X SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0457

LOCATION:
Rose Cottage Barrack Lane, Spencers Wood Reading.

APPLICANT:
Mr & Mrs J Rawstron C/O Countryside Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **23/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Rawstron
C/O Countryside Design
The Acorns
Long Lane
Tilehurst
Berkshire
RG31 6YB

Application Number: F/2000/0457

Parish: **SHINFIELD**

Location: **Rose Cottage, Barrack Lane, Spencers Wood, Reading.**

Proposal: **Proposed two storey side 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 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
4. No materials, equipment or arisings shall be stored within 8 metres of the Oak tree, other than on existing hard surfaces.

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

Reason
4. To avoid causing damage to the rooting area of the Oak tree.

Head of Planning and Transportation
Date: 26 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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 15 May, 2000
My ref. BC/DC/2000/0457

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 & Mrs J Rawstron
c/o Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB

Dear Sirs

PLANNING PERMISSION 2000/0457
SITE: ROSE COTTAGE, BARRACK LANE, 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 2000/0457 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

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0457 EXE
BUILDING CONTROL NUMBER	FP2000/0607 Martin
APPLICANT/AGENT	Countryside Designs
ADDRESS OF SITE	Rose Cottage, 1 Barracks Lane SHINFIELD.
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	621-05	621-05
ELEVATIONS	621-04A	621-04
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/5/00.	

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	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0457

Applicant : Mr & Mrs J Rawstron C/O Countryside Design.

Location : Rose Cottage , Barrack Lane, Spencers Wood, Reading.

Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	8·2·00

Date of Neighbour Notifications : .....

Date of Site Visit : 8·2·00

Date Registered : 27/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : 27/02/2000

Application Expiry Date: 23/03/2000

Consultation Responses :

Highways - conditions

Trees - conditions

Shinfield PC - "no comment"

Planning Issues :

Identified Settlement - edge of settlement adjacent to gap.

WBEI - streetscene / neighbours.

Application Number: F/2000/0457
Rose Cottage, 1 Barracks Lane, Spencers Wood

Appraisal: The proposals are for a two-storey side extension to a small cottage at the end of a terrace of three. The width of the extension would be 3.9 metres, doubling the size of the original dwelling. However, three metres would remain to the side boundary of the property and the field beyond and this, combined with the small scale of the terrace, would prevent the extension appearing excessively large or prominent. In addition, the curvature of the road and mature trees in the field boundary prevent long views of the cottage as it is approached along Barracks Lane and nearby, the existing building closes the view at the end of the lane.

There is a mature oak tree close to the proposed extension but trial excavations have demonstrated to the satisfaction of the Arboricultural Officer that the extension would not cause damage to the tree.

An additional parking space would be provided to the front of the property but this would not harm the character of the property unduly as half the width of the plot would remain as a front garden.

The extension will not affect any of the neighbouring properties.

Recommendation: conditional approval

Application Number F/2000/0457
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC23	SR06	PARKING
04			No materials, equipment or arisings shall be stored within 8 metres of the Oak tree, other than on existing hard surfaces REASON - to avoid causing damage to the rooting area of the Oak tree.

RECORD OF SITE VISIT

SITE ADDRESS: Rose Cottage Barrack Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0457

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8:2:00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS periphery of settlement - lane adjacent to new development with open fields to other side. Long views across fields from lane to residential development in other parts of settlement.

3. DESCRIPTION OF SITE/BUILDING small end terrace cottage, 2-storey, single-storey lean-to and flat roof extension to rear and wooden lean-to shed at side. red brick.

4. RELATIONSHIP TO ADJOINING PROPERTIES
end terrace - extension would be to opposite side and ∴ not impact on neighbours.

5. SITE CONSTRAINTS

TREES on bank towards front of property

ACCESS/PARKING one space provided to the front.

LEVELS level

BOUNDARY TREATMENT dense 2m hedge to neighbours deciduous hedge and tree boundary to field with bank and small ditch within property boundary. * wire fence on bank

OTHERS /

Received by Wokingham District Council

Application No: F/2000/0457

Proposal:
Proposed two storey side extension to dwelling.

Location:
Rose Cottage , Barrack Lane, 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 27/02/2000. 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

Tel: (0118) 974 6479

Date: 7/4/2000

My ref: F/2000/0457

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0457
Rose Cottage , Barrack Lane, Spencers Wood, Reading.
Proposed two storey side 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 14/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0457**
Rose Cottage , Barrack Lane, Spencers Wood, Reading.
Proposed two storey side 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.

Tel: (0118) 974 6479

Date: 7/4/2000

My ref: F/2000/0457

CONFIDENTIAL

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/2000/0457
Rose Cottage , Barrack Lane, Spencers Wood, Reading.
Proposed two storey side 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 17/4/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0457**
Rose Cottage , Barrack Lane, Spencers Wood, Reading.
Proposed two storey side 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: 7/4/2000

My ref: F/2000/0457

WOKINGHAM DISTRICT COUNCIL

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/2000/0457
Rose Cottage , Barrack Lane, Spencers Wood, Reading.
Proposed two storey side 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 17/4/2000

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0457**
Rose Cottage , Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

PLANNING SERVICES	PT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Signed: _____ Date: 8 April 2000 11 APR 2000

Councillor M Bryant

Thank You,

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: 27 JAN 2000	
Officer: EXC	Application No. F/2000/045

Map No. 86 Site ... 005 ...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: ROSE COTTAGE 1 BARRACKS LANE

Parish: SHINFIELD Ward: Shinfield 3-2-2000

Applicant: MR/MRS RAWSTRON

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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			
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 : 3.2.2000 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 .....

.....

.....

.....

.....

.....

.....

.....

.....

C/70137/04
Location: Hyde End Farm, Hyde End Road, Shinfield
Proposal: Details to comply with condition 04 of consent 99/70137/LA for the approval of joinery details.
Case Officer: Elaine Connor
Observations: No comment

F/2000/0399
Location: Walford House, Basingstoke Road, Spencers Wood
Proposal: Proposed two storey front and rear extensions and single storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: We express concern on the apparent over development of the site

F/2000/0457
Location: Rose Cottage, Barrack Lane, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0480
Location: 12 Montgomery Drive, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde End Road, Shinfield
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: Whilst we have no comment on the application, urge the council to call for more imagination in the exterior design and appearance.

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; Proposed single storey rear extension to dwelling
Case Officer, Emy Circuit
Observations: No comment

RM/2000/0339
Location: Plot 12 Reading Business Park Basingstoke Road
Proposal: Application for reserved matters on approval 96/64081/0 for the proposed erection of a building for B1A office building.
Case Officer: Simon Lewis
Observations: No comment

F/1999/0086
Location: 23 Fairmead Road, Shinfield
Proposal: Proposed first floor side/rear extension to dwelling
Case Officer: Elaine Connor
Observations: No comment

Continued....

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 03/04/00

Location: Rose Cottage, Barrack Lane, Shinfield

Proposal: TWO STOREY SIDE EXTENSION

Application Number: F/2000/0457

The applicant has dug trial pits in the area where the piles and ground beam for the foundations will be constructed. From these excavations it appears that the extension can be accommodated without causing damage to the nearby Oak tree. I, therefore have no objections to planning permission being granted.

I would recommend that a condition is attached requiring that no materials, equipment, or arisings are stored within 8m of the Oak tree other than on existing hard surfaces (Reason: to avoid causing damage to the rooting area of the Oak tree).

Neil Etherington
Senior Arboriculturist

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 21 March 2000
My ref: EXC/F/2000/0457
Your ref: 621

Leslie A Jones
Countryside Designs
The Acorns
Long Lane
Tilehurst
READING
RG31 6YB

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 Mr Jones

PROPOSED TWO-STOREY SIDE EXTENSION TO ROSE COTTAGE, BARRACKS LANE, SPENCERS WOOD.

With regard to the proposed extension to Rose Cottage, there are concerns regarding the impact on the oak tree to the south of the property. Published guidelines indicate that any development within 6 metres could have an adverse effect on a tree of this size. The proposed extension would be well within this distance and, as such, the proposals are contrary to policy.

I understand that your intention is to use pile and beam foundations but this would not necessarily prevent severance of roots or the roots dying back, due to lack moisture following construction of the extension. However, this approach may be considered acceptable provided it could be demonstrated, by digging trial holes, that this would not be the case. If you wish to do this, please contact the Council's Senior Arboricultural Officer, Neil Etherington on 0118 974 6469. If you have any other queries regarding this application please contact the case officer, Emy Circuit on 0118 974 6479.

Please let us know your intentions within the next ten days or the case will be determined as it stands. I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

M L Thorp,
Principal Development Control Officer

cc: Neil Etherington, Senior Arboricultural Officer

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 14/02/00

Location: Rose Cottage, Barrack Lane, Shinfield

Proposal: TWO STOREY SIDE EXTENSION

Application Number: F/2000/0457

In response to your consultation dated 7th February 2000 for the above application, the arboricultural comments are as follows:

I would recommend refusing planning permission for this application.

The proposed extension comes to within 3 metres of a mature oak tree. If the extension were built the Oak tree would need to be removed. This tree is one of a line of Oaks growing next to Barrack Lane, which are important in softening the edge of the development from the countryside. The proposals are therefore contrary to Policy WBE11 of the Wokingham District Plan Deposit Draft 1997 (as amended).

pile + beam -
ground beam still requires
excavation + poss severance
BS 6m - trial holes

Neil Etherington

Neil Etherington
Senior Arboriculturist

Tree appears to be in a sound and healthy condition. There is some dead wood comensurate with its age. BS5837; 1991 'Trees in relation to development' states that protective fences should be erected at least 8m from this tree, although this could be reduced by ⅓rd on one side only. Therefore, no development within 6m of this tree.

Neil Etherington 16/2/00

To:
Neil Etherington
Senior Arboricultural Officer

7 FEB 2000

From: Emy Circuit

Date: 03 February 2000

Application Number: F/2000/0457

R-2|2

Proposal: Proposed two storey side extension to dwelling..

Site Address:
Rose Cottage , Barrack Lane, Spencers Wood, ~~Reading~~ Shinfield.

Applicant:
Mr & Mrs J Rawstron C/O Countryside Design.

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

No TPO / CA

Poss refusal due to loss of oak on neighbouring land.

3m to centre of tree

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 03 February 2000

Application Number: F/2000/0457

Proposal: Proposed two storey side extension to dwelling..

Site Address:
Rose Cottage , Barrack Lane, Spencers Wood, Reading.

Applicant:
Mr & Mrs J Rawstron C/O Countryside Design.

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 - insert 'Parking'

SK06

9.2.00

Signed: _____ **Print name:** _____



Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

27. JAN. 2000* 0457

The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

25th January 2000

Dear Sir/Madam

Proposed extension to Rose Cottage 1 Bawacks Lane Spencers Wood Reading

Please find attached a Planning Application for a 2 storey side extension to provide extra accommodation to meet the needs of my clients growing family and today's minimum standards.

The cottage at the moment has only 2 bedrooms on the first floor, plus a Lounge, Kitchen and Bathroom on the ground floor. The site is within the Spencers Wood Settlement area in an attractive quiet, rural location and has a generous size garden which provides ample space to accommodate the extension.

The new building has been designed to repeat the character of these small terraced cottages, which we felt harmonized better with the overall picture, rather than to make the addition look like an extension.

My clients have considered moving to a larger house, but have been unable to find something to meet their requirements within the budget they can afford.

I would be most grateful if you could register this as quickly as possible and forward an acknowledgement and receipt.

In the meantime if you have any queries please telephone my office.
Yours faithfully

Leslie A Jones
Enc: 6 copies of Planning forms
1 cheque for £95:00
6 copies of drawing no 621/04 (Floor plans & elevations)
6 copies of drawing no 621/05 (Site and location plans)

1 BARRACK LANE

SHINFIELD 1.4.26

ADDRESS BASINGSTOKE ROAD SPENCERS WOOD PARISH ~~STORELOW FIELD~~

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only. Application number:

27. JAN. 2000* 0457

Householder planning application form

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

1	Your name	Mr. & Mrs J. RAINSTRON
	Address and postcode	ROSE COTTAGE, / BARRACKS LANE. SPENCERS WOOD. READING.
	Phone number	
	Agent's Name	COUNTRYSIDE DESIGNS
	Address and postcode	THE ACORNS, LONG LANE, TILEHURST. READING. RG31 6YB.
	Phone number	0118 9416571 and 01491 875050. office
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.	ROSE COTTAGE / BARRACKS LANE, SPENCERS WOOD.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION.

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.	SLATE TILES TO MATCH EXISTING + SECOND HAND RED FACING BRICKS.	
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: 2	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.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

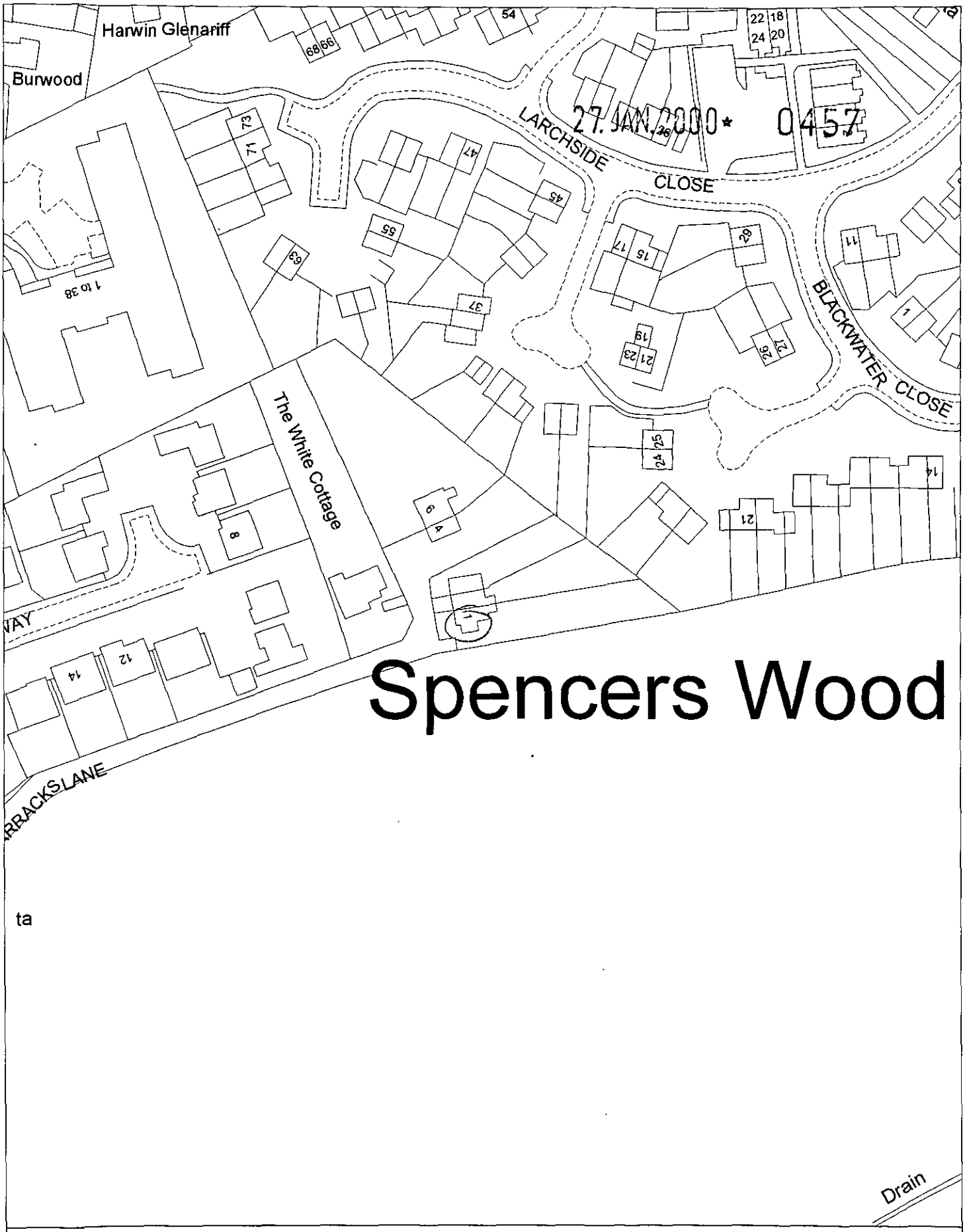
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr + Mrs J. RAWSTRON

Date 25/1/2000

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



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Site Plan, Scale: 1 to 1250

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Date: 1 February 2000