APPLICATION NO:
O/2000/0869

LOCATION:
Geldrop Church Lane, Three Mile Cross Reading.

APPLICANT:
Mrs Hearn

PROPOSAL:
Outline approval for the erection of one dwelling and garage (Renewal of consent 97/65015/O)

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Hearn
Geldrop, Church Lane
Three Mile Cross
Reading
RG7 1HD

Application Number: O/2000/0869

Parish: **SHINFIELD**

Location: **Geldrop, Church Lane, Three Mile Cross, Reading.**

Proposal: **Outline approval for the erection of one dwelling and garage (Renewal of consent 97/65012/O)**

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. a)Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition

3. No development work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Friday and 0800 and 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
5. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Condition
6. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Reason
1. a) No such details have been submitted.

b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of the character and amenities of the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 30th 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.

WORK SHEET FOR : Emy Circuit

Application Number : O/2000/0869

Applicant : Mrs Hearn .

Location : Geldrop, Church Lane, Three Mile Cross, Reading.

Proposal : Outline approval for the erection of one dwelling and garage (Renewal of consent 97/65012/O)

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/3/00

Date Registered : 06/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 01/05/2000

Consultation Responses :

Highways - conditions as previous
Shurfield PC - " no comment"

Planning Issues :

Identified Settlement
ASC - deposit amendment.
Neighbours / street scene

Application Number: O/2000/0869
Geldrop, Church Lane, Three Mile Cross.

Appraisal: The application is for the renewal of outline permission for a detached house and garage on land to the side of Geldrop, adjacent to Alicia. Full permission was initially granted in 1980 and has been renewed on several occasions since, changing to an outline permission in 1991. No details are to be considered.

Geldrop and Alicia are both semi-detached - Geldrop is a two-storey property and Alicia is three-storey, with a box dormer at 2nd floor-level in the rear elevation. There is 7.5 metres between the side of Geldrop and the boundary and a further 3.5 metre driveway to the flank of Alicia. The site is wide enough to accommodate a dwelling of a similar width to those on either side and leave sufficient space to prevent the new development appearing too cramped or having an adverse impact on either of the neighbouring properties.

Following deposit of the WDLPDD, in 1997, it was proposed that an Area of Special Character should be designated at Three Mile Cross and the proposed new dwelling would be located within this area. Therefore, it is of particular importance that the design of the dwelling would be in keeping with the surroundings - the garage should not be too dominant.

Recommendation: conditional approval

Application Number O/2000/0869
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC02	SR01	siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site
02	SC52	SR12	
03	SC11	SR10	No development work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Friday and 0800 and 1330 on Saturdays and no work shall take place on Sundays or Bank Holidays.
04	SC18	SR10	
05	SC19	SR09	
06	SC50	SR17	

RECORD OF SITE VISIT

SITE ADDRESS: Geldrop Church Lane
Three Mile Cross Reading.

APPLICATION NUMBER: O/2000/0869

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - telegraph pole at front of property.

2. DESCRIPTION OF SURROUNDINGS residential with countryside to rear and front.

3. DESCRIPTION OF SITE/BUILDING
2 storey semi-detached. large garden to side and rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
7.5m to boundary + drive at Alicia

5. SITE CONSTRAINTS

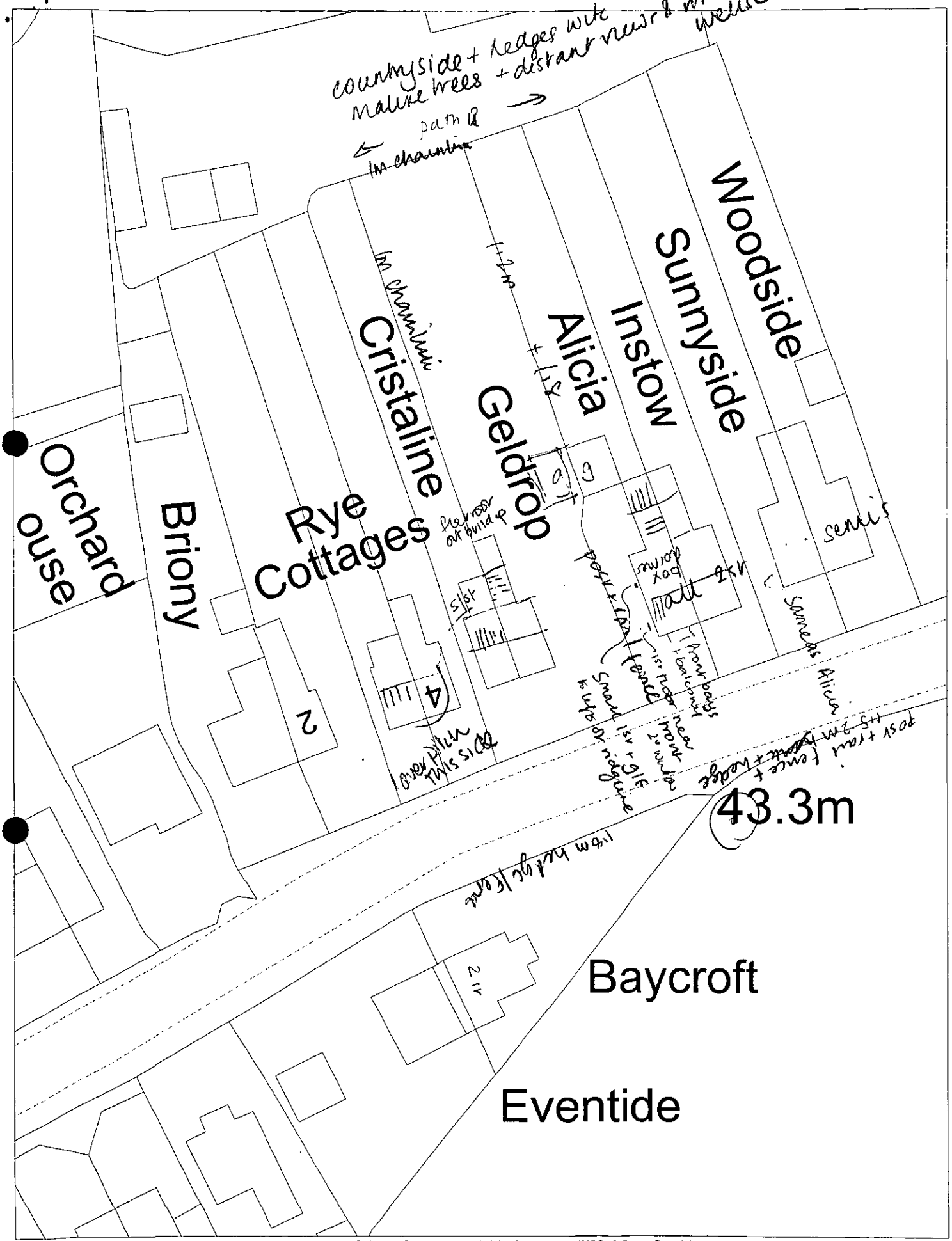
TREES /

ACCESS/PARKING

LEVELS /

BOUNDARY TREATMENT chain link + board fencing at rear open frontage, no parking but detached garage, rear of property.

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

20 March 2000

Scale: 1 : 500

Received by Wokingham District Council

Application No: O/2000/0869

Proposal:
Outline approval for the erection of one dwelling and garage (Renewal of consent 97/65013/O)

Location:
Geldrop, Church Lane, Three Mile Cross, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~71,72~~

Start date: 06 MAR 2006	Map No. 78 Site 0.03
Officer: ESL Application No. 0/2006/0869	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(O) OUTLINE APPROVAL FOR THE ERECTION OF ONE DWELLING AND GARAGE (RENEWAL OF ACONSENT 97/65012/0)

Location: GELDROP CHURCH LANE

Parish: SHINFIELD Ward: Shinfield

Applicant: MRS HEARN

Fee Received 95-00 (7) 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			
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 : ..... 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+ Cristaline, Church Lane .....

Alicia, " " .....

Baycroft, " " .....

+ building marked (X) on map - address not found - no letter sent .....

Shinfield
Parish Council

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

10th 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

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

F/2000/0832
Location: 42 Cutbush Lane, Shinfield
Proposal: Proposed two storey front extension to dwelling and single storey rear extension
Case Officer: Mrs E Connor
Observations: No comment

C/2000/0829
Location: Land at Wilsford Close, Lower Earley
Proposal: Details to comply with conditions 02,05,07,08,09 and 12 of consent 99/70580/F for the approval of hard & soft landscaping plan.
Observations: No comment

O/2000/0869
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Outline approval for the erection of one dwelling and garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/0833
Location: L'Ortolan Restaurant, Church Lane, Shinfield
Proposal: Proposed change of use from A3 restaurant to C3 residential
Case Officer: Mrs A Odell
Observations: We express concern at the lack of clarity on the intended use.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 16 March 2000

Application Number: O/2000/0869

Proposal: Outline approval for the erection of one dwelling and garage (Renewal of consent 97/65012/O)

Site Address:
Geldrop, Church Lane, Three Mile Cross, Reading.

Applicant:
Mrs Hearn .

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).

CONDITIONS AS PREVIOUS

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

24-3-00

GELDROP.
CHURCH LANE
3 MILE X
W READING.
BERKS.

To. Wokingham District Council.

Dear Sir

I wish to renew my outline planning permission. Please find enclosed cheque value £95. for same.

Yours faithfully
W Read.

Application No. 97/65012/P

06 MAR 2000* 0869

GELDROP

ADDRESS CHURCH LANE

PC 10 170 010

PARISH SHINFIELD

PLOT No. Old Property.

ORD. SHEET No. SU. 7167(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00534	MR J. L. MEARN	OUTLINE — 1 HOUSE - 2 ANCHORS	16 5 74	N/A REFU
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible] C/A
14380	Mr J R. Hearn	Det house & garage on land Adjoining	18.12.80 2	N/A C/A
25971	"	"	14.7.86	C/A
37314	"	O/L "	11.3.91	C/A
42422	"	" RENEWAL 37314	19.4.94	C/A
97/65012/0	"	" 42422	27.3.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06 MAR 2000 0669

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE
RG11 1WR

97/65012/0

DELEGATED

3

11 FEB 1991

1.	APPLICANT'S NAME	JACK LEONARD HEARN
	ADDRESS	Geldrop Church Lane
		Three Mile Cross Shinfield Reading Berkshire
	POSTCODE	RG7 1HD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	R P Huggins & Co
	ADDRESS	Cockayne House 126-128 Crockhamwell Road
		Woodley Reading Berkshire
	POSTCODE	RG5 3JH PHONE 0734-695514
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land adjoining Geldrop Church Lane
		Three Mile Cross Shinfield Berkshire
4. WHAT IS THE APPLICATION FOR? [illegible]		Erection of detached house and garage
5. Give the area in hectares or part of a hectare.	AREA OF SITE	28 ft x 210 ft
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Freehold owner
7. List all the plans and drawings submitted with the application.	PLANS/DRAWINGS	(a) Site Plan (b) Plans and elevations

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes.

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[x]	ALTERATION or EXTENSION	[ ]

9. WHAT TYPE OF APPLICATION IS THIS? Tick one box only.

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[x]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	→ State relevant outline permission number
TEMPORARY PERMISSION	[ ]	→ State period required
RELAXATION OF CONDITIONS	[ ]	→ State relevant application number
		→ Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION, which details, if any, do you wish to be considered as part of this application?

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		LANDSCAPING	[ ]

1789

11. **WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)** e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Garden/vacant land (previous use, if any, unknown)

12. **DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS ?** YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans.

13. **ARE THERE ANY TREES ON THE SITE ? IF YES, ARE ANY TO BE FELLED ?** YES/NO — If yes, show their positions, [illegible] on the plans and which, if any, [illegible]

but none that require felling

14. **STATE EXTERNAL MATERIALS TO BE USED.**

Brick - cplour to be agreed; tiled roof - colour to be agreed

15. **HOW WILL THE SITE BE ENCLOSED ?** Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

The boundaries will be fenced - type to be agreed

16. **HOW WILL SURFACE WATER BE DISPOSED OF ?**

Mains

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF ?** To existing system YES/NO

If no, please give details

18. **WHAT ARE THE ACCESS ARRANGEMENTS ?**
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

To be agreed in accordance with the condition imposed in the permission dated 6th August 19 under Application Ref. F25971

19. **HAS PROVISION BEEN MADE FOR THE DISABLED ?** See notes for applicants

This is a residential application

20. **IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE**

	No. OF DWELLINGS / HABITABLE ROOMS		
	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1/ 6	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

*STATE No. OF HABITABLE ROOMS

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?** YES/NO — If YES, complete part 2 of the form

22. **DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS ?** YES/NO — If YES please ask for and complete part 3 of the form

23. **STATE THE FEE ENCLOSED WITH THIS APPLICATION** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, see [illegible]

£92

I hereby [illegible]

[illegible] 31/1/91

1789/a

SECTION 66 CERTIFICATE

Application No. 06/MAR/0669

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest 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 of (a) of any part of the land to which the application relates.

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

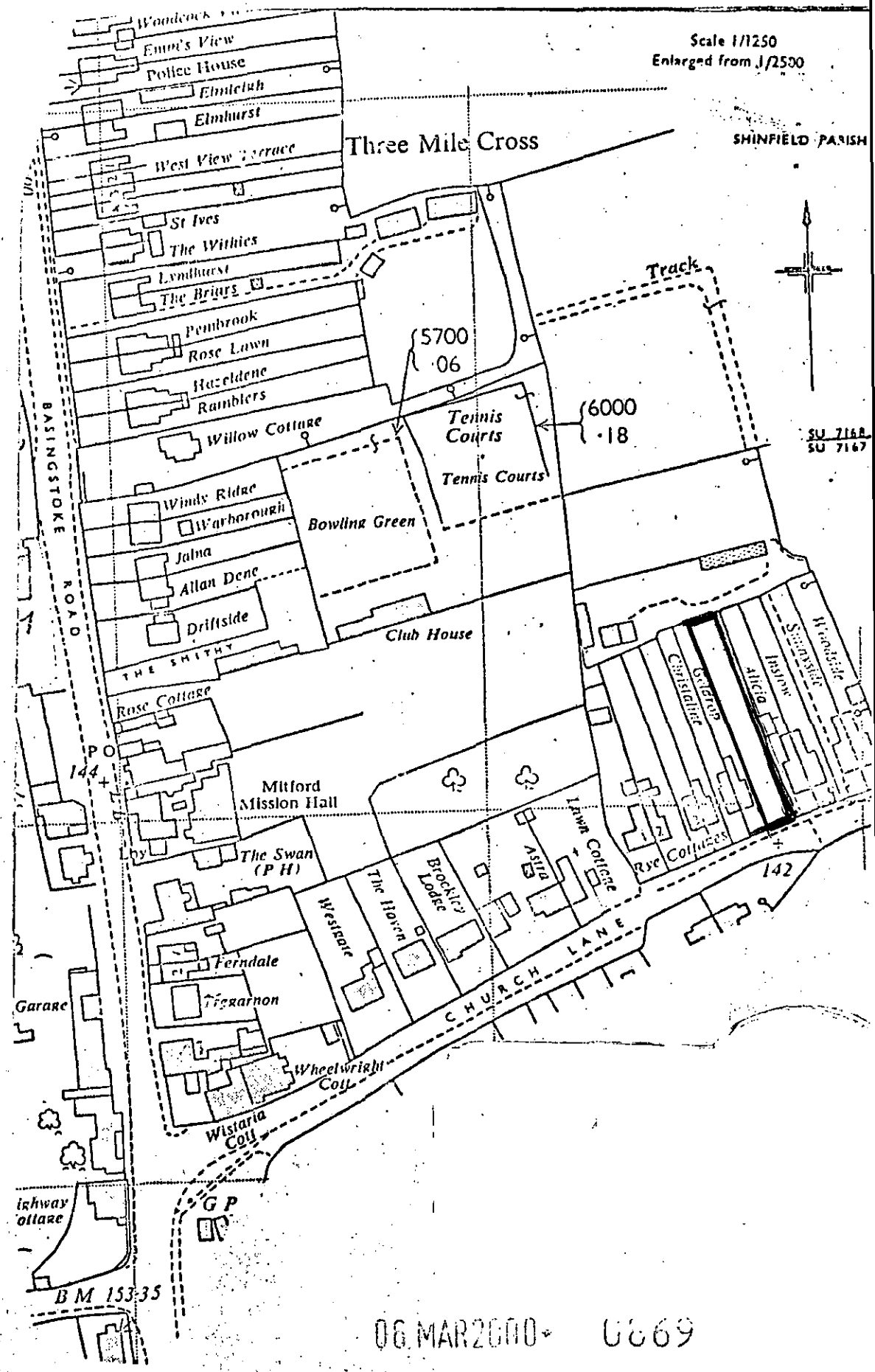
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . M. HEARN & JL HEARN

Date . . . . . 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66



06 MAR 2000 0669