APPLICATION NO:
F/2000/1851

LOCATION:
7 Clares Green Road, Spencers Wood Reading

APPLICANT:
Mr & Mrs White C/O Opakcraft

PROPOSAL:
Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)

EARLIEST DATE FOR DECISION: **29/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs White
C/O Opakcraft
Keepers Cottage
Tidmarsh Lane
Sulham
Reading Berkshire
RG8 8EB

Application Number: F/2000/1851

Parish: **SHINFIELD**

Location: **7, Clares Green Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)**

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 proposed development shall always remain ancillary to and shall not be sold, leased or otherwise disposed of separately from the main dwelling.

Reason
1. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to 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 Policies OS1 and EN1.
   Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and LBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/09/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 05 July 2000

Application Number: F/2000/1851

Proposal: Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)

Parish: SHINFIELD PARISH

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

Applicant:
Mr & Mrs White C/O [illegible]akcraft.

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).

As previous application 99/70220/F

Signed: _____ **Print name:** ADAM COSSINS

24/07/00

0118 954 7115

FROM: Elaine Connor

DATE: 05 July 2000

PLANNING SERVICES
POL
DC ENF
APP
CS
DECEIVED
04 AUG 2000
COPIES TO: ACK:
FILE:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1851

Proposal: Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective).

Site Address: 7, Clares Green Road, Spencers Wood, Reading.

Applicant: Mr & Mrs White C/O Oakcraft.

Your observations are required in respect of this application **by 29/07/2000** .

NO COMMENT

SIGNED: J Barnes DATE: 3 aug 2000

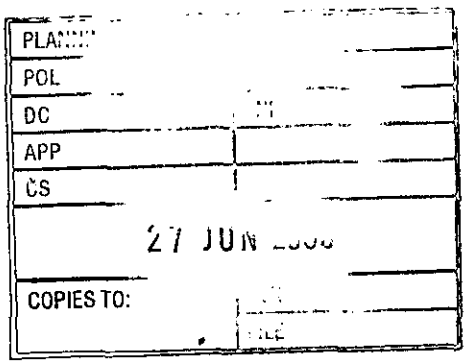
Clerk To Shinfield Parish/Town Council

SHINFIELD PARISH COUNCIL

27 JUN 2000* 1851

at Holmsley Mill

Miss E Connor
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



642/6/AT

26th June 00

Dear Miss Connor

Re: 99/70220/F – Garage building at 7 Clares Green Road, Spencers Wood

Further to our meeting please find enclosed a planning application and suitably amended drawings reflecting the as built structure.

Once the principal structure was complete a cursory check was made of the height. This highlighted a dimensional error, on our behalf, on the construction drawings. A simple datum height had been misread which has increased the overall ridge height by 400mm.

Hopefully the enclosed application meets with your approval and we look forward to a favourable outcome. If you have any queries please do not hesitate to contact us.

Yours sincerely

Andrew Taylor

Pangbourne near Reading, Berkshire, RG8 8EB Tel: 0118 984 2277 Fax: 0118 984 2270
web: www.oakcraft.co.uk email: mail@oakcraft.co.uk
Heart of Oak, Registered in England No. 3117744 • VAT No. 641 9888 92

Received by Wokingham District Council

Application No: F/2000/1851

Proposal:
Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)

Location:
7, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. 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

05 July 2000

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

Tel: (0118) 974 6451

Date: **05 July 2000**

My ref: F/2000/1851

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/2000/1851
7, Clares Green Road, Spencers Wood, Reading.
Proposed erection of detached garage with room in roof
(Amendment to consent 99/70220/F) (Retrospective)

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/2000/1851**
7, Clares Green Road, Spencers Wood, Reading.
Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118) 974 6451

Date: **05 July 2000**

My ref: F/2000/1851

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1851**
7, Clares Green Road, Spencers Wood, Reading.
Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)
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: **05 July 2000**

My ref: F/2000/1851

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/2000/1851
7, Clares Green Road, Spencers Wood, Reading.
Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)

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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/2000/1851**
7, Clares Green Road, Spencers Wood, Reading.
Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1851

Applicant : Mr & Mrs White C/O Oakcraft.

Location : 7, Clares Green Road, Spencers Wood, Reading.

Proposal : Proposed erection of detached garage with room in roof (Amendment to consent 99/70220/F) (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		7/8/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 22/08/2000. 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 :

P. COUNCIL : No comment

HIGHWAYS: Comments as before - see file 99/70220/f.

Planning Issues : IDENTIFIED SETTLEMENT

* IMPACT UPON CHARACTER OF AREA.

POLICIES:

BSP : OS1, EN1

WDLP : WOS2, WOS3 & WBE1

LALP : LTV1, LBE1 & LBE2

Application Number: F/2000/1851
PROP: DETACHED GARAGE W. ROOM IN ROOF
Appraisal : (amendment to 99/70220/F).

Planning consent was given for a detached garage with room in the roof on 19th November 1999. This application has arisen since the finished height of building is 0.4m higher than that of the approved scheme. Given the siting of the garage it is not considered that this increase in height will however cause enough not have an adverse impact upon the character of the area or any neighbouring residents.

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

Application Number F/2000/1851
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	N16		BSP : OS1 & EN1
			LALP : LTV1, LBE1 & LBE2
			WDLP (DD) : WOS2, WOS3 & WBE1.
	COND		THE PROPOSED DEVELOPMENT SHALL
			ALWAYS REMAIN ANCILLARY TO AND
			SHALL NOT BE SOLD, LEASED OR
			OTHERWISE DISPOSED OF SEPARATELY
			FROM THE MAIN ~~BUILDING~~ DWELLING.
		REASON	DEV. WITHOUT ADEQUATE PROVISION
			FOR VEHICLE PARKING WOULD LEAD TO
			PARKING INCONVENIENT TO OTHER
			ROAD USERS & DETRIMENTAL TO
			H'WAY SAFETY.

14/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 7 Clares Green Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1851

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area adjacent to St. Michaels Church & prop. on Askew Court

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling set on large site

4. RELATIONSHIP TO ADJOINING PROPERTIES
hedge surrounding site adj. to St. Michael's Church.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.7.2000 V 5/7

Parish Council Informed - YES / NO V 5/7

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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways V 5/7 .....

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:

V 5/7 S/N + 7 Clares Green Rd ✓
4, 5 + 6 HALFACRE CLOSE
ST MICHAEL + ALL ANGELS CHURCH
GERIAN HSE
ARDEN HSE
UNCHFIELD
} BASINGSTOKE ROAD

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 JUN 2000	Map No. 78/~~79~~ ..... Site ...0.07...
Officer: EC	Application No. F/2000/1851
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

27.JUN.2000* 1851

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE WITH ROOM IN ROOF (AMENDMENT TO CONSENT 99/70220 (F) RETROSPECTIVE

Location: 7 CLARES GREEN ROAD

Parish: SHINFIELD Ward: Shinfield

5.7.2000. ✓5/7

Applicant: MR/MRS WHITE

re-submission

Fee Received 00-00 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	~~[illegible]~~ Appl part (A) crossed out?		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

ADDRESS CLARE COTTAGE PARISH SOLIHULL

PLOT No. 7 CLARE GREEN ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 3470	MR. A. WHITE PHT	1ST FLOOR EXT.	22.9.87	APP
28847	"	BUNGALOW TO HOUSE	27.11.87	CL
BRA 5301	" PH II	2/S. EXT.	13.7.88	APP
99/70220/F	Mr & Mrs A White	Det. doub. garage w room over	19.11.99	C
F/2000/0895	"	2 S/S Ext.	19.6.00	A
FP/2000/0408	"	2 S/S Ext.	18.4.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

27. JUN. 2000* 1851

1305B

9	How many bedrooms does the property have?	Existing: N/A	Proposed: N/A
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.~~ ✓ STET

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: Antony Stevig

on behalf of MR & MRS. ARMITAGE

Date 26-06-00.

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

Environmental Services

For office use only.
Application number: 27. JUN. 2000* 1851

Householder planning application form

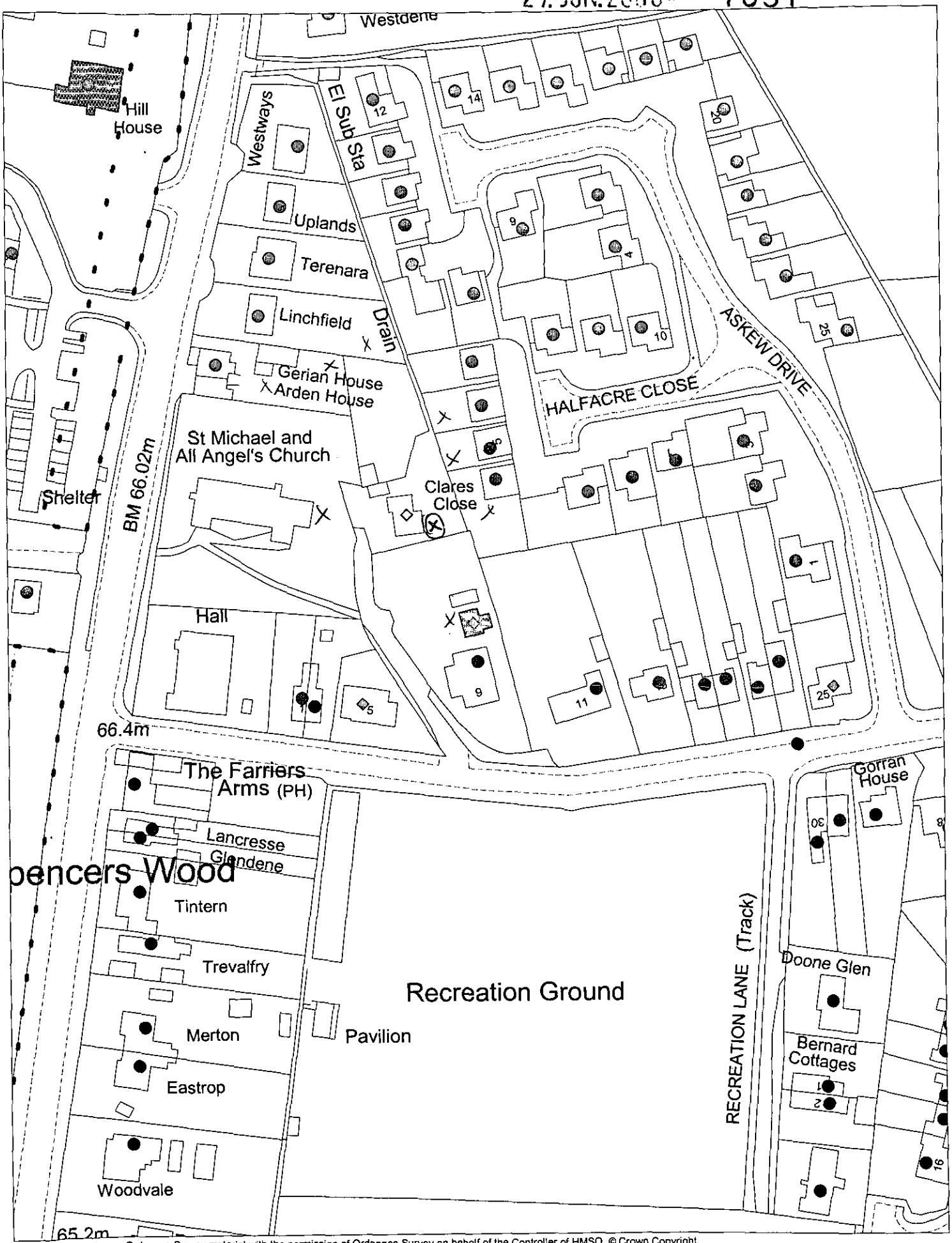
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please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

1	Your name Address and postcode Phone number	MR & MRS WHITE 7 CLARES GREEN ROAD SPENCERS WOOD READING
2	Agent's Name Address and postcode Phone number	OAKCRAFT KEEPERS GARDEN TIDMARSH LANE SULHAM READING RG 8 8EB. 0118 984 2277
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.	SEE ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	INCREASED HEIGHT OF PREVIOUSLY APPROVED APPLICATION 99/70220/E (RETROSPECTIVE)
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.	SOFTWOOD FEATHER EDGE CLADDING PLAIN CLAY TILES
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

27. JUN. 2000* 1851



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

N W E S