APPLICATION NO:
F/2000/0488

LOCATION:
3 Pattinson Road, Reading.

APPLICANT:
Mr I Cooper

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Emy Circuit**

SIM

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Cooper
3 Pattinson Road
READING
Berkshire
RG2 8QJ

Application Number: F/2000/0488

Parish: **SHINFIELD**

Location: **3 Pattinson Road, Reading**

Proposal: **Proposed first floor 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing surfacing materials.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging 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.

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.

Head of Planning and Transportation
Date: 21 March 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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	68454 S/S side	CASE OFFICER
PLANNING APPLICATION NUMBER	first floor side 0488	EXE
BUILDING CONTROL NUMBER.	R2000/0949	Plan.
APPLICANT/~~AGENT~~	Mr I. Cooper.	
ADDRESS OF SITE	3. Pattinson Road SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	~	~
ELEVATIONS	recd 28/7/00	recd 1/2/00
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/8/00	

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	

Application Number F/2000/0488
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC23	SR06	Parking and garaging

RECORD OF SITE VISIT

SITE ADDRESS: 3 Pattinson Road Reading.

APPLICATION NUMBER: F/2000/0488

OFFICER: Emy Circuit

DATE OF SITE VISIT: 15.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Open plan residential, two-storey detached dwellings, predominantly gables + full hips. shared surfaces

3. DESCRIPTION OF SITE/BUILDING
two-storey detached dwelling on end/corner plot

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 5 has 2st side extn to boundary, extn away from No 1
no side windows.

5. SITE CONSTRAINTS

TREES - TPO trees in verge - single storey extension was acceptable and first floor would have additional impact.

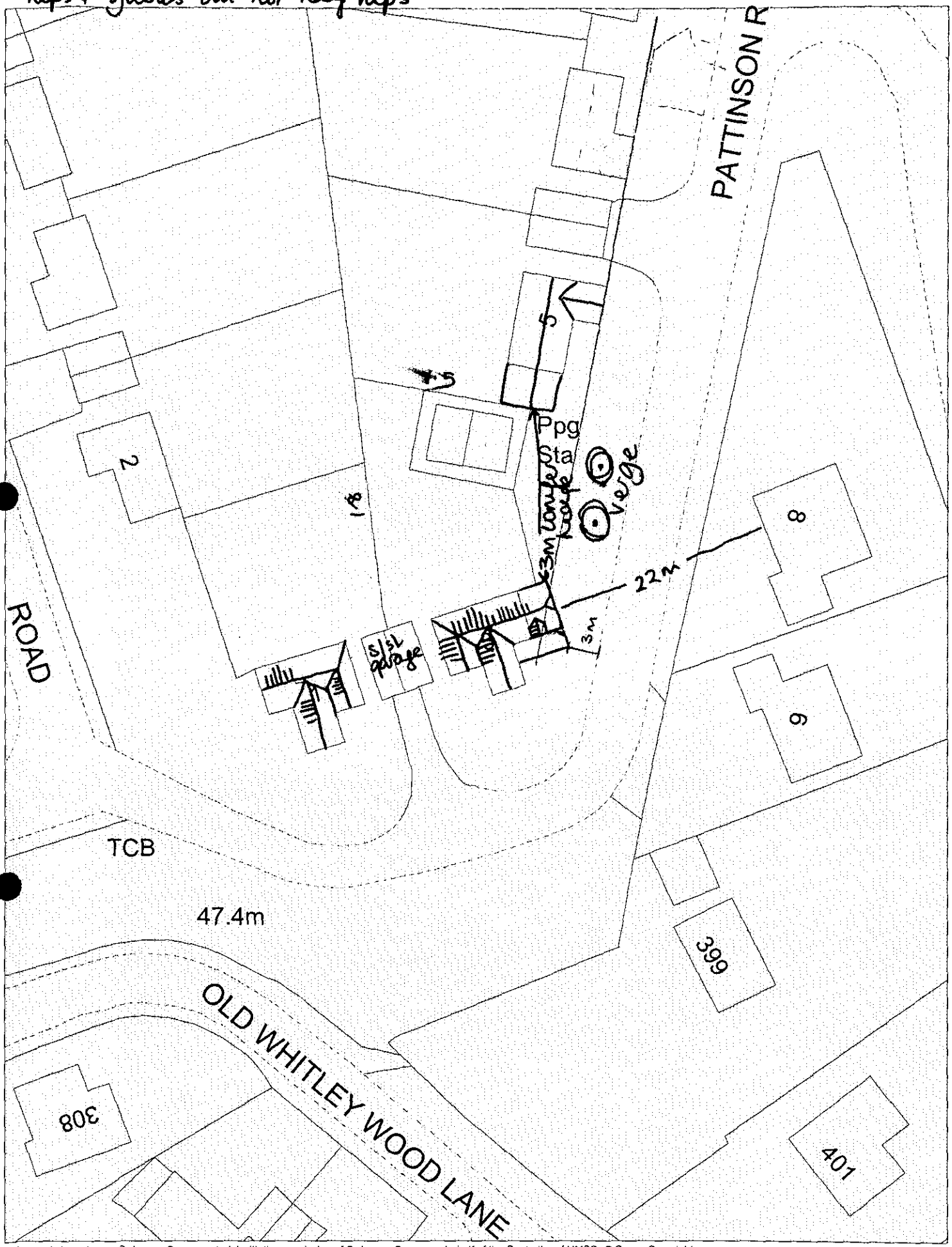
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT No 1 1.8m
No 5 1.5m + side wall of 2st extn

OTHERS Side 3m conifer hedge

hips + gables but not half hips



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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2000 Scale: 1 : 500

N W E S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0488

Applicant : Mr I Cooper .

Location : 3 , Pattinson Road, , Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15·2·00

Date of Neighbour Notifications : .....

Date of Site Visit : 15·2·00

Date Registered : 01/02/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Highways - SC23 (SC006) parking + garaging
Shurfield PC - "no comment"

Planning Issues :

Identified Settlement
neighbours / street scene

Application Number: F/2000/0488
3 Pattinson Road, Shinfield Park, Reading

Appraisal: Permission was granted in 1998 (98/68454) for a single-storey extension to the side and partly to the front of the dwelling but this has not yet been constructed. The proposal is for a first-floor extension above this.

The width of the extension would be 2.85 metres and it would be set back from the foremost part of the building by 2.1 metres. The ridge height would be the same as the existing house, with a half hip to the side, giving an asymmetrical side elevation with the roofline continuing to the ground-floor (2.5 metres) at the front and a dormer at first-floor level.

Due to the position of the property at the end of the block, the side of the extension would be adjacent to the verge and there would be no adverse impact on neighbouring properties. Although the extension would project into the verge it is not considered that it would be harmful to the open plan character of the area - most of the extension would be contained in what currently the enclosed private rear garden to the property and an minimum verge width of 3 metres would remain. Furthermore, the chalet-style front elevation and half-hip end to the roof assist in reducing the massing of the extension and would prevent it being unduly prominent.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0488

Proposal:
Proposed first floor side extension to dwelling.

Location:
3 , Pattinson Road, , 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 04/03/2000. 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: 8/3/00

My ref: F/2000/0488

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0488
3 , Pattinson Road, , Reading.
Proposed first floor 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 20/3/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0488**
3 , Pattinson Road, , Reading.
Proposed first floor 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: 8/3/00

My ref: F/2000/0488

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

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Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0488**
3 , Pattinson Road, , Reading.
Proposed first floor 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: 8/3/00

My ref: F/2000/0488

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: 33505 - Wokingham

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Application Number: F/2000/0488
3, Pattinson Road, , Reading.
Proposed first floor side extension to dwelling.

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This form must be received no later than 20/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0488**
3, Pattinson Road, , Reading.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____

Councillor M Bryant

PLANNING SERVICES	
POL	APT
DC	TLS
APP	ENF
CS	
Date sent: 8 Mar 00	
	ACK:
	FILE:

Thank you Emy.

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: [illegible] 2000

Officer: EXC | Application No. F | 2000 | 0488

Map No. 72 Site 0:07

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

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

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

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

Description:

(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 3 PATTINSON ROAD

Parish: SHINFIELD Ward: Shinfield

9.2.2000

Applicant: MR I COOPER

Fee Received 95-00 (2) 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 : 9.2.2000 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:

.....

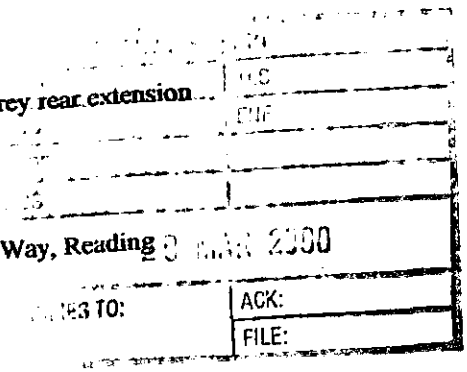
.....

..... No pre-apps .....

NEIGHBOURS: 2 x S/N – one at front of property ✓

one at side of property (opposite no. 8)

+ 5 Pattinson Road ✓



F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal: Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 09 February 2000

Application Number: F/2000/0488

Proposal: Proposed first floor side extension to dwelling..

Site Address:
3 , Pattinson Road, , Reading.

Applicant:
Mr I Cooper .

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 & GARAGING (SR06)

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

21-2-00

ADDRESS 3 PATTINSON ROAD PARISH SHINFIEL

PLOT No. ORD. SHEET No. SU 7268 (

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38198	APPEAL I. GARDNER	REAR EXTENSION & GARAGE	5.9.91	Ref.
98/68454/F	Mr I. Cooper	S/SC/S ext.	3.12.98	C

DATE OF COMPLETION

MINISTRY DECISION 38198 - APPEAL DISMISSED - 11.5.92

SPECIAL ORDERS TPO 417/88

DRAINAGE

ADDRESS 3 PATTINSON ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7268 (

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38198 APPEAL	I. GARDNER	REAR EXTENSION & GARAGE	5.9.91	Ref.
98/68454/F	Mr. I. Cooper	S/SC/S ext.	3.12.98	C

DATE OF COMPLETION

MINISTRY DECISION 38198 - APPEAL DISMISSED - 11.5.92

SPECIAL ORDERS TPO 417/88

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

01.FEB.2000 * 0488

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

1	Your name Address and postcode Phone number	MR. I. COOPER 3 PATTINSON RD SHINFIELD PARK READING RG2 8QJ 0118 9873841
2	Agent's Name Address and postcode Phone number	
3	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. Site	3 PATTINSON RD SHINFIELD PARK READING
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST. FLOOR 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.	RED/BROWN FACING BRICK BROWN ROOF TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark

Please turn over

1305B

9 How many bedrooms does the property have?	Existing: 3	Proposed: 4
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 [illegible] 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.

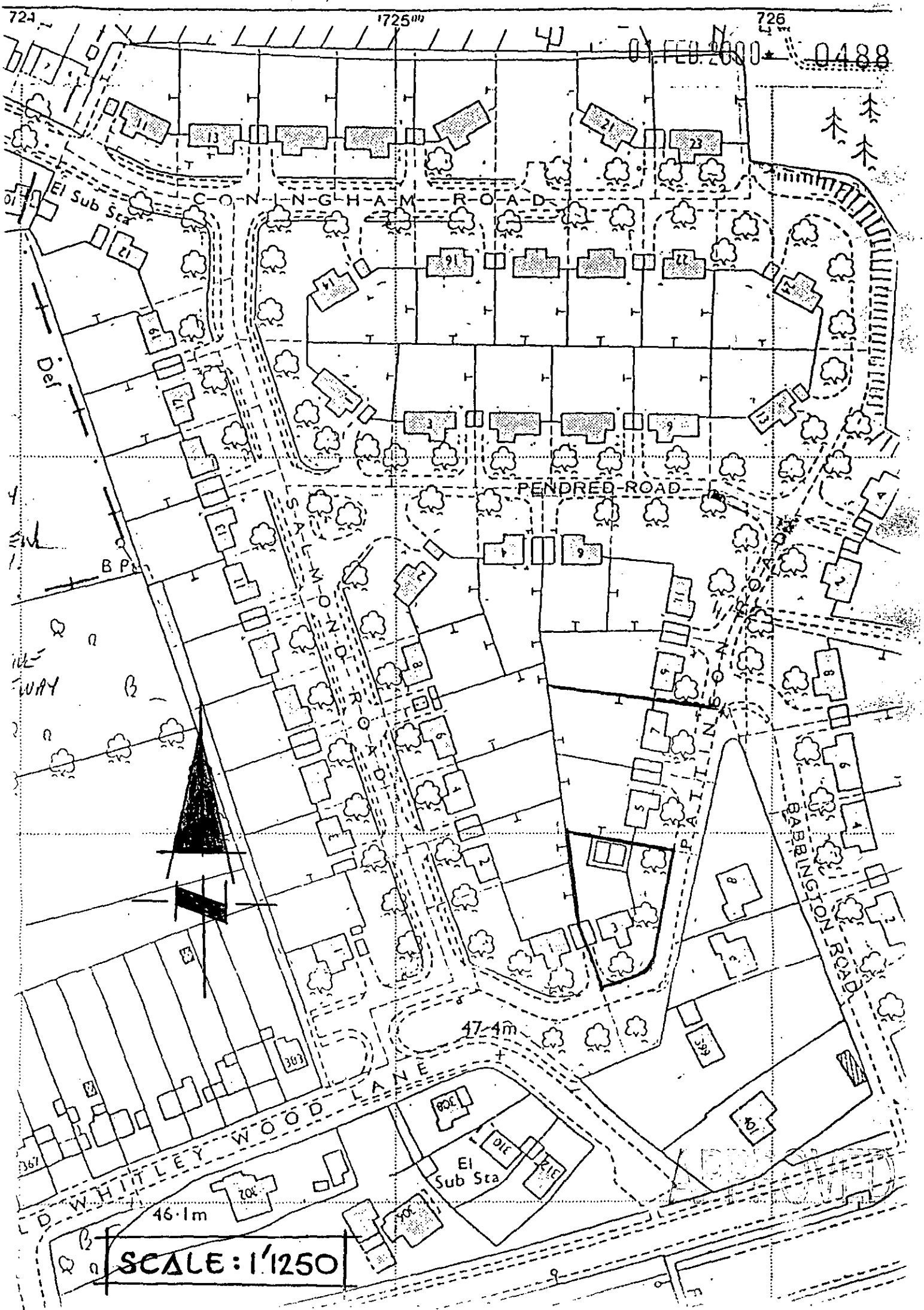
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

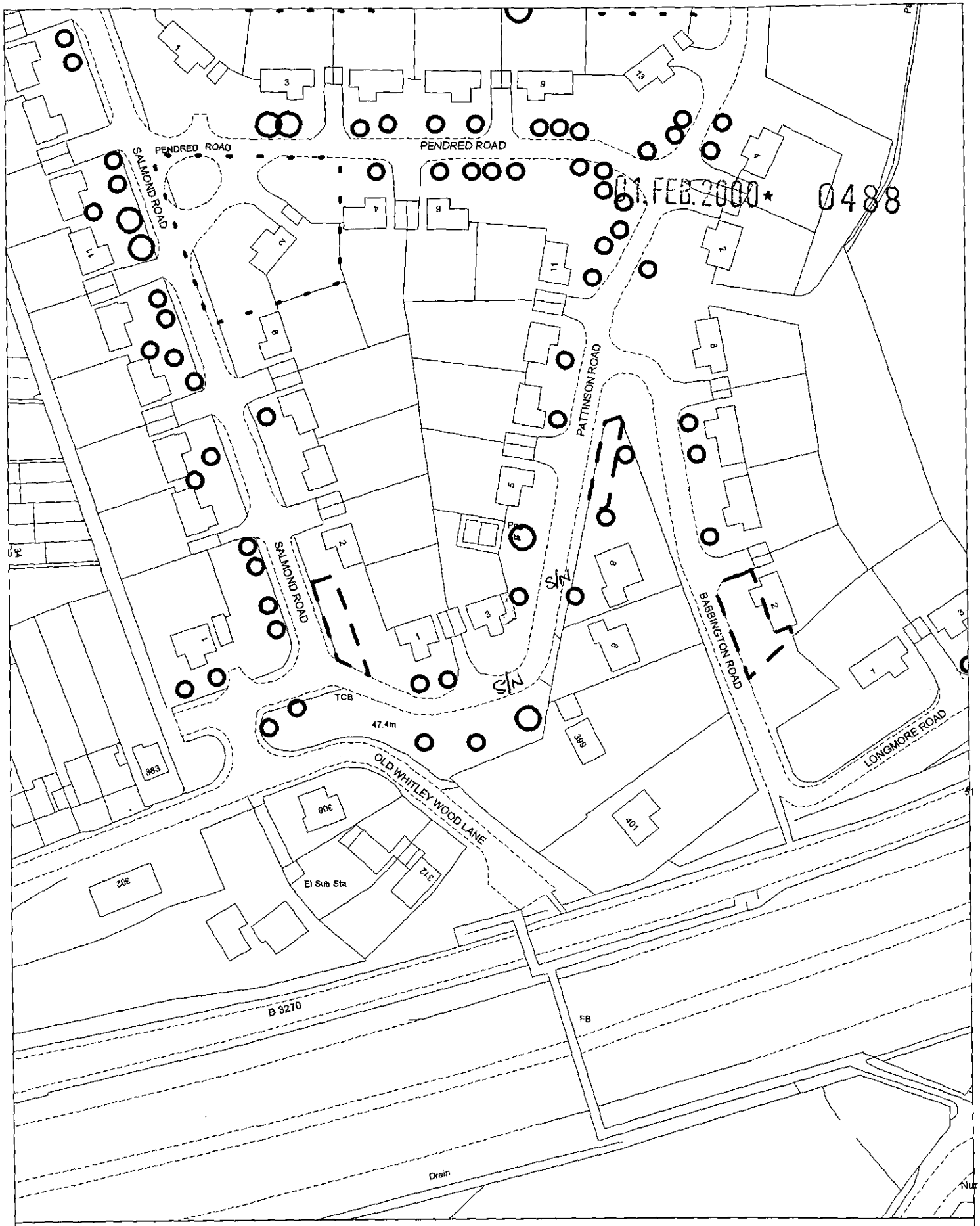
Your signature: [signature] on behalf of

Date 31/1/00

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



01 FEB 2000
0488
724
725
726
CONINGHAM ROAD
El Sub Sta
PENDRED ROAD
SALMOND ROAD
PATTINSON ROAD
BABBINGTON ROAD
WHITLEY WOOD LANE
47·4m
46·1m
El Sub Sta
SCALE: 1'1250



Site Plan, Scale: 1 to 1250

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Date: 3 February 2000

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