APPLICATION NO:
F/2002/6320

LOCATION:
4 Barrack Lane, Spencers Wood Reading.

APPLICANT:
Miss M Booth C/O Countryside Designs

PROPOSAL:
Proposed first floor side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **10/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Richard Kelly**

APPROVED

269

D6

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss M Booth
C/O Countryside Designs
George Cottage
Eastfield Lane
Whitchurch On Thames
Oxon
RG8 7EJ

Application Number: F/2002/6320

Parish: **SHINFIELD**

Location: **4, Barrack Lane, Spencers Wood, Reading.**

Proposal: **Proposed first floor side/rear 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. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden, sitting out or amenity area.

Condition
3. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
4. On the west elevation of the building the new first floor and the new skin of bricks to the ground floor shall use the same bonding pattern as the original house, including the brick arch over the existing lounge window.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
3. To ensure that the external appearance of the building is satisfactory.

Reason
4. To ensure that the external appearance of the building is satisfactory.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WBE2 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/05/2002

Notice checked by: _____

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6320	RK
BUILDING CONTROL NUMBER.	FP 2002/3643	
~~APPLICANT~~/AGENT	Countryside Designs	
ADDRESS OF SITE	4 Barracks Lane Spencers Wood SHINFIELD	
DESCRIPTION OF PROPOSED WORK	first floor side/rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	666-05A	666-05A.
ELEVATIONS	666-04B	666-04A
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? 2+5 relevant Conditions Seen Kevin	BC - velux windows slightly larger (for escape?) - enlarged rear window, balcony, flat roof area	
DATE	7/11/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	7/11/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: January 13, 2003
Ref: F/2002/6320
Your Ref:

Leslie Jones
Countryside Designs
George Cottage
Eastfield Lane
Whitchurch on Thames
Oxfordshire
RG8 7EJ

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 L. Jones,

RE: MINOR AMENDMENTS 4 BARRACKS LANE, SPENCERS WOOD, APP NO. F/2002/6320

I refer to your letter dated 15th November 2002 with reference to the above, and apologise for the delay in response.

The plan submitted with drawing number 666/04 Rev C showing increased velux windows and a change to the bedroom doors at first floor level, is considered to make a material difference to the originally approved plans. It is therefore considered that planning permission will be required for the proposed changes.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch or Kerrin Lithgow.

Discussed proposed changes with Kerrin & agreed further planning permission would be required - overlooking issues?

Yours sincerely,

HLynch

Heidi Lynch
Planning Officer

F/2002/63320

Countryside Designs

George Cottage
Eastfield Lane
Whitchurch on Thames
Oxfordshire
RG8 7EJ
tel 0118 984 4996
mobile 07811 252850
Goring Office:
tel/fax 01491 875050

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

PLANNING SERVICES	APP 63387
POL	PLS
DC	ENF CD
APP	
CS	
19 NOV 2002	
COPIES TO	ack
	FILE

15th November 2002.

MRS. DODSWORTH
DEVELOPMENT CONTROL
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKS.

Your ref: CD/FP 2002/3643(6320)

Dear Mrs Dodsworth

RE: FIRST FLOOR SIDE/REAR EXTENSION: 4 BARRACKS LANE, SPENCERS WOOD.

Further to your letter dated 7 November and our subsequent telephone conversation I enclose herewith 1 No copy of amended drg's 666/04C and 06A which now have the metal railings across the rear of the bedroom doors in exactly the same position as was originally approved by the Planning Office dated 31/05/2002.

TO CLARIFY THE POSITION:—

1. The small flat roof area to the rear of the new bedroom is not intended, nor is it shown to be a balcony - The railings were moved slightly further forward to facilitate cleaning of the fixed sidelights. However the railing is now shown moved back to its original position.
2. The pair of full depth double doors at the rear of the new bedroom were shown on the planning permission, but my client has asked me to widen this frame with a fixed light on both sides, and at the same time reducing the width of the double doors.
3. The 4 No Velux roofwindows were originally approved by the Planning permission but my client has asked if they could be increased in size as now shown. The height of these Velux windows to the centre would be approx 2.70 m (9'0") making it impossible to look out. This increase in size is purely to let in extra daylight.

Therefore these changes are of such a minor nature that it would be more sensible to treat it as a minor amendment to the existing permission.

I hope this is acceptable and look forward to hearing from you in due course.

Enc's:- Amended drgs 04C, 06A.

Yours Sincerely.

LESLIE A. JONES.

Tel. 0118 974 6443 (Direct Line)

Date. 7 November, 2002

My ref. CD/FP2002/3643(6320)

Miss M Booth
C/o Countryside Designs
George Cottage
Eastfield Lane
WHITCHURCH-ON-THAMES
Oxon
RG8 7EJ

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
E-mail:

Dear Sir/Madam,

FIRST FLOOR SIDE/REAR EXTENSION AT 4 BARRACK LANE, SHINFIELD

Thank you for your Building Regulations Application Number FP2002/3643 received on 5 November.

I am writing to inform you that a new Planning Application is required for the proposed work.

Conditions 2 and 5 of Planning Permission F/2002/6320 removed Permitted Development rights in respect of a balcony area, and additional windows.

If you are intending to pursue this proposal would you please submit a planning application to this department by 28 November. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6320

Applicant : Miss M Booth C/O Countryside Designs.

Location : 4, Barrack Lane, Spencers Wood, Reading.
Proposal : Proposed first floor side/rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/04/2002

Earliest Date for Decision : 10/05/2002

Latest Consultation Date/Site Notice Expiry Date : 10/05/2002

This application <u>will have expired on</u>: <u>03/06/2002.</u> 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: no objection
3 Barrack Lane: overbearing
Parish Council: no comment

Planning Issues :

Application Number: F/2002/6320

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6320
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C048	R048	
3	C014	R014	
4		R014	On the west elevation of the ~~exten~~ building the new first floor and the new skin of bricks to the ground floor shall use the same bonding pattern as the original house including the brick arch over the existing lounge window
5.	C044	R044	first floor and dormer in side elevations

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WBE2 WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 31.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 4 Barrack Lane
Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6320

OFFICER: Richard Kelly

DATE OF SITE VISIT: 30/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ☒ Yes (front gate)

2. DESCRIPTION OF SURROUNDINGS Secluded terrace of 6 houses.

3. DESCRIPTION OF SITE/BUILDING End of terrace. Good separation from 3.

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~☒~~ 5 & 6 now one house. More modern properties to rear but long way.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING adequate.

LEVELS Flat

BOUNDARY TREATMENT 3m conifers to N 4m to E & 2.5m hawthorn to S. appear to be long to 3.

OTHERS

Application Number: F/2002/6320 – 4 Barrack Lane, Spencers Wood

Appraisal:

This application is for a first floor side and rear extension to a dwelling. The property is a Victorian end of terraced house which has had a substantial single storey extension previously. This application raises three issues:

Impact on adjoining properties: LBE 1, WBE 1

The two storey element would span the entire depth of the original house and 2.5m beyond this to the rear. The adjoining property of 6 Barrack Lane also has a substantial single storey extension and the proposed extension would not breach a 45° line from this window. To the opposite side the property of 3 Barrack Lane is at an angle to the application house. Its main rear windows are in the east elevations, with one small obscure glazed window in the north elevation facing the proposal. The two storey element would not project significantly beyond the rear of the existing flank wall of 3 Barrack Lane. It is therefore not considered that this proposal would be overbearing or cause loss of light to neighbouring properties.

Part of the proposal appears to include a balcony. However a balustrade is proposed immediately adjoining the outer skin of the wall at this point, such that it will not be possible to use this as a balcony. The proposal will therefore not cause any greater overlooking than a window in this position would. Notwithstanding this a condition should be included specifying that the flat roofed recess to this balustraded window should not be used as a balcony.

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

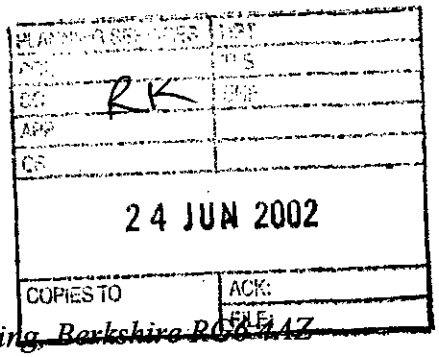
Whilst the proposal is not subservient to the original house it does take the form of a continuation of the terrace of houses. The original house is built with Flemish bond brickwork, whilst the existing single storey extension is built in stretcher bond. As part of the proposal a new skin of bricks is to be built in front of the existing single storey element to bring it in line with the front wall of the original house. To protect the streetscene it is recommended that the brickwork on the front wall be conditioned to match that on the original house. The property of 1 Barrack Lane has recently been extended in a similar way and has achieved a near perfect match between the original brickwork and the new work.

Impact on highway safety (parking provision): LT5, WT6

There is adequate off street parking.

Approve ~~**Refuse**~~





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

17th June 2002

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:

RM/2002/6040	**REVISED PLANS**
Location:	Land at Junction of Church Lane/Hollow Lane, Shinfield
New plans:	Landscape proposals. Drawing nos: 14642/01B, 14642/02A, 14642/03A
&New plans:	Design Statement, Archaeological Report amended Ecological Assessment, amendments to house types, security and safety features and minor alterations to parking areas, Drawing nos: Layout plan 59-907-003 Rev F, 005 Rev A, 006 Rev A, 007 Rev A, 078 Rev A, 079 Rev A, plus house types.
Officer:	Angela Odell
Observations:	See Hollow Lane comments enclosed

F/2002/ 6233	
Location:	7 Beech Hill Road, Spencers Wood
The new plans show: Parking layout.	
Observations:	No comment

F/2002/6320	**ADDITIONAL PLANS**
Location:	4 Barrack Lane, Spencers Wood
New plans:	Additional elevations and parking layout.
Observations:	No comment

F/2002/6369	**REVISED PLANS**
Location:	Geldrop, Church Lane, Three Mile Cross
New plans:	Block plan showing parking layout.
Officer:	Kerrin Lithgow
Observations:	No comment

F/2002 6398	
Location:	Minsmere, Shinfield Road, Shinfield Green
Proposal:	Proposed erection of replacement dwelling with detached garage. Demolition of existing dwelling.
Officer:	Natalie Brown
Observations:	No comment

F/2002/6400
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of 145 dwellings. Amendment to consent 2001/5188 with revised layout and additional 5 dwellings.
Officer: Angela Odell
Observations: No comment

F/2002/6400 REVISED & ADDITIONAL PLANS
New plans: Bedroom two windows on side elevation of plots 55 & 56 removed, bin/cycle store enlarged and floor plan and floor plan and elevation. Drawings nos: 59/907/049B, 052/C, 082 & 003.
Observations: No comment

F/2002/6456
Location: 2 Railway Cottages, Grazeley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: Louise Smith
Observations: No comment

F/2002/6492
Location: 57 Larchside Close, Spencers Wood, Reading
Proposal: Proposed velux windows in roof to form room in loft space of dwelling
Observations: No comment

F/2002/6510
Location: 1 Westlands Avenue
Proposal: Proposed two storey side extension to dwelling
Officer: Louise Smith
Observations: No comment

F/2002/6516
Location: Hartland, Basingstoke Road, Three Mile Cross
Proposal: Proposed 2 storey side extension to dwelling and raising of roof with dormer extensions. Demolition of existing detached garage.
Officer: Louise Smith
Observations: No comment

F/2002/6525
Location: 14 Kendal Avenue, Shinfield
Proposal: Proposed two storey side and rear extension to dwelling.
Officer: Louise Smith
Observations: No comment

F/2002/6525 ADDITIONAL PLANS
New plans: Car parking layout.
Observations: No comment

F/2002/6536
Location: Land adjoining Milestone Cottage, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of 6 dwellings and associated roads
Observations: We are concerned about the serious drainage problems in the area and feel that measures must be taken to ensure minimum detriment to existing residents.

We are also concerned about the increased generation of traffic onto the Basingstoke Road, which at times is heavily congested.

The parish council would like the district or parish to be granted ownership of any designated open space, to prevent access to the development of the backlands.

Continued...

F/2002/6589
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6590
Observations: See Hollow Lane comments

F/2002/6590
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of a "dry" balancing pond to serve adjoining Residential development. Duplicate application with 2002/6589
Observations: See Hollow Lane comments

F/2002/ 6591
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6592.
Observations: See Hollow Lane comments

F/2002/6592
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6591.
Observations: See Hollow Lane comments

F/2002/6598
Location: 1 Tankerton House, Basingstoke Road, Spencers Wood
Proposal: Proposed additional hot food take-away use to existing restaurant.
Officer: Kerrin Lithgow
Observations: See Tankerton House attachment

F/2002/6636
Location: 18 Rosecroft Way, Shinfield
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Observations: No comment

F/2002/6672
Location: 18 Cinnamon Close, Earley
Proposal: Proposed single storey side extensions to dwelling and single storey rear extension to form conservatory
Observations: No comment

F/2002/6703
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood
Proposal; Proposed erection of 5 dwellings
Observations: No comment

Many thanks

Tracy Sampson
Assistant Clerk

F/2002/6243
Location: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Officer: Richard Kelly
Observations: No comment

F/2002/6288
Location: 208 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/20002/6311
Location: Amersham, Basingstoke Road, Spencers Wood (formerly known as Police House)
Proposal: Proposed erection of detached garage.
Officer: Francis Leo
Observations: No comment

F/2002/6320
Location: 4 Barrack Lane, Spencers Wood
Proposal: Proposed first floor side/rear extension to dwelling
Officer: Richard Kelly
Observations: No comment

F/2002/6327
Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling
Officer: Natalie Brown
Observations: No comment

AG/2002/6353
Location: Hartley Court Farm, Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of an agricultural grain store.
Officer: Natalie Brown
Observations: No comment

F/2002/6358
Location: 80 Westlands Avenue, Shinfield Rise
Proposal: Proposed two storey side extension to dwelling and front porch.
Officer: Francis Leo
Observations: No comment

F/2002/6369
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Proposed erection of detached dwelling.
Officer: Natalie Brown
Observations: No comment

F/2002/6404
Location: 23 Askew Drive, Spencers Wood
Proposal: Proposed pitched roof to existing flat roof on garage
Case Officer: Louise Smith
Observations: No comment

F/2002/6133
Location: Land adjoining 7 Grovelands Road, Spencers Wood
The new plans show: alterations to front plot 3.
Case Officer; Angela Odell
Observations: No comment

Continued....

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

29 MAY 2002

25th May 2002

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/2001/6032
Location: Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Proposed erection of telecommunications base station with 2 x 1700mm and 1 x 2000mm antennas, 2 x 600mm and 1 x 300mm microwave dishes on a 17m high monopole with one support cabinet.
Officer: Natalie Brown.
Observations: To Follow Shorlty

F/2002/6136 **REVISED PLANS**
Location: School House, Basingstoke Road, Spencers Wood
New plans: Revised elevation plans to show proposed fence and gate. Drwg 5298:02:1 A.
Officer: Louise Smith
Observations: No comment

F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Richard Kelly
Observations: No comment

F/2002/6233
Location: 7 Beech Hill Road, Spencers Wood
Proposal: Proposed two storey rear & side extension to dwelling.
Officer: Richard Kelly
Observations: No comment

Continued....

Mr R Lunn & Miss A Lee
Dower Cottage,
3, Barrack Lane,
Spencers Wood,
Reading,
Berks.
RG7 1BB

OBS
PLANNING SERVICES | HPT
PCL | T.S.
DC RK | ENF
APP
CS
30 APR 2002
FILE

FAO Richard Kelly
Planning Services Department
Wokingham District Council
P.O. Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

April 25th 2002

Dear Richard,

RE: APPLICATION NUMBER F/2002/6320
SITE ADDRESS: 4, BARRACK LANE, SPENCERS WOOD, READING.
PROPOSAL: TWO STOREY SIDE AND REAR EXTENSION.

We are writing to you with regard to the above as we would like to oppose the proposed extension. The reasons for this are that the existing ground floor extension is not in character with the street scene and the size of the proposed extension will be of overbearing impact which will have a detrimental affect on our property. Also we feel we will lose a great deal of our privacy in our garden.

Yours sincerely,

Mr Lunn & Miss Lee

Date: 14 May 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6320

Location: 4, Barrack Lane, Spencers Wood, Reading.

Proposal: Proposed first floor side/rear extension to dwelling.

Applicant: Miss M Booth C/O Countryside Designs.

Case Officer: Richard Kelly

The new plans show the following: Additional elevations and parking layout.
Drawing nos: 666/01A, 04A, 05A.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

As previous

15/5/02

Date: 14 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6320

Location: 4, Barrack Lane, Spencers Wood, Reading.

Proposal: Proposed first floor side/rear extension to dwelling.

Applicant: Miss M Booth C/O Countryside Designs.

Case Officer: Richard Kelly

The new plans show the following: Additional elevations and parking layout.
Drawing nos: 666/01A, 04A, 05A.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 6320 (Ludhouse) Date Rec. 2/5/02

Location: 4 Barracks Lane, Spencers Wood, Reading

Parish Shinfield

Applicant: Miss M. Booth

Description of attached plans Additional elevations and parking layout

Drawing No's: 666/01A, 04A, 05A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	X
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 14.05.02

Yellow - Part One Copy
Green - Officer's Copy



Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

George Cottage
Eastfield Lane
Whitchurch on Thames
Oxfordshire
RG8 7EJ
tel 0118 984 4996
mobile 07811 252850
Goring Office:
tel/fax 01491 875050

PLAN	Skelt
POL	TC
DC RK	BMF
AFP	
Cs	
08 MAY 2002	
COPIES TO	PLAN FILE

Mr. Richard Kelly
Wokingham District Council
Planning Department
Shute End.
Wokingham
Berks.
RG40 1WR

3rd May 2002

6320

ADDITIONAL PLAN

Your ref: F/2002/6320.

Dear Mr. Kelly

PROPOSED FIRST FLOOR SIDE/REAR EXTENSION @ 4 BARRACKS LANE SPENCERS WOOD, READING.

Further to a hand written note which was pinned to the Planning Acknowledgement letter I enclose herewith 4 copies of the amended drawings showing the additional information requested.

1). DRG. 666/01[A] (SURVEY AS EXISTING)
Extra Elevation provided (as viewed by neighbour).

2) DRG. 666/04[A] (PROPOSALS)
Extra Elevation provided showing new extension + rooflights.

3) DRG. 666/05[A] (SITE/LOCATION PLAN)
Existing parking spaces shown onto 1:500 site plan.

I trust this is all you require but if you need anything more give me a call at the Goring office tel. no. above.

Yours Sincerely.

L A Jones

LESLIE A. JONES

Enc's:- 4 copies revised drgs. 666/01[A], 04[A], 05[A].

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 17 April 2002

Application Number: F/2002/6320

Proposal: Proposed first floor side/rear extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
4, Barrack Lane, Spencers Wood, Reading.

Applicant:
Miss M Booth C/O Countryside Designs.

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).

Signed: _____ **Print name:** AC 18/4/02.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6320
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6229

Date: 17 April 2002

My ref: F/2002/6320

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6320
4, Barrack Lane, Spencers Wood, Reading.
Proposed first floor side/rear extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6320**
4, Barrack Lane, Spencers Wood, Reading.
Proposed first floor side/rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Bryant

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

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

Tel: (0118) 974 6229

Date: 17 April 2002

My ref: F/2002/6320

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor B Patman
**********FILE COPY**********

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

Tel: (0118) 974 6229

Date: 17 April 2002

My ref: F/2002/6320

WOKINGHAM UNITARY
Aiming for Excellence

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor A Pollock

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

Received by Wokingham District Council

Application No: F/2002/6320

Proposal:
Proposed first floor side/rear extension to dwelling.

Location:
4, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6320 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/05/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

17 April 2002

Organisation_Name	Building_Name	address1	Postcode
	DOWER COTTAGE	DOWER COTTAGEBARRACK LANEREADING	RG7 1BB
	WHITE COTTAGE	WHITE COTTAGEBARRACK LANEREADING	RG7 1BB
		25LARCHSIDE CLOSEREADING	RG7 1DS
		27LARCHSIDE CLOSEREADING	RG7 1DS
		29LARCHSIDE CLOSEREADING	RG7 1DS
		~~4BARRACK LANEREADING~~	~~RG7 1BB~~
		6BARRACK LANEREADING	RG7 1BB
	PRIMROSE	PRIMROSEBARRACK LANEREADING	RG7 1BB
		2BARRACK LANEREADING	RG7 1BB

neighbours consultation list F/2002/6320

Application Number : F/2002/6320	Map No : 86
Case Officer : RK	Site Area : 0.04
Valid Date : 8/04/02	Received Date: 08/04/2002

Level : Delegated Application

Description : Proposed first floor side/rear extension to dwelling.

Location : 4, Barrack Lane, Spencers Wood, Reading.

Parish : SH Ward : SHI

Applicant : Miss M Booth C/O Countryside Designs.

Fee Required: £10 Fee Received: £110 (15)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Parking layout required.	17/04	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation.	17/04	
FLOOR PLANS	Show en-suite shower velux window.	17/04	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

.....

.....

08. APR. 2002* 6320

6320



Countryside Designs

BUILDING AND LANDSCAPE DESIGN CONSULTANTS

George Cottage
Eastfield Lane
Whitchurch on Thames
Oxfordshire
RG8 7EJ
tel 0118 984 4996
mobile 07811 252850
Goring Office:
tel/fax 01491 875050

Planning Department
Wokingham District Council
Council Offices

Shute End
Wokingham.
Berks.
RG40 1WW

4th April 2002

Dear sir/madam

Proposed first floor extension to 4 Barracks Lane, Spencers Wood, Reading. RG7 1BB.

Please find enclosed a Planning Application for an extension to the above property together with drawings and cheque for £110.00 to cover your fee.

I would be 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 do not hesitate to telephone my office number above.

Yours faithfully.

LESLIE A. JONES.

Enc's:- 6 copies of Planning App. forms
1 cheque for £110-00.
6 copies of drawing no's: 666/01 (EXISTING SURVEY)
" /04 (PROPOSALS).
" /05 (SITE + LOCATION PLANS)

Environmental Services

For office use only.
Application number: 08.APR.2002+ 6520

Householder planning application form

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

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MISS. M. BOOTH 4 BARRACKS LANE SPENCERS WOOD. READING. RG7 1BB.
2	Agent's Name Address and postcode Phone number	COUNTRYSIDE DESIGNS. GEORGE COTTAGE EASTFIELD LANE, WHITCHURCH ON THAMES OXON. RG8 7EJ 0491 875050.
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.	4 BARRACKS LANE SPENCERS WOOD.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE/REAR 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.	ROOF: ARTIFICIAL SLATES TO MATCH RED FACING BRICK TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 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 Miss M. Booth

Date 3/3/02.

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

ADDRESS HARLTON COTTAGE

PARISH ~~SWALLOWFIELD~~ SHINFIELD 1.4

PLOT No. 4 BARRACK LANE SPENCERS WOOD

ORD. SHEET No.

BUILDER SKE 5/5

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29973			15.6.88	CA
BRA 4539	MRS. R. WARNER	~~LATS + ALTS~~	29.3.88	APP
F/2002/6320	Miss M Booth	1st/fl s/r ext.		

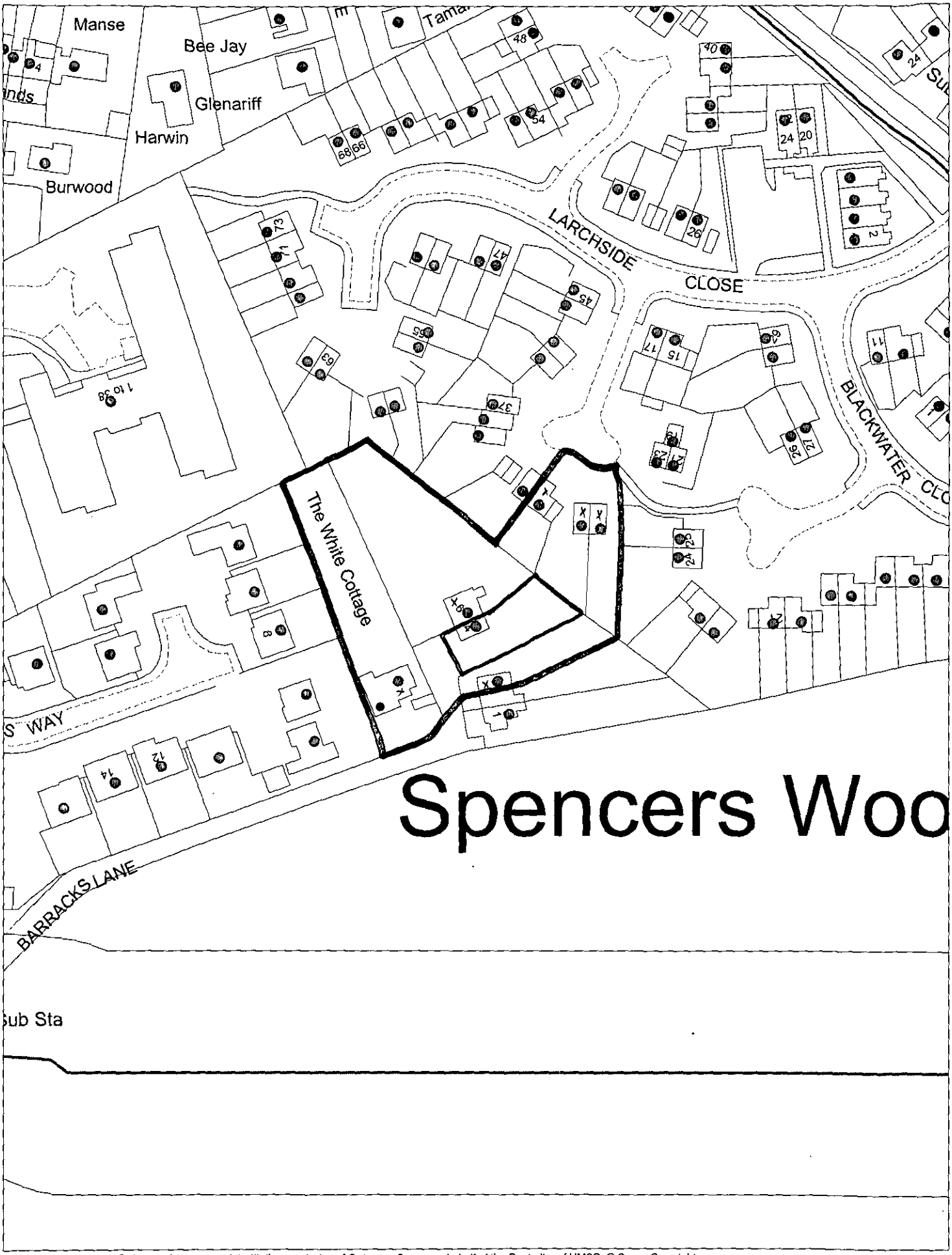
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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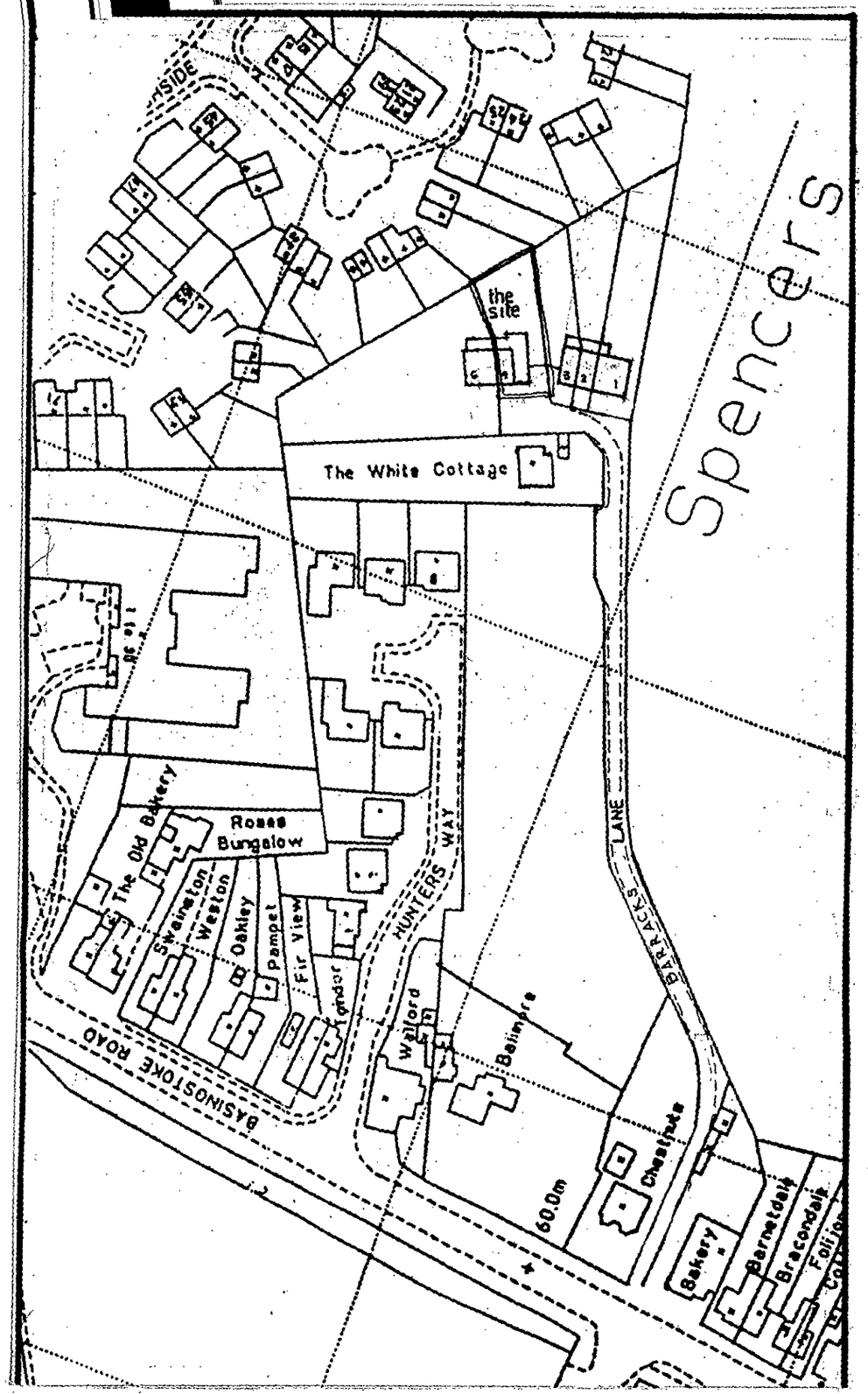
Development Control Section, Environmental Services, Wokingham District Council.

12 April 2002

Scale: 1 : 1250

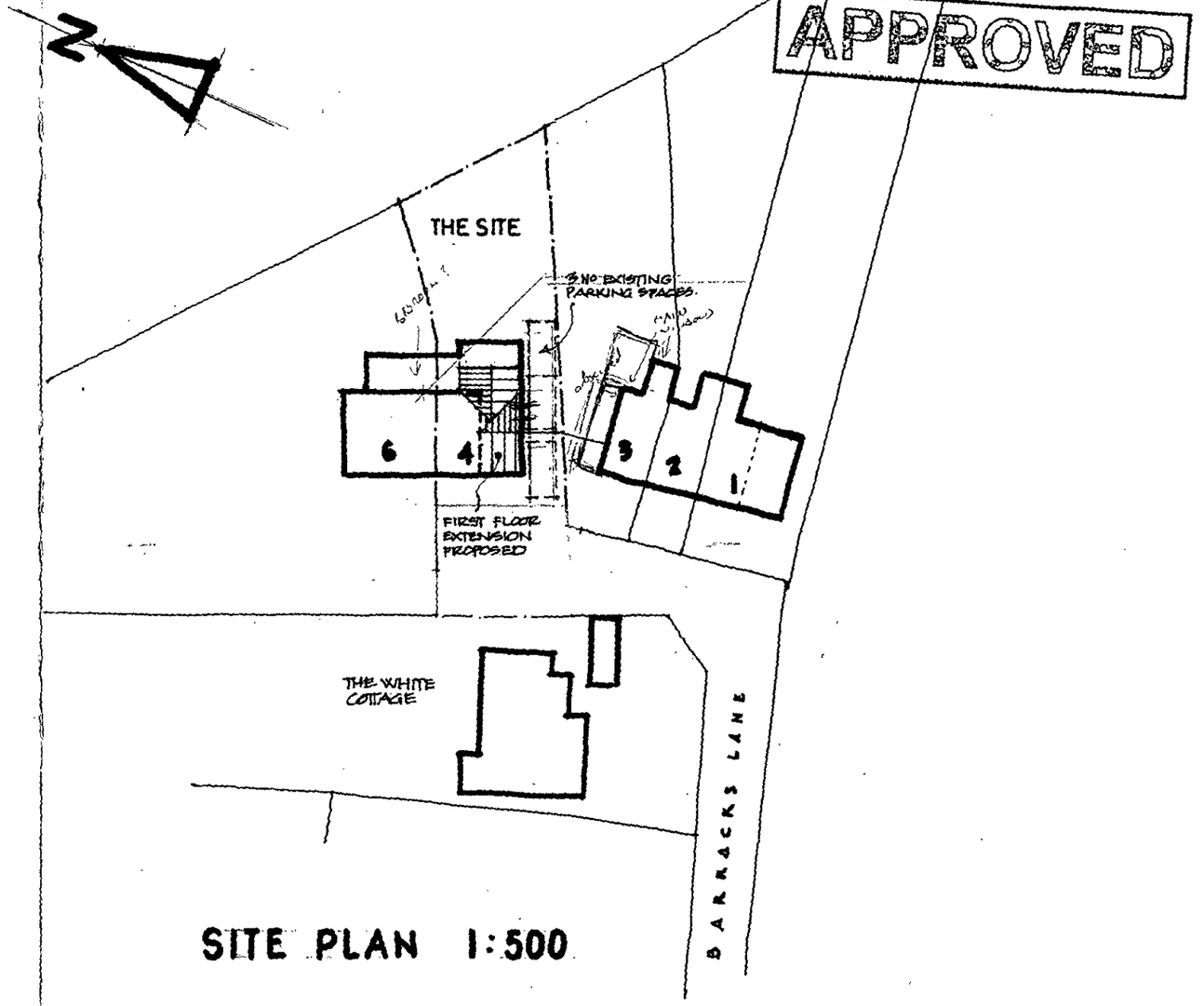


LOCATION PLAN 1:1250

ADDITIONAL PLAN

6320

APPROVED



SITE PLAN 1:500

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
C	

08 MAY 2002

REVISION 'A' 3/5/02 EXISTING PARKING SPACES SHOWN

cg 7/11/02

PROPOSED FIRST FLOOR EXTENSION
4 BARRACKS LANE, SPENCERS WOOD, READING, BERKS.

scale 1:1250 date 1:500

666-05 A

Countryside Designs

George Cottage
Eastfield Lane
Whitchurch on Thames
Oxfordshire
RG8 7EJ