APPLICATION NO:
F/2000/0572

LOCATION:
25 Grovelands Road, Spencers Wood Reading

APPLICANT:
Mr M Griffin C/O B D S Chartered Surveyors

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: 24/4 **13/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Griffin
C/O B D S Chartered Surveyors
Windward House
Hollow Lane
SHINFIELD
Berkshire
RG2 9AB

Application Number: F/2000/0572

Parish: **SHINFIELD**

Location: **25 Grovelands Road, Spencers Wood, Reading**

Proposal: **Proposed two storey rear extension to 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The utility room and WC windows in the side (south) elevation of the proposed development shall be fixed shut and shall not at any time be glazed other than with obscure glass. The first floor WC and bathroom windows in the side (south) elevation of the proposed development shall only have opening fanlights and shall not at any time be glazed other than with obscure glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side (south) elevation of the building.

Condition
5. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. This consent relates to the application as amended by and shall be carried out in accordance with revised Drawing Number 4947.00.2 A submitted to the Local Planning Authority on 12 April 2000 showing a catslide roof with dormer windows, at first floor level, in the rear elevation.

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 amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 10 May 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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0572
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr M Griffin
C/o BDS
Windward House
Hollow Lane
SHINFIELD
Berkshire
RG2 9AB

Dear Sirs

PLANNING PERMISSION 2000/0572
SITE: 25 GROVELANDS ROAD, SPENCERS WOOD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0572 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

Emailed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0572 EXC
BUILDING CONTROL NUMBER	FP 2000/0770 Alan.
APPLICANT/AGENT	BDS Chartered Surveyors
ADDRESS OF SITE	25 Groveland Road SHINFIELD.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4947-00-1A	4947-00-3
ELEVATIONS	4947-00-2B	4947-00-2A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/6/00	

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	

0118 988 5315

Shinfield
Parish Council

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

15th May 2000

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

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

RM/2000/0039
Location: Plot 12 Reading Business Park, Basingstoke Road, Reading
Proposal: Application for reserved matters on approval 96/64081/0 for the proposed erection of a building for B1A office building.
Case Officer: Mr Simon Lewis
Observations: No comment

F/2000/1170
Location: 26 Larchside Close, Spencers Wood
Proposal: Proposed single storey extension to dwelling and demolition of existing garage
Case Officer: Miss E Connor
Observations; No comment

F/2000/1129
Location: 8 The Manor, Shinfield
Proposal: Proposed single storey side and rear extension to dwelling to form conservatories
Case Officer: Miss E Connor
Observations: No comment

F/2000/0572
Location: 25 Grovelands Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

Continued...

Application Number F/2000/0572
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC20	SR24	~~utility room, downstairs WC, first floor ensuite WC and first floor bathroom / side (south)~~ See below
04	SC08	SR05	side (south)
05	SC23	SR06	Parking
06	SC04	SR04	consent / Drawing No 4947.00.2 A / 12 April 2000 / a catslide roof with dormer windows, at first floor level, in the rear elevation.
03	continued		utility room and WC windows / side (south) ~~and~~ shall be fixed shut and not...
			The first floor WC and bathroom windows / side (south) shall only have opening fanlights and shall not...

RECORD OF SITE VISIT

SITE ADDRESS: 25 Grovelands Road Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0572

OFFICER: Emy Circuit

DATE OF SITE VISIT: 22/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential - various styles.

3. DESCRIPTION OF SITE/BUILDING 2-storey detached with projecting wing - part single-, part two-storey- at rear. flat roof garage/workshop at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
No23 timber garage adjoining boundary, rear c 1m back from 1st floor extn, ground + 1st floor side windows. in gable / first floor window + door & window at ground floor

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0572

Applicant : Mr M Griffin C/O B D S Chartered Surveyors.

Location : 25, Grovelands Road, Spencers Wood, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	22/2/00

Date of Neighbour Notifications : 22/2/00

Date of Site Visit : 22/2/00

Date Registered : 07/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

Neighbour - "no objection"
Highways - SC23 Parking ~~Garaging and turning~~ (SR06)
Shinfield PC. - "no comment"

Planning Issues :

Identified Settlement
neighbours/street scene

Application Number: F/2000/0572
25 Grovelands Road, Spencers Wood

Appraisal: 25 Grovelands Road is a two-storey detached dwelling, located in a residential area within the Identified Settlement. The rear elevation of the original dwelling is set back by about one metre in relation to the neighbouring property, 21/23 Grovelands Road (now a single dwelling) and the side wall of No 25 forms the boundary. 23 Grovelands Road has a 2.5 metre wide drive adjacent to the boundary and a three metre driveway separates No 25 from the northern boundary with 108 Clares Green Road - this dwelling is set well forward of No 25.

There have been previous extensions to No 25 - these project five metres to the rear of the original house (four metres to the rear of No 23) and are set in about two metres from the boundary with No 23 and six metres from the boundary with No 108 Clares Green Road. The part of the extension closest to the house is two-storey and has a lean-to roof, with a shallower pitch than the roof of the main house. The end 2.5 metres of the extension is single-storey with a flat roof.

The original proposal was to increase the width of the extension by 2 metres, bringing it out to the boundary with No 23, and to extend over the whole area at first-floor level. This would not have had a significant impact on 108 Clares Green Road but it would have resulted in a two-storey flank wall projecting 4 metres to the rear of No 23 on the boundary. The ridge of the roof would have been perpendicular to the existing ridge line, 0.5 metres lower and it would have had a hipped end. The massing of the proposed extension was significantly greater than that of the existing structure and it was considered that it would have been unacceptably overbearing to 23 Grovelands Road.

Revised Plans have been submitted - the side wall of the extension has been set in 0.2 metres from the boundary, creating a break in the flank of the building and the hip as been increased to form a catslide roof with dormer windows in the rear elevation. The length of the ridge has been reduced from 5.7 metres to 3.3 metres. This has reduced the massing of the proposed extension considerably, to the extent that it would not have overbearing impact on 23 Grovelands Road or cause an unacceptably reduction in daylighting.

The proposed side window in bedroom 4 would not permit unacceptable overlooking of the garden at 108 Clares Green Road. However four windows are proposed in the side of the extension adjacent to 23 Grovelands Road. Three of these are bathroom/WC windows and should be obscure glazed. The forth would be to the utility room and although it would look directly onto the side of the neighbouring house oblique views of the rear garden would be possible and therefore it is proposed that this should also be obscure glazed. In addition to protect the privacy of neighbouring occupants only the ground-floor windows should be fixed shut and only the fanlights should open on the first-floor.

The extension would not be noticeable from the street and would be over 40 metres from the cemetery to the rear.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0572

Proposal:
Proposed two storey rear extension to dwelling.

Location:
25 , 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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

Case officer: **Emy Circuit** Application Number: **F/2000/0572**
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 3 Apr 2000

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
05 MAY 2000	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6479

Date: 28/04/2000

My ref: F/2000/0572

CONFIDENTIAL

Councillor M 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/2000/0572
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 08/05/2000

Yours faithfully

pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0572**
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 28/04/2000

My ref: F/2000/0572

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0572
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 08/05/2000

Yours faithfully

John Murchen pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0572**
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 28/04/2000

My ref: F/2000/0572

CONFIDENTIAL

Councillor B 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/2000/0572
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 08/05/2000

Yours faithfully

John Mitchell JP

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0572**
25 , Grovelands Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2000	Map No. 87 Site 0.07
Officer: EXC / Application No. F/2000/0572	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

07.FEB.2000* 0572

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 25 GROVELANDS ROAD

Parish: SHINFIELD Ward: Shinfield 18-2-2000

Applicant: MARTIN GRIFFIN

Fee Received 95-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason		
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	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	2 chimneys showing on 1st Set of elevations, only 1 chimney on proposed - Are they demolishing one?		
6	Floor plans	phoned 15/2 - chimney to be removed.		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

ask for parking provisions ←

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18:2:2000 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 Sufficient .....

Please do neighbour notifications for the following:

①	0461/62 70 Rose Street	68, 72, 72A Rose Street.
②	0569 50 Loddon Bridge Road	48 + 52 Loddon Bridge Road
③	0572 ~~25~~ Grovelands Rd	108 Clares Green Road 23 ~~Loddon B~~ Grovelands Rd
④	41 Bearwood Road 0549	27, 29, 31, 35, 37, 39, 39a, 41a ~~[illegible]~~ Bearwood Road
~~⑤~~	~~0558 205 Finchampstead Rd~~	~~211 + 203 Finchampstead Road~~ ~~28 + 30 Croft Road, W'ham~~ ~~12 + 14 Bradley Drive~~

Thank you

Emy

22/02

Date: 13 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0572

Location: 25, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr M Griffin C/O B D S Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: A catslide roof with dormer windows in the rear elevation. Drawing no 4947.00.2 Rev A.

Comments are required by 24/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0572 (Planaps) / (Ludhouse) Date Rec. 12/4/00

Location: 25 Grovelands Road

Parish Shinfield

Applicant: Martin Griffin

Description of attached plans A carslide roof with dormer windows in the rear elevation

Drawing No's: 4947.00.2 Rev A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Paul Cribbs, Melrose Cottage Grovelands Rd, Spencers Wood, RG7 1DP Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 13.04.00

Yellow - Part One Copy
Green - Officer's Copy

ROC 10.10am 12/4/2000

Martin & Lea Griffin

25 Grovelands Road • Spencers Wood • Reading • Berkshire • RG7 1DP

Home Tel Reading 0118 988 2671

PLAN... 28233
POL
DC
APP
CS ES
12 ...
COPIES TO: ACK:
FILE:

Attn Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

0572

12th April 2000

REVISED PLAN

Planning Application No. F/2000/0572

Revised BDS Drawing No. 4947.00.2 Rev A

Dear Ms Circuit

Further to our recent meeting, I have now revised the above architect's drawing to comply with all three of your concerns regarding the overbearing aspect of the proposed extension. I have shown my immediate neighbours Elizabeth and Paul Gibbs at 23, Grovelands Road the revised plan and am happy to say that they believe it to be attractive and therefore have no objection to the proposed extension.

I await your comments with interest.

Yours sincerely,

Martin B. Griffin

Martin B Griffin

PLANNING SERVICES | CPL
PCL | TLS
DC | ENF
APP |
CS |
20 MAR 2000
COPIES TO: | ACK:
FILE:

Shinfield Parish Council

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

15 March 2000

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

Submit the comments of the Planning and Transportation Committee on the following applications:

98/68489/04
Location: Meakins Yard, Lambs Lane, Spencers Wood
Proposal: Details to comply with condition 04 of consent 98/68489/F for the approval of materials
Case Officer: Heather Morgan
Observations: No comment

2000/0572
Location: 25 Grovelands Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

RM/2000/0560
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
The new plans show: Alteration to proposed access.
Case Officer: Mrs A Odell
Observations: No comment

RM/2000/0628
Location: Plot 13 Reading Business Park, Basingstoke Road, Reading
Proposal: Application for reserved matters on consent 96/64081/0 for the approval of design & external appearance of crèche plus means of access and landscaping
Case Officer: Simon Lewis
Observations: No comment

Continued...

Date: 29 February 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0572

Location: 25, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr M Griffin C/O B D S Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for four cars. Drawing no 4947.00.3.

Comments are required by 10/03/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Sc 23 – Parking (SR66)

N.S. Talbot

13-3-00

Date: 29 February 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0572

Location: 25, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr M Griffin C/O B D S Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for four cars. Drawing no 4947.00.3.

Comments are required by 10/03/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0572 (Planaps) / (Ludhouse) Date Rec. 25.2.00

Location: 25 Grovelands Road, Spencers Wood

Parish Shinfield

Applicant: Mr M Griffin c/o BDS Chartered Surveyors

Description of attached plans parking layouts for low cars

Drawing No's: 4947.00.3

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 108 Clares Green Road and 28 Grovelands Road

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 29.02.00.

Yellow - Part One Copy
Green - Officer's Copy

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

26329

Ms. E. Circuit,
Wokingham District Council,
Planning Department,
Shute End,
WOKINGHAM,
RG40 1BN.

Our ref. AVS/4947-3

24th February 2000

CS

RETURNS TO:

Dear Ms. Circuit,

RE: APPLICATION No. F/2000/0572
25 GROVELANDS ROAD, SPENCERS WOOD, READING

Please find enclosed block plan showing parking layout, as requested. I trust this meets with your requirements?

Yours sincerely,

0572

A.V. SYLVESTER

ADDITIONAL PLAN

Encl.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 18 February 2000

Application Number: F/2000/0572

Proposal: *Proposed two storey rear extension to dwelling..*

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

Applicant:
Mr M Griffin C/O B D S Chartered Surveyors.

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).

Sc 23- Parking, Garaging & Turning (SR 06)

Signed: N.S. Trotter **Print name:** N Trotter

25-02-00

07.FEB.2000* 0572

Melrose Cottage
2.123 Grovelands Road
Spencers Wood
Reading
Berkshire RG7 1DP

31 January 2000

Planning Department
Wokingham District Council
Shute End
Wokingham RG 40 1WH

Dear Sir,

BDS Drwg N° 4947.00.2

Planning Application, 25 Grovelands Road, Spencers Wood

My neighbour, Mr Martin Griffin, has shown me a drawing indicating the extent of a proposed extension to his house, for which he intends to seek your consent.

I confirm that I have no objection to that proposal.

Yours faithfully,

Paul Gibbs

ENVIRONMENTAL SERVICES

07.FEB.2000* 0572

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on *0118 974 6428 or 0118 974 6429.*

Alan Sylvester at BDS

		For office use only. Application No.:
1	YOUR NAME	Martin Griffin
	ADDRESS	25 Grovelands Road Spencers Wood READING
	POST CODE	RG7 1DP TEL.NO. [illegible]
2	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House, Hollow Lane, Shinfield Reading
	POST CODE	RG2 9AB TEL.NO. 0118 988 4477
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	25 Grovelands Road Spencers Wood READING.
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Two storey rear extension
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	No
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Red brickwork to match existing Painted joinery Plain concrete tiles 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.	No
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	No

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	Yes	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in 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 (a) of any part of the land to which the application relates

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

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.

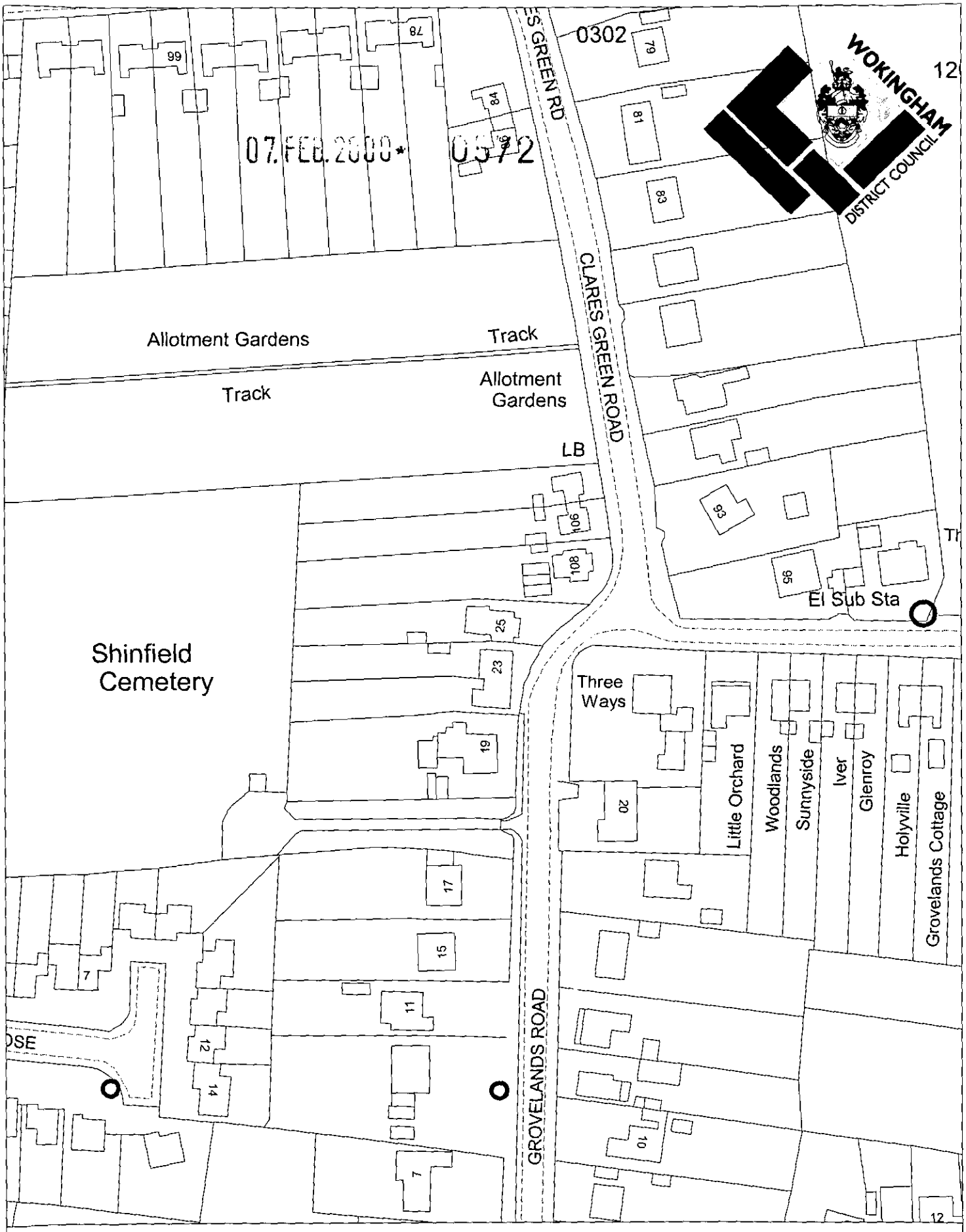
Owner's (a) name	Address at which notice was served	Date on which notice was served
P GIBBS	21/23 GROVELANDS RD SPENCERS WOOD	1.2.00

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

SIGNED [signature] ON BEHALF OF **Mr. M. Griffin**

DATE **1.2.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 1250

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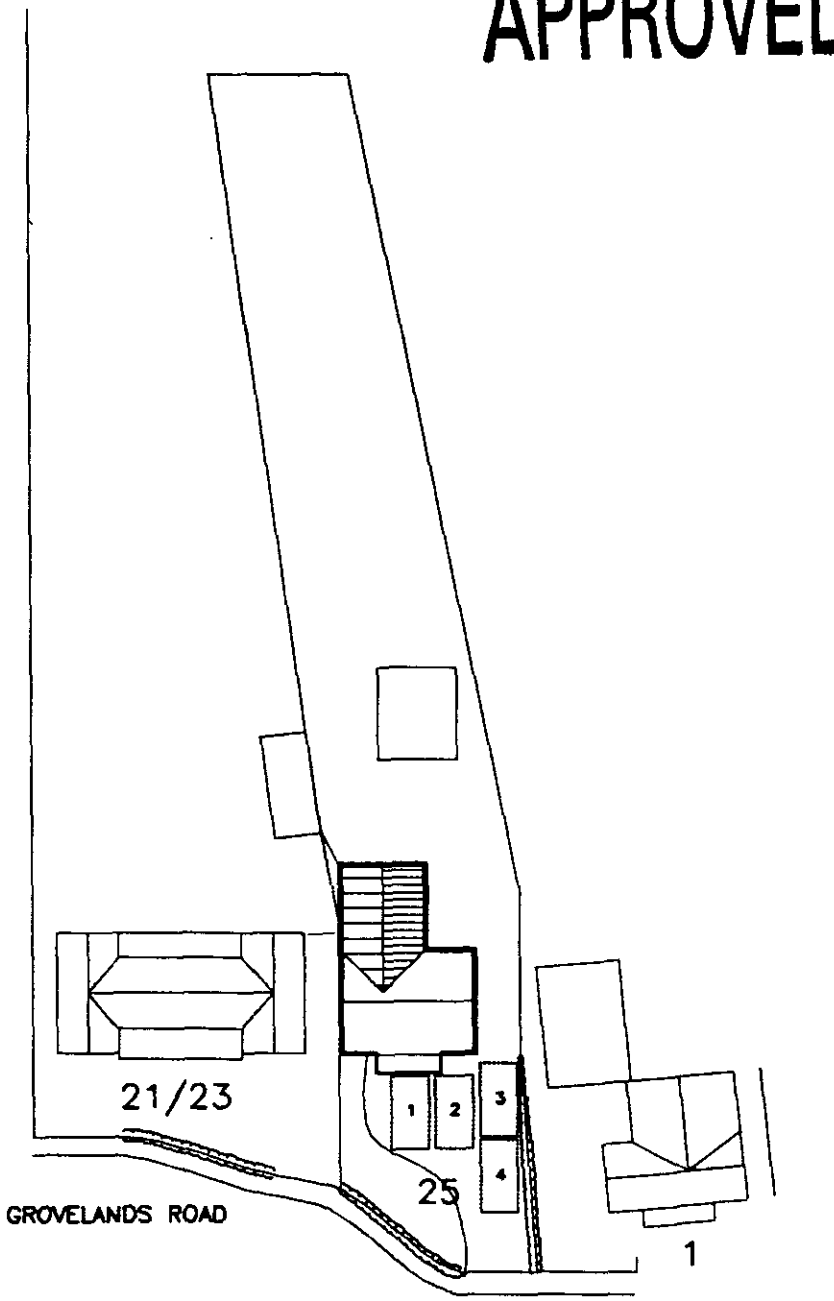
Date: 11 February 2000

0572

ADDITIONAL PLAN

APPROVED



Site Plan
1:500

BDS

Chartered Surveyors & Property Consultants

Architectural & Building Design Services

Building & Structural Engineers

- Structural & Condition Surveys
- Preparation of Architectural Drawings
- Extensions, Conversions & New Build
- Planning & Building Regulation Applications
- Inspection & Diagnosis of Building Defects
- Building Insurance Claims
- Schedules of Dilapidations
- Project Management
- Professional advice on all Types of Building

Windward House,
Hollow Lane,
Shinfield,
Reading,
Berkshire RG2 9AB.

Tel: 0118 988 4477
Fax: 0118 988 5288

Project	Two storey extension at: 25 GROVELANDS RD, SPENCERS WOOD,
Drawing title	SITE PLAN SHOWING PARKING SPACES
Date 24.02.00	**Scale** 1:500
Drawn by KH	**Drawing number** 4947.00.3 **Rev**

D 22/6/00.