APPLICATION NO:
F/2000/0371

LOCATION:
16 Hartley Court Road Reading.

APPLICANT:
Mr & Mrs Ruddenham C/O Greg Farrell

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **10/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ruddenham
C/O Greg Farrell
43 Wendover Way
Tilehurst Reading
Berkshire
RG30 4RU

Application Number: F/2000/0371

Parish: **SHINFIELD**

Location: **16, Hartley Court Road, Three Mile Cross, Reading.**

Proposal: **Proposed erection of detached garage.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plan no. 01B submitted to the Local Planning Authority on 03/03/00 showing additional store area to rear.

Condition
3. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 20 April 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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 7 June, 2000
My ref. BC/DC/2000/0371

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

Mr & Mrs A Hornsby-Ruddenham
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Sirs

PLANNING PERMISSION 2000/0371
SITE: 16 HARTLEY COURT ROAD, THREE MILE CROSS

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0371 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0371 EC
BUILDING CONTROL NUMBER	FP2000/0683 Alan
~~APPLICANT~~/AGENT	Greg Farrell.
ADDRESS OF SITE	16 Hartley Court Road STANSTED
DESCRIPTION OF PROPOSED WORK	detached garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rudd 01C	Rudd 01B
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/5/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6451

Date: 6·4·00

My ref: F/2000/0371

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0371
16 Hartley Court Road Three Mile Cross.
Proposed erection of detached garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☑ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/4/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0371**
16 Hartley Court Road Reading.
Proposed erection of detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 6·4·00

My ref: F/2000/0371

CONFIDENTIAL

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: 33505 – Wokingham

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Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0371**
16 Hartley Court Road Reading.
Proposed erection of detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 6.4.00

My ref: F/2000/0371

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 – Wokingham

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16 Hartley Court Road Three Mile Cross.
Proposed erection of detached garage.

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This form must be received no later than 17/4/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0371**
16 Hartley Court Road Reading.
Proposed erection of detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2000/0371

Proposal:

Proposed erection of detached garage.

Location:

16 Hartley Court Road Three Mile Cross.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0371

Applicant : Mr & Mrs Ruddenham C/O Greg Farrell.

Location : 16 Hartley Court Road Three Mile Cross.
Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		11·2·00

Date of Neighbour Notifications : .....

Date of Site Visit : 11·2·00

Date Registered : 14/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 10/03/2000

Consultation Responses :
HIGHWAYS: Recommend cond. SC23 (SR06) garaging.

Planning Issues :
* GREEN GAP / WEDGE.
- impact

Application Number: F/2000/0371
PROP: DETACHED GARAGE.
Appraisal :

IMPACT UPON CHARACTER OF AREA :

The area in which the application site is located has been designated as a 'green gap'. The proposal is to demolish an existing garage & replace it with a more modern, slightly larger structure. The new garage is to be sited in more or less the same position as the existing, which is set back approx. 19m from the highway. Given the existing garage & the fact that the neighbouring property have a similar development, it is not considered that it will have an adverse negative impact upon the character of the area.

IMPACT UPON NEIGHB. PROPS :

Given the distance of the neighb. property closest to the proposed development it is not considered that it will have an adverse negative impact upon those on this property.

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

Application Number F/2000/0371
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	INS: 'permission' .... 'plan no. 01 B'... '3rd March 2000' ... 'additional store ~~to rear~~ area to rear.'
3	SC53	SR12	'BRICKWORK'
4	SC23	SR06	'Garaging'

RECORD OF SITE VISIT

SITE ADDRESS: 16 Hartley Court Road Reading.

APPLICATION NUMBER: F/2000/0371

OFFICER: Elaine Connor

DATE OF SITE VISIT: 11.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES- front gate.

2. DESCRIPTION OF SURROUNDINGS

residental area adjacent to M4.
rural setting.

3. DESCRIPTION OF SITE/BUILDING

2 st. semi detached prop. w. existing detached flat roof garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 09 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0371

Location: 16, Hartley Court Road, Three Mile Cross, Reading.

Proposal: Proposed erection of detached garage.

Applicant: Mr & Mrs Ruddenham C/O Greg Farrell.

Case Officer: Elaine Connor

The new plans show the following: Relocation of proposed garage and additional storeroom to rear. Drawing no 01B.

Comments are required by 16/03/2000.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

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

App No. 2000/0371 (Planaps) / (Ludhouse) Date Rec. 3rd MARCH 2000

Location: 16, HARTLEY COURT ROAD,

Parish SHINFIELD.

Applicant: Mr & Mrs Ruddenham

Description of attached plans SHOW RELOCATION OF PROPOSED GARAGE & additional storeroom to rear

Drawing No's: 01 B

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) _____ ☐
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 7 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 E.C.

Consultations Sent by Admin. on 09.03.RS.

Yellow - Part One Copy
Green - Officer's Copy

To:
Highways

From: Elaine Connor

Date: 25 January 2000

Application Number: F/2000/0371

Proposal: Proposed erection of detached garage..

Site Address:
16, Hartley Court Road, Three Mile Cross.

Applicant:
Mr & Mrs Ruddenham C/O Greg Farrell.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONAL APPROVAL

SC 23 - GARAGING (SR06)

N.S.Tate
7-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 JAN 2000
Officer: EC	Application No. F/2000/0371

Map No. 71 **Site** 0:04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED GARAGE

Location: 16 HARTLEY COURT ROAD

Parish: SHINFIELD Ward: Shinfield 25.1.2000

Applicant: MR | MRS RUDDENHAM
re-submission - 99/70131 refused

Fee Received 06-00 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 : 25.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: ~~Reading~~
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... (Rural) .....

.....

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

NEIGHBOURS:

..... S/N sufficient .....

ADDRESS 16 Hartley Court Road PARISH SHINFIELD (71)

PLOT No. ORD. SHEET No. SU7068-7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21829 F	Mr. M. T. Harris	o/a 3 bed hse + det. gar.	26.7.84	N/A ~~RF~~
22336	"	2/st. EXTENSION	18.10.84	N/A R
23117	"	"	7.3.85	N/A CA
AR24858	"	"	18.6.85	APP N/A
99/70131/F	Mr & Mrs Rudderham.	f/gl/s/extn + s/st/r extn to form garage.	12/10/99.	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: [illegible]

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 Address and postcode Phone number	MR & MRS RUDDENHAM 16 HARTLEY COURT ROAD SHINFIELD
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED GARAGE
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.	BRICK & TILES 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: N/A	Proposed:
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.		
	99/70131/P REFUSED		
	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 Mr & Mrs Middleton

Date 1/1/00

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