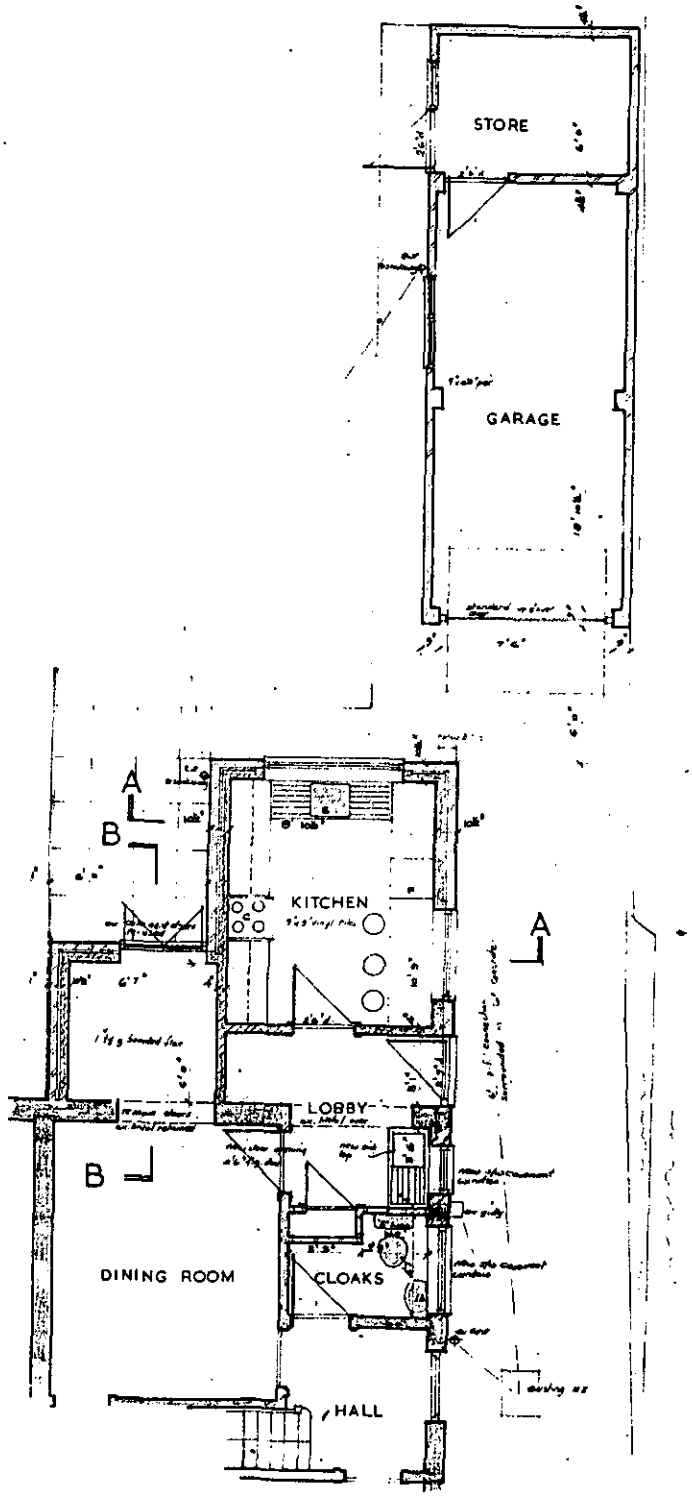
SECTION AA



1:1250

LOCATION PLAN

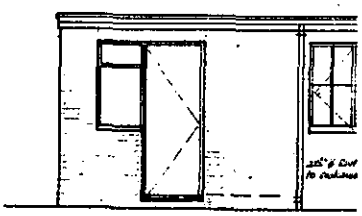
1167/71



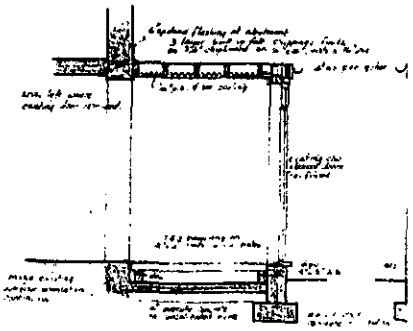
PART GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



SECTION BB

date	revision	no.

job

PROPOSED EXTENSION
CLEVELAND
23 CLARES GREEN ROAD
SPENCERS WOOD BERKS

A.J ALLEN ESQ

scale	1/4" = 1'-0" 1:250	dwn	
date	SEPTEMBER '71	rev	

DANIEL G HIGGS ARIBA
27/29 GREYFRIARS ROAD
READING
BERKS
TEL 53570

2171·1