APPLICATION NO:
F/2000/2726

LOCATION:
3 Askew Drive, Spencers Wood Reading.

APPLICANT:
Mr & Mrs A Brown

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: ***04/12/2000***

APPLICATION WILL HAVE EXPIRED ON:
02/01/2001

CASE OFFICER: **Andrew Thorley**

RETURN

RAILEX
marlboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A Brown
3 Askew Drive
Spencers Wood
READING
Berkshire
RG7 1HG

Application Number: F/2000/2726

Parish: **SHINFIELD**

Location: **3 Askew Drive, Spencers Wood, Reading**

Proposal: **Proposed two storey side extension to dwelling.**

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 extension, by virtue of its scale, design and location, would be prominent in the street scene and harmful to the open character of the area. It is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 21/12/2000

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.

File Notes

F/2000/2726 - Proposed two storey extension

Mr. Andrew Brown phoned, and requested information of what would be more acceptable on the site. I said that the first floor extension would be an infringement of the site lines of No.1, Halfacre Close. It would be prominent in the street scene and harmful to the open character of the area /open plan estate. However I did say that a ground floor extension would be more favorable with a dummy pitched roof and flat roof rather than a large pitched roof over the whole extension. I suggested he submitted a sketch. I also advised that he can appeal against the refusal of which it can take between 3-4 months.

Andrew Thorley
Wednesday 10/01/2001

F/2000/2726 - Proposed two storey extension

Steve Atkinson called, now acting for Mr. Brown and discussed the possibility of a small extension at first floor level, I said no as it would still be prominent and harmful to the open character of the area. The fact being his property is on a corner plot therefore making any first floor extension prominent in the street scene. He may submit a sketch for a first floor extension at the front of the property but I thought it would be unfavorable.

Andrew Thorley
Friday 26/01/01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2726

Applicant : Mr & Mrs A Brown .

Location : 3, Askew Drive, Spencers Wood, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 7/12/00

Date Registered : 07/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 02/01/2001. 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 :

Shinfield PC: No comments.

Highways: request ~~example~~ additional parking plans.

Neighbours: No comments received.

identified settlement.

Planning Issues : (Planning History)

1) Neighbours
2) Streetscene
3) Highways

Ref: F/2000/0815
Refusal for similar sized dev!
(June 2000)

Application Number: F/2000/2726

Appraisal:

1) Impact on neighbouring properties.

The proposal is for a 2 storey, extension to a 2 storey, detached house, located on a corner plot of an open plan estate to form an additional bedroom, bathroom, dining area and an additional garage. This application is similar to a previous planning application which was refused in June 2000, ref. F/2000/0815.

There is a double garage (of which the nearest one to the house has been converted into a study), which projects 2.5 metres to the front and 3 metres to the side. The proposal is to extend above and to the side/rear of the existing garage.

The extension would project 3 metres to the side of the garage giving the extension, a total width of 6.2 metres. It would be 1 metre away from the side boundary fence. At first floor level it would be 4.3 metres wide, be flush with the rear elevation of the house and at the front be stepped back by 0.9 metres. The ground floor would project the same distance to the front as the existing garage and would have a lean to roof. The roof of the first floor would have an eaves height of 5.3 metres (which will match the existing main roof) and a ridge height of 7.3 metres, 0.5 metres below the main ridge.

No. 1, Halfacre Close, to the west, 2 storey, detached house, at right angles to No.3. No windows on flank elevation. Therefore it is considered that the due to the distance away (10 metres) the occupants of this property would not be affected by the proposal.

2) Impact on street scene /visual amenity of the area

At first floor, the flank wall of No.3, is level with the front wall No. 1, Halfacre Close, and if the proposals were implemented the flank wall would project a further 4 metres forward of this house. As this is an open plan estate with open areas on the corners, the design and location of the extension would cause it to be prominent and due to the proximity to the side boundary, would be harmful to the open character of the area.

This revised scheme still represents a significant increase in scale of the property and although there is a break on the front elevation with the set back at first floor level, the rear elevation still sees a continuous projection without any break. The gradual increase in size of the house inevitably would lead to greater demands for off street parking, to the detriment of visual amenity.

3) Highways

Approval with conditions.

Recommendation : Approval: [ ] **Refusal :** [✓]
(tick appropriate box)

Application Number F/2000/2726
~~Conditions~~/Reasons for Refusal

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

The proposed extension, by virtue of its scale, design and location, would be prominent in the street scene and harmful to the open character of the area. It is, therefore, contrary to Policies WOS3 & WBE1 of the WDLPDD and Policies LBE1 & LBE2 of the LALP.

RECORD OF SITE VISIT

SITE ADDRESS: 3 Askew Drive
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/2726

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 7/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front garden

2. DESCRIPTION OF SURROUNDINGS
Residential – open plan front gardens
No 1. Halfacre Close, 2 storey det' single st' garage on frank elev adj to proposal site. No windows at ground floor only small window at first floor / study room not affected.
No 2, 2 storey detached, integral double garage.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house, integral / attached ~~1~~ double garages one has been converted to room. Brown pantile roof Brown hung tiles ~~at~~ below windows on front elev. Red brick, white UPVC windows + doors, fascia bd + guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — Not affected, specimen trees in rear garden

ACCESS/PARKING — 3no spaces available as existing 2 on drive + 1 in garage.

LEVELS — No 1, Halfacre Close, 0.5m higher 1.8m fence + single st' garage adjacent.

BOUNDARY TREATMENT — No 2. 2m high Ledget + single storey garage wall on side elev.

OTHERS — Side boarded fence 1.8m high, around side elevation of curtilage facing roads

(Nb similar size ext granted p.p. at No 25 + No 16 ~~about~~ but they are not on corner plots!)

[Proposal will be 1.8m from boundary fence, appear more like 1m.]

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

Tel: 0118 974 6441

Date: **10 November 2000**

My ref: F/2000/2726

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/2000/2726
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2726**
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
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 6441

Date: **10 November 2000**

My ref: F/2000/2726

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2726
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2726**
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
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 6441

Date: **10 November 2000**

My ref: F/2000/2726

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

Dear Councillor

Application Number: F/2000/2726
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2726**
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2000/2726

Proposal:
Proposed two storey side extension to dwelling.

Location:
3, Askew Drive, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. 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

10 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2726
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2000			
Officer: A T	Application No. F	2000	2726

Map No. 78 Site 004

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

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

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

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 3 ASKEW DRIVE

Parish: SHINFIELD Ward: Shinfield
10.11.2000 B.

Applicant: MR/MRS A BROWN
re-submission 2000/0815 refused.

Fee Received 00-00 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 : 10.11.2000 Parish Council Informed - YES / NO

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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) ✓ .....

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 + 1, 10 Hatfacre Close, Spencers Wood ✓
2, 25 Askew Drive
9 Askew Drive

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 27 November, 2000
My ref. AJT/JRM/F/2000/2726
Your ref.

Mr. & Mrs. Brown.
3, Askew Drive,
Spencers Wood,
Reading,
RG7 1HG.

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

Dear Mr. & Mrs. Brown,

POPOSED TWO STOREY SIDE EXTENSION TO DWELLING – 3, ASKEW DRIVE, SPENCERS WOOD.

I refer to your planning application received on the 7th November 2000.

Our Highway section, require an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with the following minimum dimensions: 4.8 m x 2.4 m (standard space), 5.5 m x 2.4 m (in front of a garage). Please also indicate the access and extent of the driveway.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 10 November 2000

Application Number: F/2000/2726

Proposal: Proposed two storey side extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
3, Askew Drive, Spencers Wood, Reading.

Applicant:
Mr & Mrs A Brown .

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).

Comment

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please also indicate the access + extent of the driveway.

Signed: _____ **Print name:** Adrian Coggins 23/11/00.

0/2000/2527
Location: University of Reading Horticultural Station, Cutbush lane, Shinfield
Proposal: Outline application for the proposed erection of 24 dwellings (Duplicate Application)
Case Officer: Mrs A Odell
Observations: We express concern that consideration of this site has been separated for planning purposes from the adjoining site (Land End Farm). Its impact regarding traffic should be considered cumulatively on the already congested A327 Hollow Lane Shinfield.

0/2000/2590
Location: The Manor Site, Brookers Hill, Shinfield
Proposal: Outline application for B1 redevelopment (duplicate application)
Case Officer: Mrs A Odell
Observations: In the context of local planning requirements we recognise the need for the redevelopment of this brown field site. We feel that there is no need for further employment opportunities as demonstrated by the failure to find a developer over the last eight years. Also 20,000 new jobs are being provided within 3KM of this site the clear need is for housing.

F/2000/2309
Location: 6 Great Lea, Three Mile Cross
The new plans show: parking layout
Case Officer: Emy Circuit
Observations: No comment

F/2000/2661
Location: Weston, Basingstoke Road, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Andrew Thorley
Observations: No comment

F/2000/2659
Location; Cobwebs, Lambs Lane, Spencers Wood
Proposal; Proposed single storey side and rear extension to dwelling
Case Officer: Natalie Brown
Observations; No comment

Adjoining parish Consultation
TL/2000/2518
Location: Transco Compound, Lower Earley Way, Shinfield
Proposal: Proposed erection of 15-metre telecommunications tower with antennae, transmission dishes, equipment cabinets and fenced compound
No comment; No comment

F/2000/2283
Location: 84 Oatlands Road, Shinfield
The new plans show: Plot 1 set back
Case Officer: Elaine Connor
Observations: No comment

F/2000/2726
Location: 3 Askew drive, Spencers Wood
Proposal; Proposed two storey side extension to dwelling
Case Officer; Andrew Thorley
Observations: No comment

Environmental Services

For office use only.
Application number:
07.NOV.2006 2726

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 A.J. BROWN
	Address and postcode	3 ASKEW DRIVE SPENCERS WOOD READING RG7 1HG
	Phone number	01189887972
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	~~TWO STOREY~~ AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION & ALTERATIONS

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 BRICK	
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: FOUR	Proposed: FIVE
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.		
	RE-APPLICATION		
	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

Date 24/8/00

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

Mrs. C. Hurst
Senior Technical Assistant
Planning
P.O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

07 NOV 2000

31.10.00

Dear Mrs Hurst.

RE: Extension 3 Askew Drive Wokingham

I refer to your letter. Which states why this application can not be determined. I am somewhat Supprised by this, Since this is actually a resubmission of a scheme submitted in Feb/March 00. The reason for rejection related to its Size, the revised Scheme has reduced the extension Significantly, the revision are highlighted on the drawing.

I would response to my comments as follow.

(5) • Block Plan submitted 1:500 (A4) and 1:200 car-parking provision is clearly shown.

(11) • The 1:200 Block plan clearly shows the front projection, I have indicated this for you.

(12) • Side Elevation of Study. This was never asked for on the orgurial application, which was accepted, this elevation is a blank wall and is obvious from the floor plan, what it looks like? However this additional elevation is included on a A4 sheet.

Regards
A. Brower.

07.NOV.2000 2726

Tel. 0118 9746429 (Direct Line)

Date 11-9-00

Your ref.

My ref.

. Mr Brown
3 Acres Drive
Spencers Wood.
Reading
Berks RG7 1HG.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
(5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. please show proposed parking spaces on 1:500 or 1:200 plan	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

PTO →

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑
1:200 not correct – does not show forward projection of extension

12) The following elevational plans are required: ☑
other side elevation of extension (side of study)

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

3 ASKEW DRIVE

ADDRESS

PARISH SHIMFIELD

PLOT No. 4.

ORD. SHEET No. SU7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/46/69	Mr. Salmon.	Res Dev 4 Acre.		
		adj ts and rear of	17. 4. 69	N/A Ref
75/70		OAKLANDS	6 8 70	NA Ref
108/70	Algrey Homes	Det house & garage	14. 12. 70	app N/A
"	" "	" " "	31. 12. 70	NA CA
20343	MR. E. STOKES	RE ADS. & FENCE & BRICK WALL	17.11.83	N/A CIA
F/2000/0815	Mr. A. Brown	2 St/S Ext.	5. 6. 00	Ref.

DATE OF COMPLETION

MINISTRY DECISION 0/46/69 allowed on appeal 15. 5. 70

SPECIAL ORDERS P.D Enq - conversion of garage to Living accom. Mr A Brown/Ms S Cox 31/05/00

DRAINAGE

091074

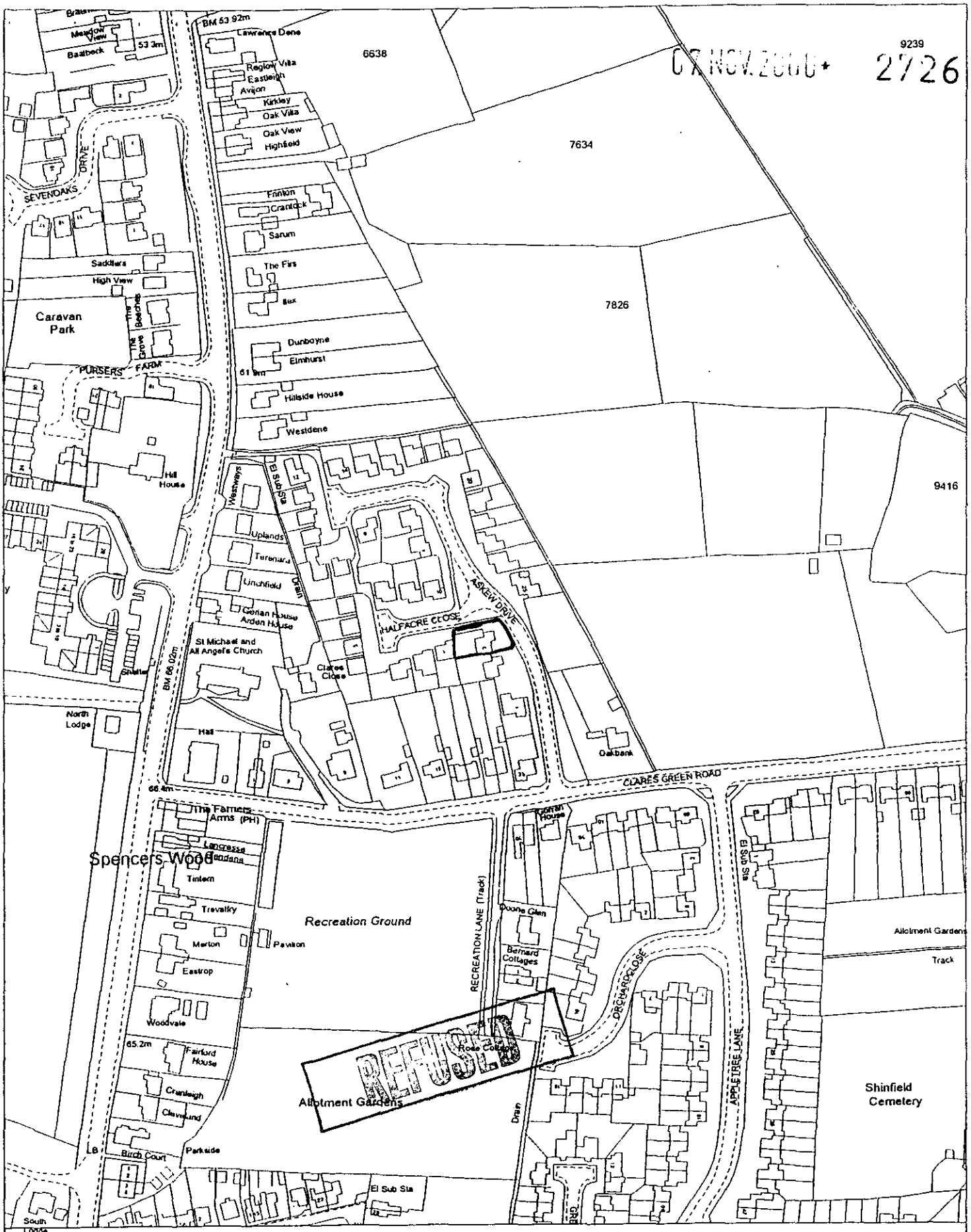


07.NOV.2000 2726

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
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.
8 November 2000 Scale: 1 : 1250

N W E S

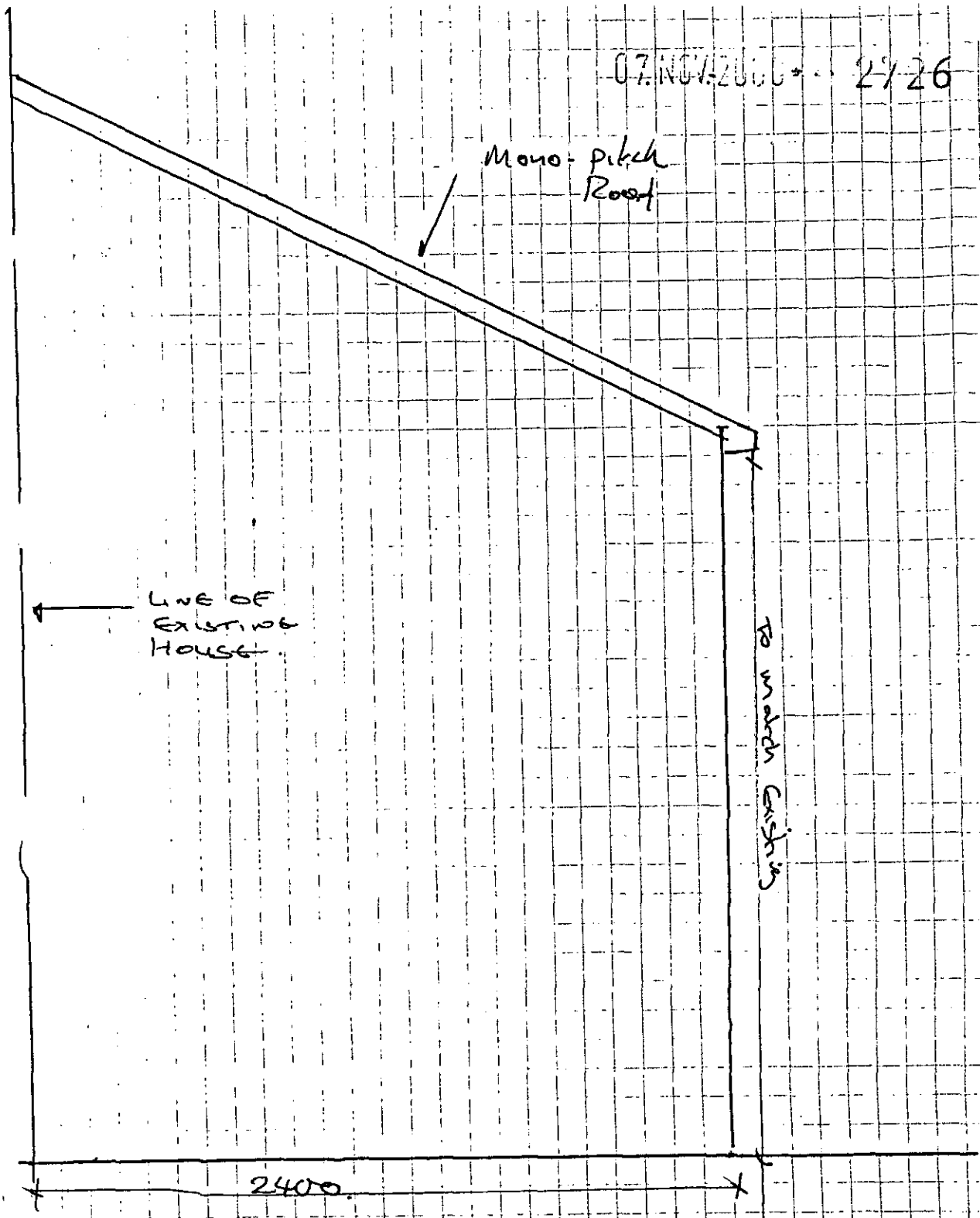


Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

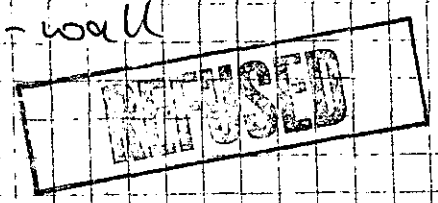
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 11 February 2000

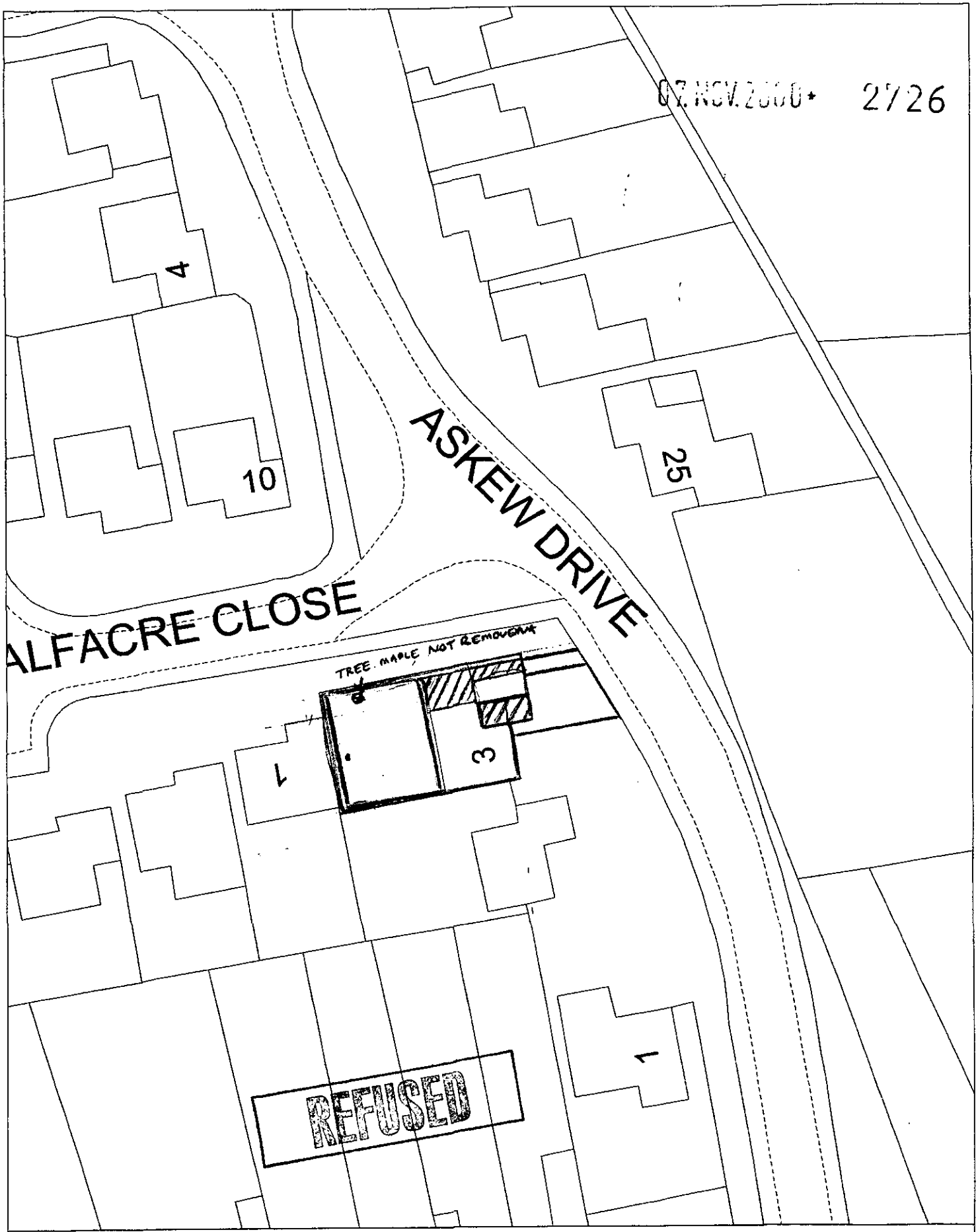
N W E S



Elevation of Study - wall

1:20 Scale





Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 11 February 2000

N
W E
S