EX SYSTEMS LTD

APPLICATION NO:
F/2000/1876

LOCATION:
Wilders Grove Farm Ryeish Lane, Spencers Wood Reading.

APPLICANT:
Mr Mrs Thompson C/O Architectural Services

PROPOSAL:
Proposed erection of detached garage with garden store

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Thompson
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berks
RG30 4QA

Application Number: F/2000/1876

Parish:	**SHINFIELD**
Location:	**Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.**
Proposal:	**Proposed erection of detached garage with garden store**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed garage and store, by virtue of its overall size, would be harmful to the character of the rural location. The proposal is, therefore, contrary to Policies LTV2 and LC1 and LC2 of the Loddon Area Local Plan and Policies WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 14/08/2000

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 : F/2000/1876

Applicant : Mr Mrs Thompson C/O Architectural Services.

Location : Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.

Proposal : Proposed erection of detached garage with garden store

Site Notice Displayed ? :	YES	NO	DATE
	✓		18 July 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18 July 2000

Date Registered : 30/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 25/08/2000. 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 :

Highways- conditions SC23 (SR06) garaging parking and turning.
Shinfield PC - no comment.

Planning Issues :

Countryside / Gap
Rural character + neighbours.

Application Number: F/2000/1876
Wilders Grove Farm, Ryeish Lane, Spencers Wood

Appraisal: The proposal is for a detached garage and store. The planning history indicates that a first-floor bathroom extension was constructed under permitted development rights in 1969 (PD/39/69) and in 1994/95 (43331 and 44342) planning permission was granted for a barn on the site to be converted to a separate dwelling and a new access. Planning permission for a garage was permitted in 1997 (97/65712/F) but this was a much smaller structure (6 x 4 metres with a 4.2 metre ridge height).

The proposed garage/store would be 13 metres wide and 7 metres deep, giving a footprint of $91m^2$, and it would have a pitched roof with a 6.2 metre ridge height. The dwelling, including the bathroom extension has a footprint of abut $128m^2$ and a total floor space of about $256m^2$. Thus, the proposal would represent an increase of about 70% in the footprint of development on the site and 35% in floor space. The area of the proposal combined with its height would result in a considerable increase in the scale of development on the site and, although the site is well screened a separate structure of this scale would be harmful to the countryside character of the area and hence contrary to policy.

Recommendation: refusal

Application Number F/2000/1876
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed garage and store, by virtue of its overall size, would be harmful to the character of the rural location . The proposal is, therefore, contrary to policies LTV2 and LC1 and LC2 of the LALP and Policies WCC1 and WCC2 of the WDLPDD

RECORD OF SITE VISIT

SITE ADDRESS: Wilders Grove Farm
Ryeish Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1876

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on gates.

2. DESCRIPTION OF SURROUNDINGS

Rural setting, dwelling + neighbouring barn conversion

3. DESCRIPTION OF SITE/BUILDING

2 storey dwelling, site quite secluded.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Neighbour has had extn refused recently

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/1876

Proposal:
Proposed erection of detached garage with garden store

Location:
Wilders Grove Farm, Ryeish 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). 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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

06 July 2000

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

Tel: (0118) 974 6479

Date: **06 July 2000**

My ref: F/2000/1876

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

Dear Councillor

Application Number: F/2000/1876
Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.
Proposed erection of detached garage with garden store

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1876**
Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.
Proposed erection of detached garage with garden store
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 6479

Date: **06 July 2000**

My ref: F/2000/1876

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
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John Mitchell
Development Control Manager

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Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.
Proposed erection of detached garage with garden store
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **06 July 2000**

My ref: F/2000/1876

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

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Application Number: F/2000/1876
Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.
Proposed erection of detached garage with garden store

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1876**
Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.
Proposed erection of detached garage with garden store
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

79

Start date:	30 JUN 2000
Officer: EXC	Application No. F/2000/1876

Map No. 79 **Site** 0:08
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE WITH GARDEN STORE

Location: WILDERS GROVE FARM RYEISH LANE

Parish: SHINFIELD Ward: Shinfield

6.7.2000
✓ 6/7

Applicant: MR/MRS THOMPSON

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

Enforcement Section (4) 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 : 6.7.2000 ✓ 6/7

Parish Council Informed - YES / NO ✓ 6/7

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 ✓ .....
✓ 6/7

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:

✓ S/N + WILLOW BARN } ✓
✓ 6/7 NULLIS FARM } RYEISH LANE

FROM: Emy Circuit

DATE: 06 July 2000

PLA
POL
DC
APP
CS

DELEGATED COPIES TO:

FILE:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1876

Proposal: Proposed erection of detached garage with garden store.

Site Address: Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.

Applicant: Mr Mrs Thompson C/O Architectural Services.

Your observations are required in respect of this application **by 30/07/2000** .

NO COMMENT

NO COMMENT

SIGNED: J Baines DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

SHINFIELD PARISH COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 06 July 2000

Application Number: F/2000/1876

Proposal: Proposed erection of detached garage with garden store

Parish: SHINFIELD PARISH

Site Address:
Wilders Grove Farm, Ryeish Lane, Spencers Wood, Reading.

Applicant:
Mr Mrs Thompson C/O Architectural Services.

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 (INSERT: Garaging, Parking & Turning)

SR:06.

Signed: _____ **Print name:** Stephanie Knowles.

24/09/00

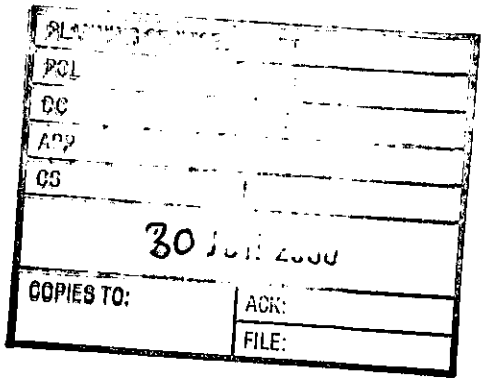
Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

27th June 2000

our reference: **99783/P**
your reference:



Dear Sirs,

Wilders Grove Farm, Ryeish Lane, Spencers Wood
Proposed detached garage and garden store

Please find enclosed a full planning application for the above proposals including the appropriate fee of £95-00.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

30.JUN.2000* 1876

30.JUN.2000*

1876

1933

ADDRESS Wilders Grove Farm Ryeish Lane PARISH Smithfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/39/69	MR. G. FAIRLAWA	BATHROOM EXT. 1ST FLOOR	20.2.69	APP PD
43331	WYLDE/LEDDINGTON	BARN TO RES. WITH GARAGE	19.12.94	C/A
FP94/3195	NOW WILLOW BARN	" "	4.1.95	APP
44342	" "	NEW ACCESS	3.8.95	C/A
~~95/60431/F~~				
97/65712/F	MR & MRS. R. WYLDE	GARAGE	5.9.97	C/A
	WILDERS GROVE FARM			

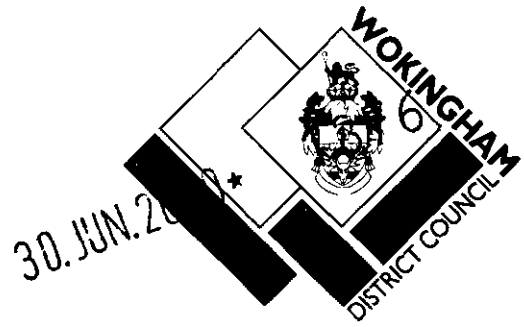
MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

Householder planning application form



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

1	Your name	MR & MRS J. THOMPSON
	Address and postcode	WILDERN GROVE FARM RYEISH LANE SPENCERS WOOD READING
	Phone number	
2	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 942 1655
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.	WILDERN GROVE FARM RYEISH LANE SPENCERS WOOD READING
4	Give brief details of the proposal for example, two storey side extension.. About the application	DETACHED GARAGE & GAZEBO STYLE
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.	BRICKWORK AND STAINED TIMBER BOARDING
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

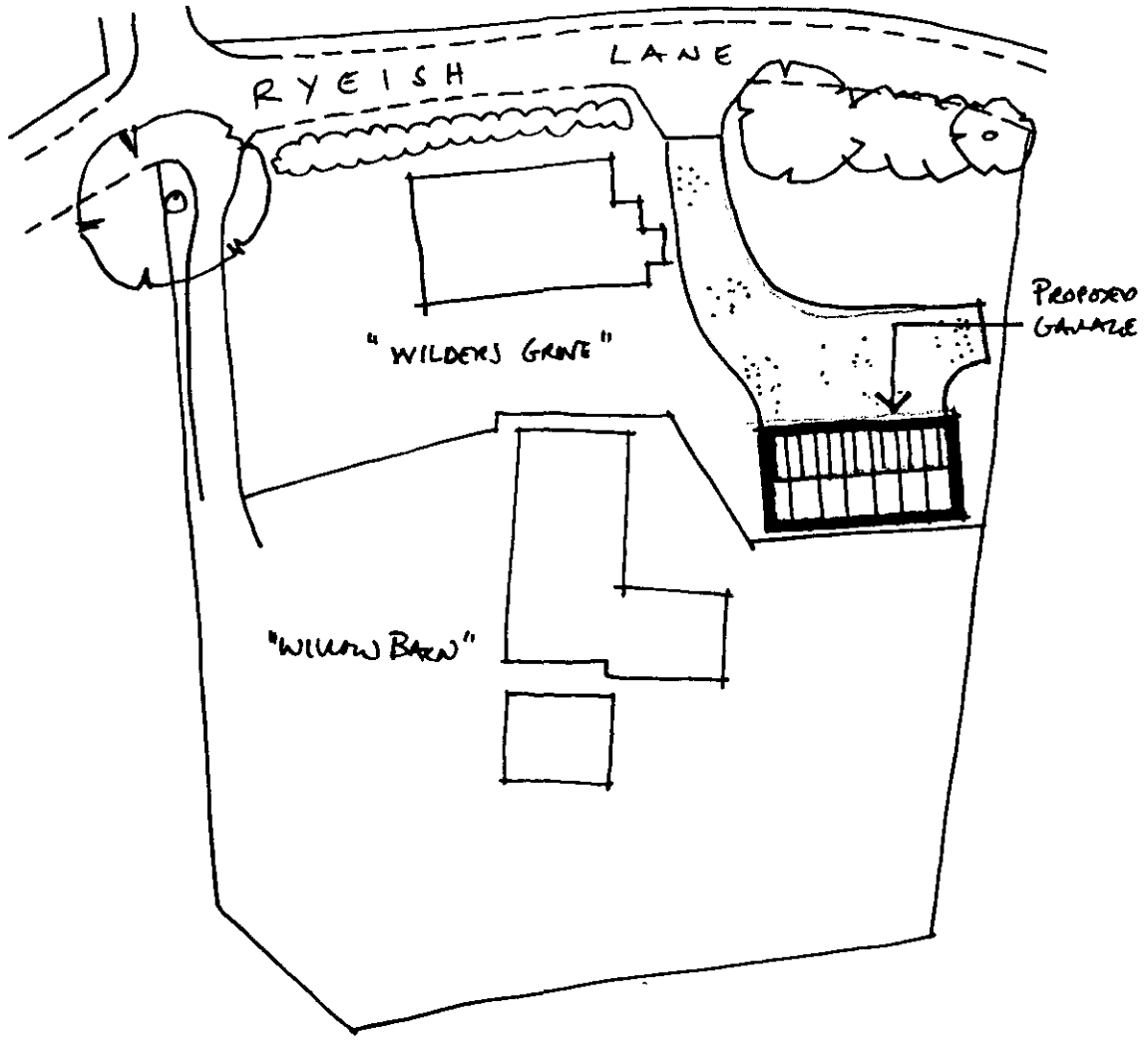
Your signature: P Thompson

on behalf of Mr & Mrs Thompson

Date 27/6/00

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

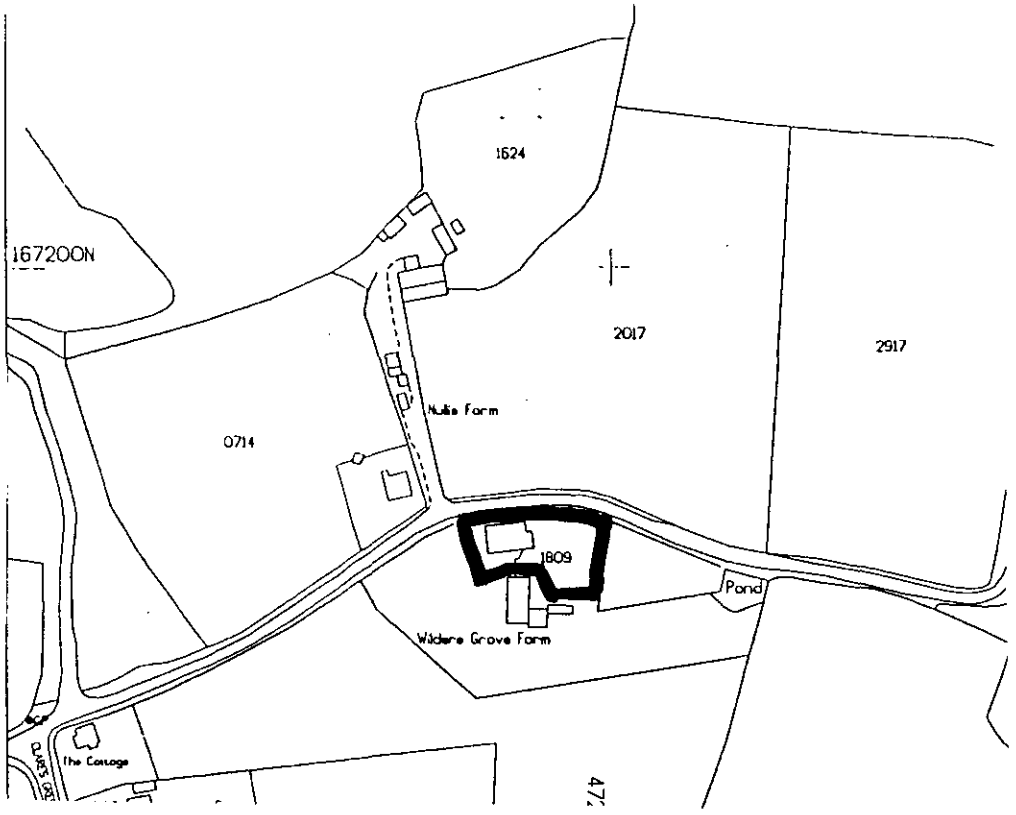
30.JUN.2000* 1876



REFUSED

Job: Wilders Grove Farm Ryeish Lane, Spencers Wood	Date: June 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed Garage & Store Block Plan	Scale: 1:500		
	Drawn by: PS	Drawing No: 00783/02 Revision	

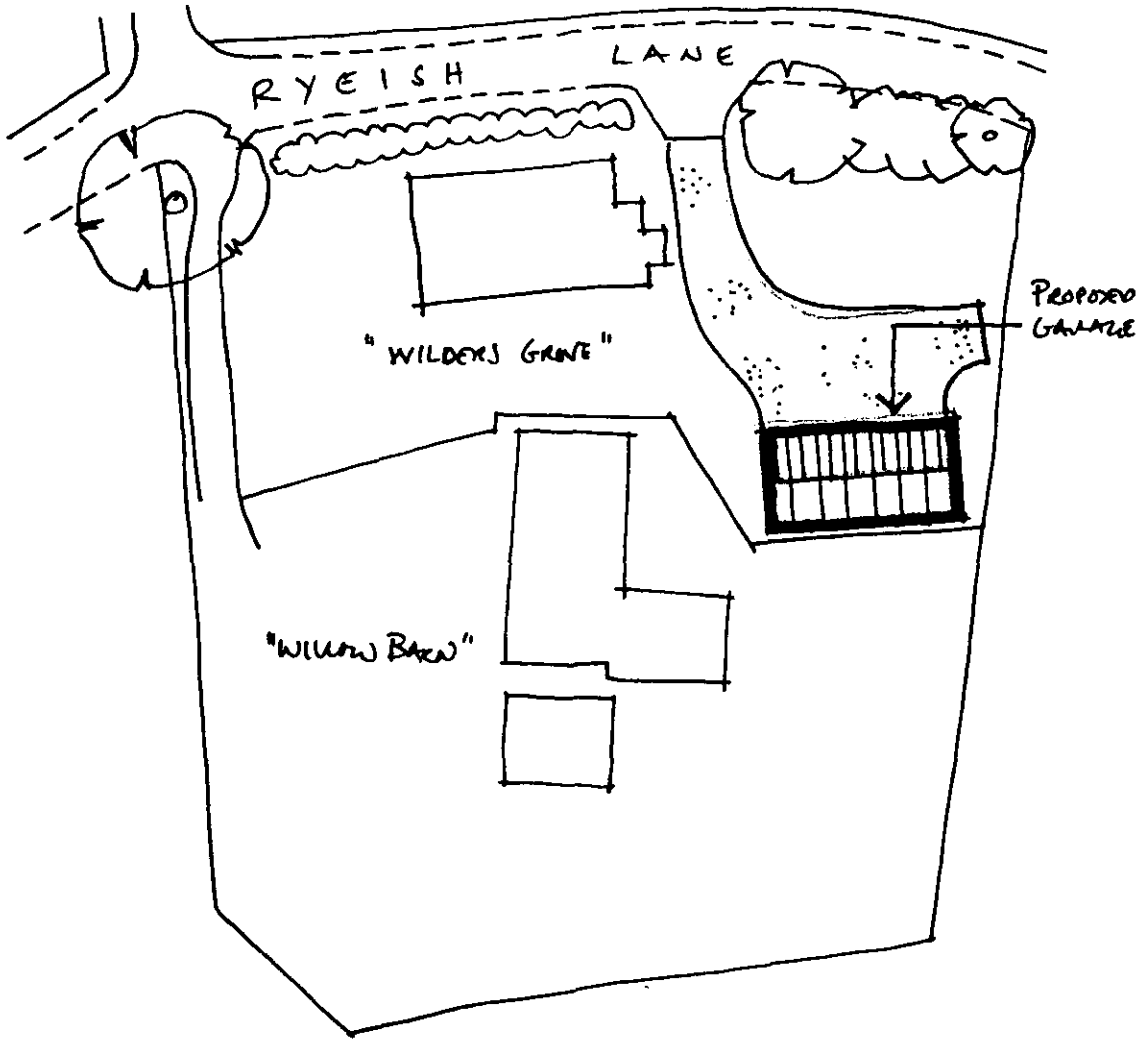
30.JUN.2000* 1876



REFUSED

Job: Wilders Grove Farm Ryeish Lane, Spencers Wood	Date: June 00	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed Garage & Store Location Plan	Scale: 1:12500		
	Drawn by: PS	Drawing No: 00783/01 Revision	

30.JUN.2000* 1876



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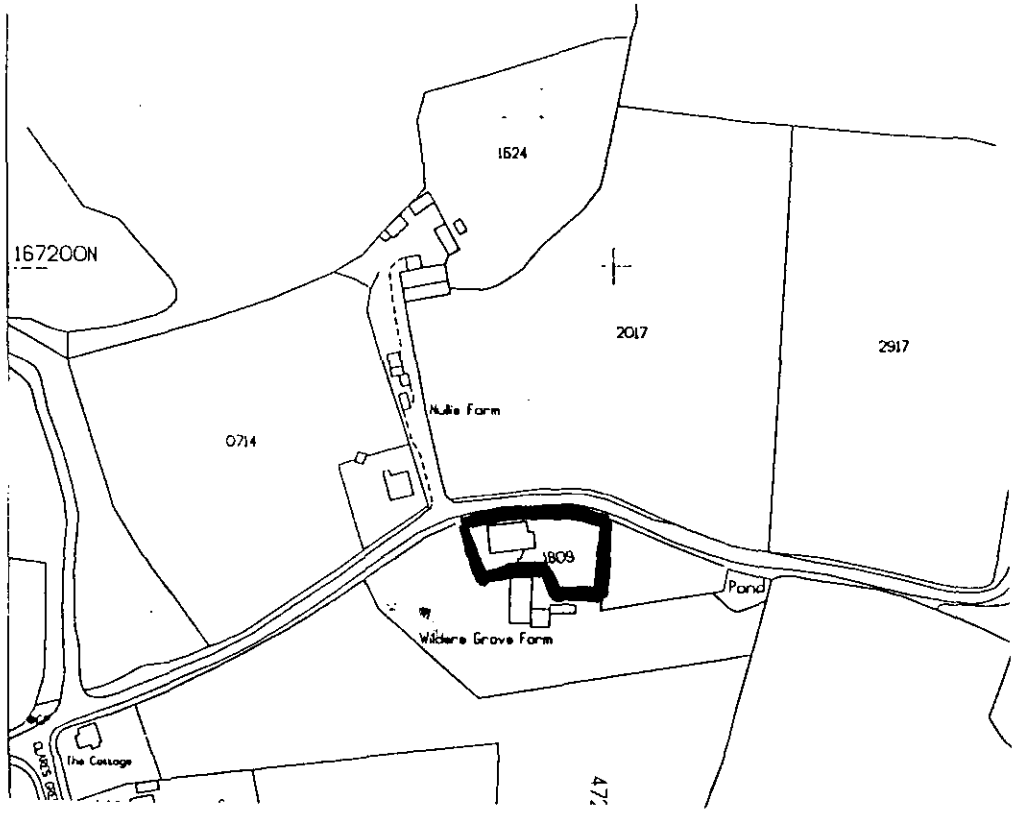

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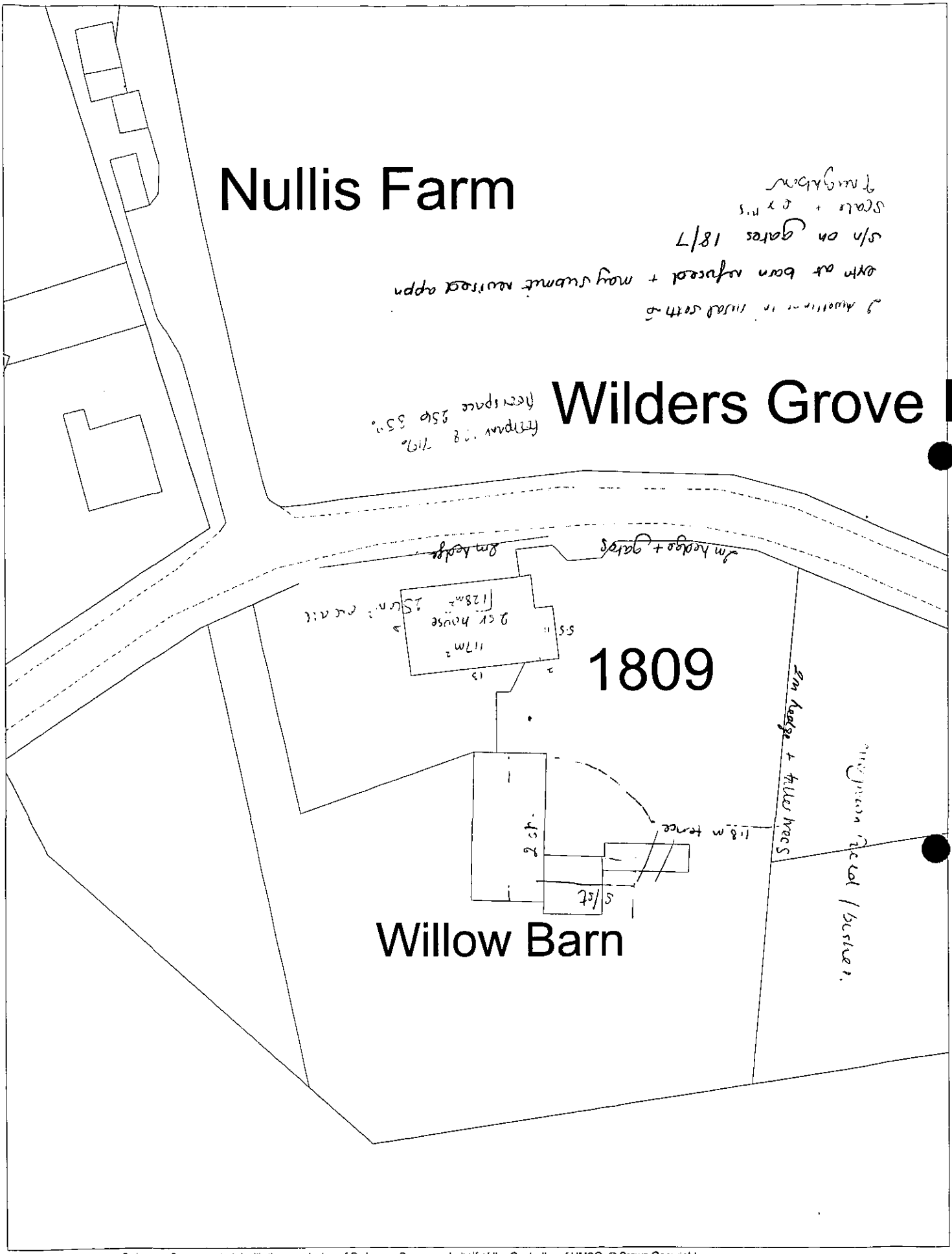
Drawing Title Proposed Garage & Store Location Plan	Scale 1:12500		
	Drawn by PS	Drawing No 00783/01	Revision



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Development Control Section, Environmental Services, Wokingham District Council.
18 July 2000

Scale: 1 : 500



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

4 July 2000

Scale: 1 : 2500

N
W E
S