APPLICATION NO:
CON/2002/7444

LOCATION:
Land Between 88 And 92 Winton Road, Reading.

APPLICANT:
Mrs D D Peer C/O J F Peer

PROPOSAL:
Consultation from Reading BC on application to erect one dwelling.

EARLIEST DATE FOR DECISION: **13/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/09/2002

CASE OFFICER: **Natalie Brown**

R/A/I/L/E/X
Marbleboard

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 September 2002
My ref: NB/TW/CON/2002/7444
Your ref: 02/00965/FUL/RW

Rachel Walmsley
Planning Section
Civic Centre
Reading
Berks
RG1 7TD

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

Dear Ms Walmsley,

PROPOSED ERECTION OF 2-BEDROOM BUNGALOW ON LAND BETWEEN 88 AND 92 WINTON ROAD, READING

I refer to your notification of the above application received on the 22 August 2002.

I write to advise you that this Council has no objection to the proposed development.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

TRW

Trevor Watson
Development Control Manager

WORK SHEET FOR : Natalie Brown

Application Number : CON/2002/7444

Applicant : Mrs D D Peer C/O J F Peer.

Location : Land Between 88 And 92, Winton Road, , Reading.

Proposal : Consultation from Reading BC on application to erect one dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 29

Date Registered : 22/08/2002

Earliest Date for Decision : 13/09/2002

Latest Consultation Date/Site Notice Expiry Date : 13/09/2002

This application will have expired on: 19/09/2002. 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 :

Planning Issues :

Application Number: CON/2002/7444

Appraisal :

Boundary of WDC is at rear of the site - playing fields beyond ∴ nothing within this district adversely affected.

O/L already granted.

Proposal for a 2-bed detached bungalow - surrounding dwellings are also bungalows ∴ this is in character of the area.

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

Application Number CON/2002/7444
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Between 88 And 92 Winton Road Reading.

APPLICATION NUMBER: CON/2002/7444

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/9

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Res → semi - D bungalows

3. DESCRIPTION OF SITE/BUILDING

Nos 88 – 92 set at angle.
Public footpath alongside No 92
fence alongside boundary of site + footpath
1.8m vertical close boarded
1.8m fence along boundary N-88 → has it garage & drive + green house along boundary as No 92

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2002/7444
CASE OFFICER: Natalie Brown

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2002/7444**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

F/2002/7159 REVISED PLANS
Location: Thurley Farm, Lambwood Hill, Grazeley
New plans show: Window and door openings shown on plan. Drawing no: 108/02/3A
Case Officer: Natalie Brown
Observations: No comment

F/2002/7238
Site Address: 17 Falcon Avenue, Shinfield Rise
Proposal: Proposed single storey rear extension to dwelling, (under first floor extension).
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7264
Site Address: The Rowans, Church Lane, Three Mile Cross
Proposal: Proposed single storey side extension to dwelling.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7271
Site Address: Cranbourne, Shinfield Road, Shinfield Green
Proposal: Proposed side dormer extension to dwelling and new pitched roof to existing garage.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7275
Site Address: Land adjoining Plot 12, South Oak Way, Green Park, Reading
Proposal: Proposed provision of tennis courts for amenity use.
Case Officer: Elaine Vashi
Observations: No comment

LB/2002/7298
Site address: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed internal alterations and external works to listed building.
Case Officer: Natalie Brown
Observations: No comment

F/2002/7305
Site Address: Stockmans House, Church Lane, Shinfield
Proposal: Proposed 2 storey side extension to dwelling and single storey rear extension to form conservatory.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7323
Site Address: The Lodge 177 Hyde End Road, Shinfield
Proposal: Proposed two storey rear extension to dwelling.
Case Officer: Louise Smith
Observations: No comment

F/2002/7330
Site Address: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Case Officer: Dawn Hancocks
Observations: No comment

CON/2002/7444 ADJOINING PARISH CONSULTATION
Site Address: Land between 88 & 92 Winton Road, Reading
Proposal: Consultation from Reading BC on application to erect one dwelling.
Case Officer: Natalie Brown
Observations: No comment

Continued....

APP	
CS	
12 SEP 2002	
COPIES TO	AC...
	FILE:

Shinfield
Parish Council

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

Copy to Members as indicated

10th September 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/2002/6703 REVISED PLANS
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood.
New plans show: Plots 9 & 10 altered from 3 bedroom to 2 bedroom houses and ecology survey. Drawing no: 1549/38.
Case officer: Angela Odell
Observations: No comment

O/2002/6926 REVISED PLANS
Location: Land rear of 12 & 13 Arborfield Road, Shinfield
New plans show: Revised site plan incorporating highway changes: passing bay/ proposed detached double garage now deleted to provide turning head. Drawing no: 430/02/1A.
Case Officer: Natalie Brown
Observations: We continue to object as per our comments dated 2nd August 2002. We also express concern about the ownership of the site for a proposed passing bay

F/2002/7027
Site address: Oak Tree, Beech Hill Road, Spencers Wood
Proposal: Proposed erection of one detached dwelling, new garage for existing dwelling and new access.
Case officer: Heidi Lynch
Observations: We express concern about the right of access along a Public Bridleway and support the comments made by the Ramblers' Association (Letter dated 4th August 2002) which has been sent to your office.

F/2002/7135
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
New Plans show: Plot 49B: changes to side elevation of dwelling (1st floor bay window added to chimney side elevation – to be side window to bedroom 1). Drawing nos: 10981/CF8A/01A & 02B.
Case Officer: Natalie Brown
Observations: No comment

Continued....

Application Number : CON/2002/7444	Map No :
Case Officer : Natalie Brown	Site Area :
Valid Date :	Received Date: 22/08/2002

Level : Delegated Application

Description : Consultation from Reading BC on application to erect one dwelling.

Location : Land Between 88 And 92, Winton Road, , Reading.

Parish : Ward :

Applicant : Mrs D D Peer C/O J F Peer.

Fee Required: £0 Fee Received: £0

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "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 : Shinfield + Cils

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

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NEIGHBOURS

.....

.....

.....

CON\2002\7444

Reading
BOROUGH COUNCIL

PLANNING SERVICES | 60170
POL | TLS
DC | CAH
ACT
CL
22 AUG 2002
COPIES TO | ACK
FILE

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

Our Ref: 02/00965/FUL/RW
Your Ref:

Direct: ☎ 0118 939 0461

20th August 2002

Your contact is: Rachel Walmsley, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 02/00965/FUL/RW

The Council has received an application for Full Planning Approval on property at: Land Adjacent To 88 Winton Road Reading

O.S Grid Ref: Easting: 473186.000 Northing: 170026.000

Applicant: Mrs D. D Peer.

Proposal: Two bedroom bungalow on land between 88 and 92 Winton Road

Application Number: 02/00965/FUL/RW

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 10th September 2002. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Rachel Walmsley
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town Planning Acts.

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

OFFICE USE ONLY:

1 Please read the accompanying **NOTES**

Applicant's Name	Mrs J. F. Lee
Address	321 Hyde End Rd Spencers Wood Reading Berkshire
Postcode	RG7 1DD
Telephone (daytime)	0118 9884370
E-mail	

2 APPLICATION NO 020965 / Ful / CW

Agent's Name	J. F. J. Lee
Address	321 Hyde End Rd Spencers Wood Reading, Berkshire
Postcode	RG7 1DD
Telephone	0118 9884370
E-mail	
Contact Name	John Lee

3

Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in **blue**.

Site Address or Location Between 88 & 92 Winterhold, Reading

4

What is the application for?
Give brief details and state for what purpose the site and any buildings will be used.

Proposed Development Two Bedroom Bungalow

5

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, say why.

£220.00

READING BOROUGH COUNCIL DATE 24 JUL 2002 ENVIRONMENTAL SERVICES

6

State the applicant's interest in the land *(delete as appropriate)*
Owner / Prospective Purchaser / Lessee / OWNER *(specify)*

7

Give the area in hectares or part of a hectare. **Total Site Area** 0.385 hectares

8

If your application involves the provision of dwelling(s), then also give **Net Site Area** N/A hectares *(see notes)*

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

9

List all the plans and drawings submitted with the application, or enclose a separate schedule

Plans/Drawings WIN/205/0, 1, 2, 3, 4 & 5 + Site location Plan.

10

Does the application involve any of the following? *(tick all relevant boxes)*

- **Change of Use** ☐
- **Erection of New Building** ☑
- **Engineering Operation** ☐ *e.g. new drainage or structure adjacent or on highway/alteration of an access*
- **Demolition** ☐
- **Alteration or Extension** ☐

11

What type of application is this? *(tick ONE box only)*

- **Outline Permission** ☐ *(see question 12)*
- **Full Permission** ☑
- **Approval of Detail/Reserved Matters** ☐
- **Temporary Permission** ☐
- **Variation/Relaxation of Conditions** ☐

State relevant Outline Permission number. Also complete question 12 ____

State period required ____

State relevant permission no. ____

Condition numbers to be varied/relaxed ____

12

If this is an outline application or an Approval of Reserved Matters, which details, if any, do you wish to be considered as part of this application? If none, tick 'none' box. *(tick all relevant boxes)*

- **None** ☐
- **External Appearance** ☐
- **Means of Access** ☐
- **Siting** ☐
- **Design** ☐
- **Landscaping** ☐

13

* **What is the existing use of the land/building?** e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

Vacant Land Building Plot Original Winton Hayes development 1950's

14

Does a Public Right Of Way *(Bridlepath, Footpath, BOAT, RUPP)* **cross the site or run adjacent to the site or the proposed access?**

If YES, show existing route(s) and any proposed alterations on the plans

Do the proposals require any diversions/extiguishments and/or creation of Rights of Way?

* (13) Previous application for Outline Planning by me. Application No 90/0722 OA - Granted dated 20/9/90.

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

15

Are there any trees on the site? Fruit trees.

If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled

If YES, are any to be felled? Yes. As attached

If YES, please supply a tree survey

16

Building materials etc. *Please state type and colour of materials for:*

A. External Walls Facings to match adjacent dwellings

B. Roofs To match adjacent dwellings

C. Walls, fences etc. Existing

17

How will surface water be disposed of? To existing SW Drains or Soakaways.

18

How will foul sewage be disposed of?

To existing system? To existing System.

If NO, please give details

If YES, will there be any alterations to a non-mains drainage system? No

If YES, give full details *(see notes)*

19

What are the access arrangements?

Give details of pedestrian and vehicular accesses

As existing /

As proposed Existing crossovers to nos. 88 & 92.

(or provide scale plan of proposals)

20

What provision is being made for parking?

	Cars (Off-Street)		of which, Disabled Person Spaces	Motorbikes	Cycles	Commercials	
	Private	Communal				HGV.	Others
Existing							
Proposed	2						
Total	2						

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

21

If this proposal involves residential development or the loss of residential units, complete this table.

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bedroom Dwellings	2-bedroom Dwellings	3-bedroom Dwellings	4-bedroom + Dwellings
House-Detached								
Semi								
Terraced								
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobile Homes								
Totals								

22

How many of the proposed dwellings can be defined as sheltered? None

Sheltered housing is normally restricted to people above a certain age and includes a warden or similar assistance

23

How many of the proposed dwellings can be defined as affordable? None.

See note 10, page 4

24

Does the proposal involve the loss or gain of any non-residential building or use? YES (NO)

If YES complete part 2 of the form

25

Has provision been made for the disabled *(see notes for applicants)* Yes.

26

Does the proposal involve the extraction or processing of minerals; the disposal of mineral waste; or the the deposit or processing of refuse and waste materials? YES (NO)

If YES please ask for and complete part 3 of the form

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED	ON BEHALF OF	DATE
[signature]	N/A	22/07/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL

PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 2

30

Describe the activity or processes to be carried on.
Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to expand on your answers in a covering letter.

31

Who will occupy the premises?
(a) Give the name and current operating address of the proposed occupier.

(b) Will these present premises be vacated? Yes ☐ No ☐

32

If known, how many people are likely to be employed on site after completion of the development?

EXISTING STAFF	TRANSFERRED STAFF	NEW STAFF	TOTAL

33

Does the proposal involve the use or storage of any of the hazardous substances listed in the notes?
If YES, state which material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. See NOTES TO HELP APPLICANTS.

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 2

Application for permission to carry out development – Town Planning Acts.

*This part of the form need only be completed if the application involves a **gain** or **loss** of **non-residential** development.*

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

020965

27 Please read the accompanying **NOTES**

State the gross floorspace in square metres of all buildings to which this application refers.

USE CLASS		EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE CREATED BY	
		RETAINED EXISTING USE	LOST BY CHANGE OF USE OR DEMOLITION	NEW BUILDING	CHANGE OF USE
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)			N/A	
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
	Please Specify				
	TOTAL				

READING BOROUGH COUNCIL
DATE 2
ENVIRONMENTAL SERVICES

28

If a C1 (Hotels, boarding & guest house) **or C2** (Residential, school/college, hospital, and convalescent/nursing home) **use is proposed, please state number of bed spaces.**

29

What is the estimated number of vehicle trips going to the site in a normal working day?

	Cars	HGVs
Existing		
Proposed		

Reading BOROUGH COUNCIL