SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2000/0652

LOCATION:
8 Regis Close, Reading.

APPLICANT:
Mr Worsfold C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling & front porch.

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

APPLICATION EXPIRY DATE: **17/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Worsfold
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG306AL

Application Number: F/2000/0652

Parish: **SHINFIELD**

Location: **8, Regis Close, Reading.**

Proposal: **Proposed single storey rear extension to dwelling & front porch.**

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.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 20 April 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.

Received by Wokingham District Council

Application No: F/2000/0652

Proposal:
Proposed single storey rear extension to dwelling & front porch.

Location:
8, Regis Close, , 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 letter 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 24/03/2000. 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

27254 8 Regis Close

PLANNING SERVICES	HPT
POL	TLS
DC EC	ENF
APP	
CS	

Reading RG2 8TA
14/3/00

16 MAR 2000

COPIES TO:	ACK:

Dear Ms Lowe

As requested, I enclose the other side elevation for front & rear extensions at 8 Regis Close.
You will see from this drawing that the roof is sloping at the boundary with No. 9. - I understand you had a query about this.
I hope this answers your question.

Yours sincerely

Jeanne Worsfold.

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0652	EC
BUILDING CONTROL NUMBER	FP2000/0223	Alan
~~APPLICANT~~/AGENT	Peter H-Watkins	
ADDRESS OF SITE	8. Regis Close SHINFIELD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW20001	PW20001
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		2/4/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	7/2/00.	2/4/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	8/2/00.	2/4/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0652

Applicant : Mr Worsfold C/O Peter H Watkins.

Location : 8, Regis Close, , Reading.
Proposal : Proposed single storey rear extension to dwelling & front porch.

Site Notice Displayed ? :

YES	NO	DATE
	✓	3.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 3.3.00

Date Registered : 21/02/2000

Earliest Date for Decision : 24/03/2000

Latest Consultation Date/Site Notice Expiry Date : 24/03/2000

Application Expiry Date: 17/04/2000

Consultation Responses :

HIGHWAYS : No objection, no comments.
P. COUNCIL : No comment.

Planning Issues :

IDENTIFIED SETTLEMENT.
- IMPACT UPON NEIGHB. PROPS.
- " " STREET SCENE

Application Number: F/2000/0652
PROP: S.ST. FRONT & REAR EXTENSIONS.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

No. 8 Regis Close is one of a pair of semi detached props., with an single integral garage. The proposal to extend the property includes development at both the front & rear. The proposed extension to the front is to re-roof the existing garage & the front & extend this across the front of the property to form a porch over the existing front door. Given that this development is some 3m away from the bound. with no. 8 it is not considered that it will have an adverse negative impact upon the neighb. prop

The proposed single storey extension to the rear will project approx 3.3m to the rear & will be built virtually almost right up to the boundary with no. 8. Given that the proposed rear ext. is single storey & has a roof form which will slope away from the neighb. prop. it is not considered that it will have an adverse negative impact upon no. 8.

IMPACT UPON ST. SCENE.
It is considered that the proposed front extension is not out of keeping with the existing property & will therefore not have an adverse neg. impact upon the street scene.

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

Application Number F/2000/0652
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 8 Regis Close Reading.

APPLICATION NUMBER: F/2000/0652

OFFICER: Elaine Connor

DATE OF SITE VISIT: 3.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? No .

2. DESCRIPTION OF SURROUNDINGS

Residential area
houses of similar design

3. DESCRIPTION OF SITE/BUILDING

2 st. semi detached dwelling w. integral garage existing canopy over front door.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no.9 – 1.8m fence along side boundary w. no8.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS FLAT

BOUNDARY TREATMENT As ABOVE

OTHERS —

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 29 February 2000

Application Number: F/2000/0652

Proposal: Proposed single storey rear extension to dwelling & front porch.

Site Address:
8, Regis Close, , Reading.

Applicant:
Mr Worsfold C/O Peter H Watkins.

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

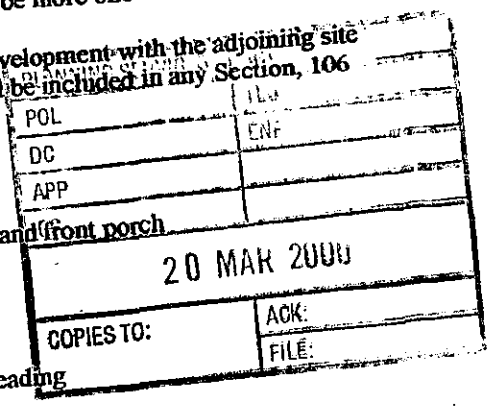
✓ below as applicable;

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).

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

10-3-00

F/ 000/0658
Location: 90 and Land Rear of 88 Grazeley Road, Three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer; Mrs A Odell
Observations: We object to the housing mix and feel there should be more one and two bedroom dwellings.
We are concerned that it should be a contiguous development with the adjoining site being developed by the same builder, which should be included in any Section, 106 agreements.



F/2000/0652
Location: 8 Regis Close, Reading
Proposal: Proposed single storey rear extension to dwelling and front porch
Case Officer: Elaine Connor
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde end Road, Shinfield, Reading
Proposal: Proposed erection of 4 dwellings
Case Officer; Emy Circuit
Observations: We are appalled at the unimaginative appearance and would call for the council to reject these designs.

00/00116/FUL/PB - Consultation application with Reading Borough Council
Location: Reading International Business Park A33 Relief Road, Reading
Proposal; New Nursery/ crèche facility
Observations: No comment

00/00120/VARIAT/PB – Consultation application with reading Borough Council
Location: Reading International Business park A33 Relief Road, Reading
Proposal: Variation of condition 27 of outline permission 97/0595/0A to allow for use as ancillary office space rather than as a crèche as the permission stipulates.
Observations: No comment

Yours faithfully

T A Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2000
Officer: EC	Application No. F/2000/0652

Map No. 65 **Site** 10:04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH

Location: 8 REGIS CLOSE

Parish: SHINFIELD Ward: SHINFIELD ✓ 1:03:00

Applicant: MR WORSFOLD

Fee Received 95-00 (2) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevations both extns	29/02	
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 : 01:03:00 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: ✓ 5|9 + 9 & 10 Regis Close

5 Nores Road.

ADDRESS 8 REGIS CLOSE PARISH SHINFIELD

PLOT No. 11 Pt. 1 ORD. SHEET No. SU 7269 (E

BUILDER Taylor Woodrow Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
228/51	A E Wilkinson Ltd	Outline Resi Devel	9.8.51	N/A C/A
936/54	Messrs D Wilkinson Ltd	"	8.2.55	N/A C/A
1002/56	Messrs Taylor Woodrow Homes Ltd	Semi Det Hse	12.2.57	APP APP
188/57	"	Roads + Sewers	9.4.57	APP APP
PD/520/73	Mr D.F. Bowley	Garage	14.8.73	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - S/SC/F+L - Watkins - 6.2.60

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. WOLSFOLD 8 REGIS CLOSE WHITLEY
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	8 REGIS.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN & PORCH
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.	CLAY TILES & BRICK TO MATCH
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

21.FEB.2006 0002

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.	£95-00	
	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: P.M. Walker

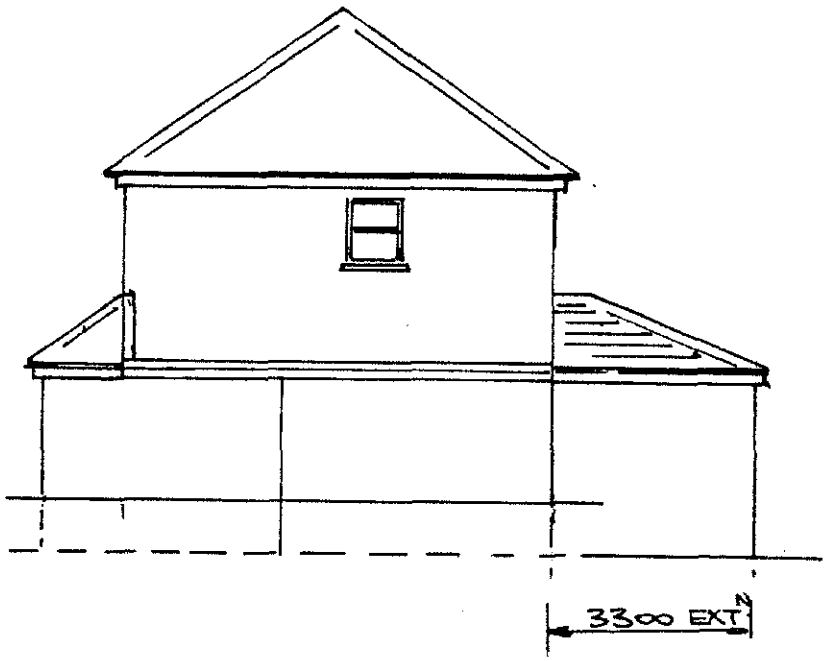
on behalf of M.L. Worsfold

Date 15-2-2000

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

8 REGIS CLOSE, READING

APPLICATION NO. F/2000/0652

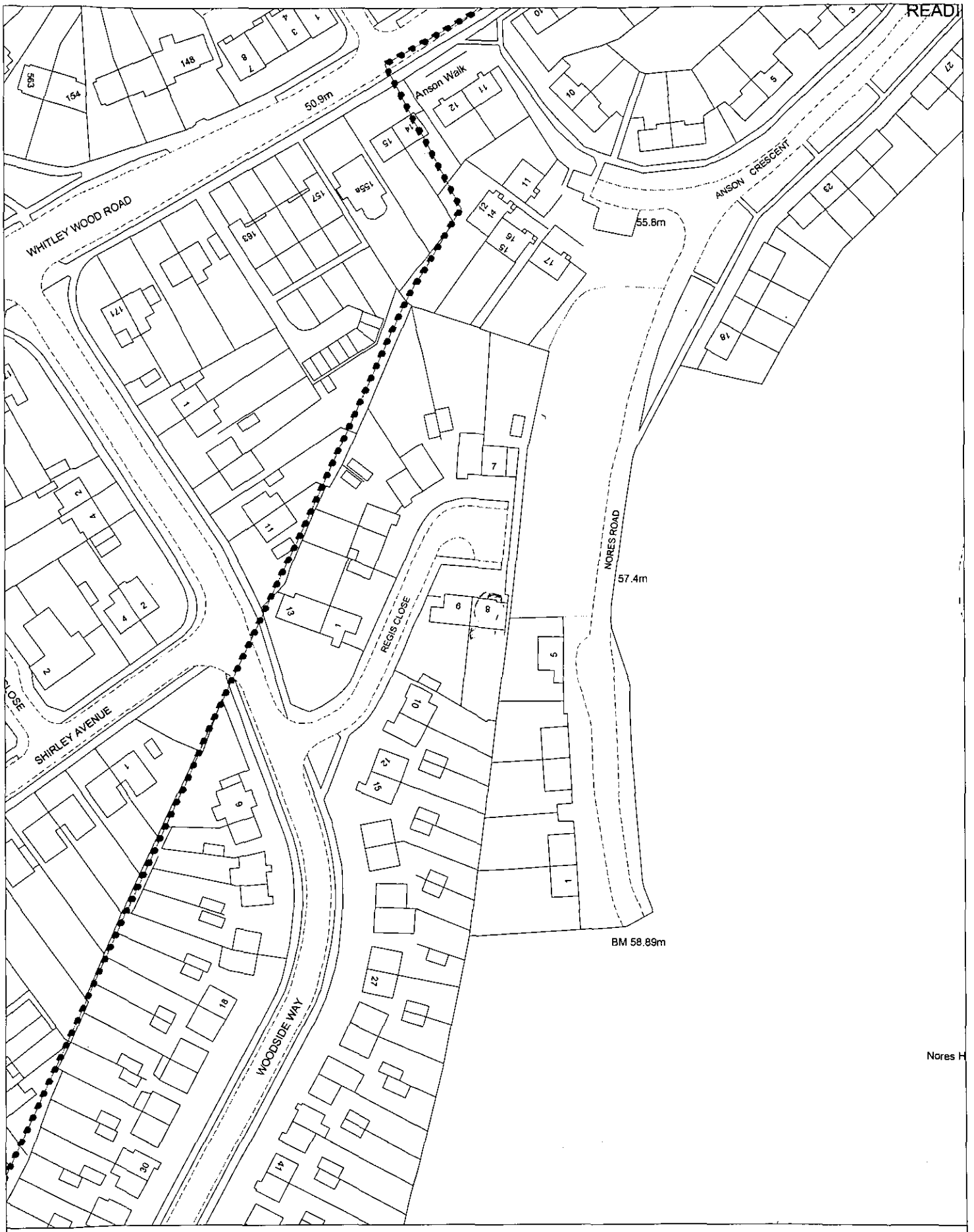


SIDE ELEVATION

FROM 9 REGIS CLOSE

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:



Site Plan, Scale: 1 to 1250

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21 FEB 2000

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Date: 25 February 2000

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