19/12

APPLICATION NO
F/2002/7987

LOCATION:
2 Farley View Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mr J Matthews C/O Mr P Roe

PROPOSAL:
Proposed erection of detached garage/workshop.

EARLIEST DATE FOR DECISION: **14/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 08/01/2003

CASE OFFICER: **Dawn Hancocks**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Matthews
C/O Mr P Roe
8 Manor House Court
Heath Road
Reading
Berks
RG6 1NA

Application Number: F/2002/7987

Parish: **SHINFIELD**

Location: **2 Farley View, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of detached garage/workshop.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
2. 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 C2.
Loddon Area Local Plan Policies LBE1 and LC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WCC7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/01/2003

Notice checked by: CHurst

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7987	DH
BUILDING CONTROL NUMBER.	BP 2002/3674	Martin
APPLICANT/AGENT	Mr P. Roe.	
ADDRESS OF SITE	2 Fairley View Basingstoke Road, SHINFIELD	
DESCRIPTION OF PROPOSED WORK	erect detached garage/workshop existing garage to be demolished	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 13/11/02	Recd 13/11/02
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/1/03.	

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	

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/7987

Applicant : Mr J Matthews C/O Mr P Roe.

Location : 2 Farley View, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of detached garage/workshop.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29.11.02

Date of Neighbour Notifications : .....

Date of Site Visit : 10.12.02

Date Registered : 13/11/2002

Earliest Date for Decision : 14/12/2002

Latest Consultation Date/Site Notice Expiry Date : 14/12/2002

This application will have expired on: 08/01/2003. 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 :

Countryside Officer - informative re bats

Neighbour (1) - support. Wants the boundary vegetation to be retained.

Planning Issues :

Rural Area / Countryside

Impact upon neighbours

" " streetscene

Application Number: F/2002/7987

Appraisal:

Development
The proposed is for a replacement garage with store and work area. The site is a semi-detached dwelling that has previously been extended and located within the rural area of Shinfield. The garage would be 9m in length and 4.2m in width. It would have a ridged roof with an eaves height of 2m and a ridge height of 3.7m. It is proposed to have a window to the rear to provide light to the work area and a window and door to the side elevation facing the dwelling. The proposed would be replacing a flat roof garage of a slightly smaller size and located to the rear of the dwelling.

1) Impact upon the neighbours
The proposed would be set away from the boundary with No.3 by 0.4m and will be parallel to the boundary. There is a 1.8m fence to the boundary with No.3 to the front and side of the proposed, this is then 1m high with 3m high bushes from the rear of the proposed. The side boundary with No.1 is a 2m brick wall, followed further down the boundary by a 1m fence and 3m hedge. There is also a large shed on the boundary with No.1. There would be no windows in the side elevation facing No.3 and no additional windows facing No.1 than existing. The dwelling of No.3 is set away from the boundary and has a car port and detached garage up to the boundary. The occupier of No.3 had concerns with the loss of the boundary vegetation, there are no references on the plans for any vegetation to be removed but there would be additional space between the boundary and the proposed should the neighbour wish the applicant to plant additional vegetation. It is considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene, rural area and countryside
The proposed would be visible from the front of the house. The main difference from the front between the proposed and existing is the addition of a pitched roof. The garage would be partially obscured by the dwelling. It would be located 36m from the highway. The materials proposed would match the existing dwelling. It is considered that there would be no adverse impact upon the character of the area.

3) Highway
The garage provides one off street parking space and there is ample parking to the front of the dwelling on the hard standing.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/7987
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	~~C022~~	~~R022~~	
1.			

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

2. **N16**

LODDON AREA LOCAL PLAN POLICIES: WBE1 WC19

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOE3 WOC7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p. D.S. Andrewartha
(Development Control Manager)

Date: 7/1/03

INFORMATIVES: Signs of bats

1. If bats or ~~great crested newts~~ are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Farley View
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2002/7987

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 10/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, post to front.

2. DESCRIPTION OF SURROUNDINGS
detached, terraced, semis
not open plan rural area

3. DESCRIPTION OF SITE/BUILDING
semi detached + garage (uncovered?).
+ shed on boundary with 1 brick, corrugated roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A. bush to rear of existing garage.

ACCESS/PARKING at front & on drive

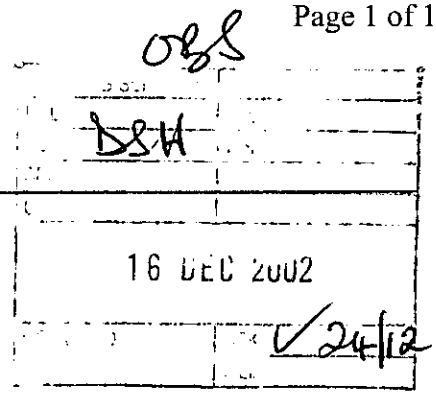
LEVELS level

BOUNDARY TREATMENT 1.8m fence to No 3. (car port) + garage?

OTHERS 3m bushes + 1m fence behind garage on both sides

2m fence at rear

2m brick wall to No 1 by garage then 3m bush + 1m fence



Carol Hurst

From: Chris Nash [ChrisNashCo@hotmail.com]
Sent: 15 December 2002 22:09
To: Development.Control@wokingham.gov.uk
Subject: Planning Application F/2002/7987

FAO: Dawn Hancocks

Hi - thank you for sending me notification of the planning application for the proposed erection of detached garage/workshop.

I have viewed the plans and do not object to the above application to demolish and re-build a garage at 2, Farley View provided that no hedges, shrubs or bushes are removed along the borders between numbers 2 and 3, Farley View, which is where I live

Cheers,

Chris

.....
Mobile: 0777 557 5647 FAX: 0118 988 5537

Dawn Hancocks

From: Andy Glencross
Sent: 22 November 2002 14:43
To: Dawn Hancocks
Subject: PA F/2002/7987 2 Farley View Basingstoke Rd Spencers Wood

Hi Dawn

If the building to be demolished has a pitched roof and/or of brick and wood construction then the following should apply.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition or conversion of a barn or outhouse then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

If the building to be demolished is constructed of precast concrete or has a flat corrugated sheet roof then the following informative should included with any permission granted.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/7987	**Map No :** 94
Case Officer : DSH	**Site Area :** 0.09
Valid Date : 13/11/02	**Received Date: 13/11/2002**

Level : Delegated Application

Description : Proposed erection of detached garage/workshop.

Location : 2 Farley View, Basingstoke Road, Spencers Wood, Reading.

Parish : SH **Ward : SHI**

Applicant : Mr J Matthews C/O Mr P Roe.

Fee Required: £110 **Fee Received: £110** (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Pinton Pastures / Re-Rate

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Rural Areas Countryside

NEIGHBOURS

Site Notice & See Map

No pre apps

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

Tel: (0118) 974 6480

Date: 21 November 2002

My ref: F/2002/7987

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7987
2 Farley View, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached garage/workshop.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7987**
2 Farley View, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached garage/workshop.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

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

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

Tel: (0118) 974 6480

Date: 21 November 2002

My ref: F/2002/7987

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7987
2 Farley View, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached garage/workshop.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7987**
2 Farley View, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached garage/workshop.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6480

Date: 21 November 2002

My ref: F/2002/7987

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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/2002/7987
2 Farley View, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached garage/workshop.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7987**
2 Farley View, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached garage/workshop.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

Received by Wokingham District Council

Application No: F/2002/7987

Proposal:
Proposed erection of detached garage/workshop.

Location:
2 Farley View, Basingstoke Road, Spencers Wood, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7987 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

21 November 2002

Organisation_Name	Building_Name	address1	Postcode
	1 FARLEY VIEW	1 FARLEY VIEWBASINGSTOKE ROADREADING	RG7 1PP
	2 FARLEY VIEW	2 FARLEY VIEWBASINGSTOKE ROADREADING	RG7 1PP
	3 FARLEY VIEW	3 FARLEY VIEWBASINGSTOKE ROADREADING	RG7 1PP
	1 SHEEPBRIDGE COTTAGI	1 SHEEPBRIDGE COTTAGESBASINGSTOKE ROADR	RG7 1PS
	2 SHEEPBRIDGE COTTAGI	2 SHEEPBRIDGE COTTAGESBASINGSTOKE ROADR	RG7 1PS
	3 SHEEPBRIDGE COTTAGI	3 SHEEPBRIDGE COTTAGESBASINGSTOKE ROADR	RG7 1PS

Neighbour list F/2002/7987

Environmental Services

For office use only.
Application number: NOV. 2002 7.87

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.

WOKINGHAM DISTRICT COUNCIL

13 NOV 2002

7987

1	Your name Address and postcode Phone number	MR J. MATTHEWS 2. FAIRVIEW VIEW SPENCERS WOOD READING RG7 1PP. 01189 883863
2	Agent's Name Address and postcode Phone number	MR P. ROE 8, MANOR HOUSE COURT HEATH ROAD READING RG6 1NA. 01189 263588.
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.	REF BLOCK PLAN LOCATION PLAN
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED GARAGE
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.	ORANGE BROWN PLAIN TILES RED ORANGE BRICKWORK 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.	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:	Proposed:
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). ✓ £110·00. 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

Date 8/10/2002

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

ADDRESS 2 FARLEY VIEW BASINGSTOKE ROAD

PARISH ~~SWALLOWFIELD~~ SHINFIELD 1-4-86

PLOT No.

ORD. SHEET No SU 7065 - 7165 (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PA/370/66	Mr A Spencer	New bathroom	7. 7. 66	app N/A
BR 965	Mr W Evans	2/s extn.	12. 6. 74	app N/A
00994	" "	" "	11. 7. 74	N/A CA
	[illegible] plan			
BR 200680	EVANS	S/ST. HALL EXT.	13.5.83	APP N/A
BR 21318	"	CHIMNEY STACK	22.8.83	APP N/A
BRA 7138	MR J. MATTHEWS	LOFT CONVERSION	3.5.89	APP
42574			29.4.94	CLA
LP94/2404	MR J. MATTHEWS	S/ST. EXT.	20.3.94	APP
F/2002/7987	" "	Erect det gar/N. shop.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074