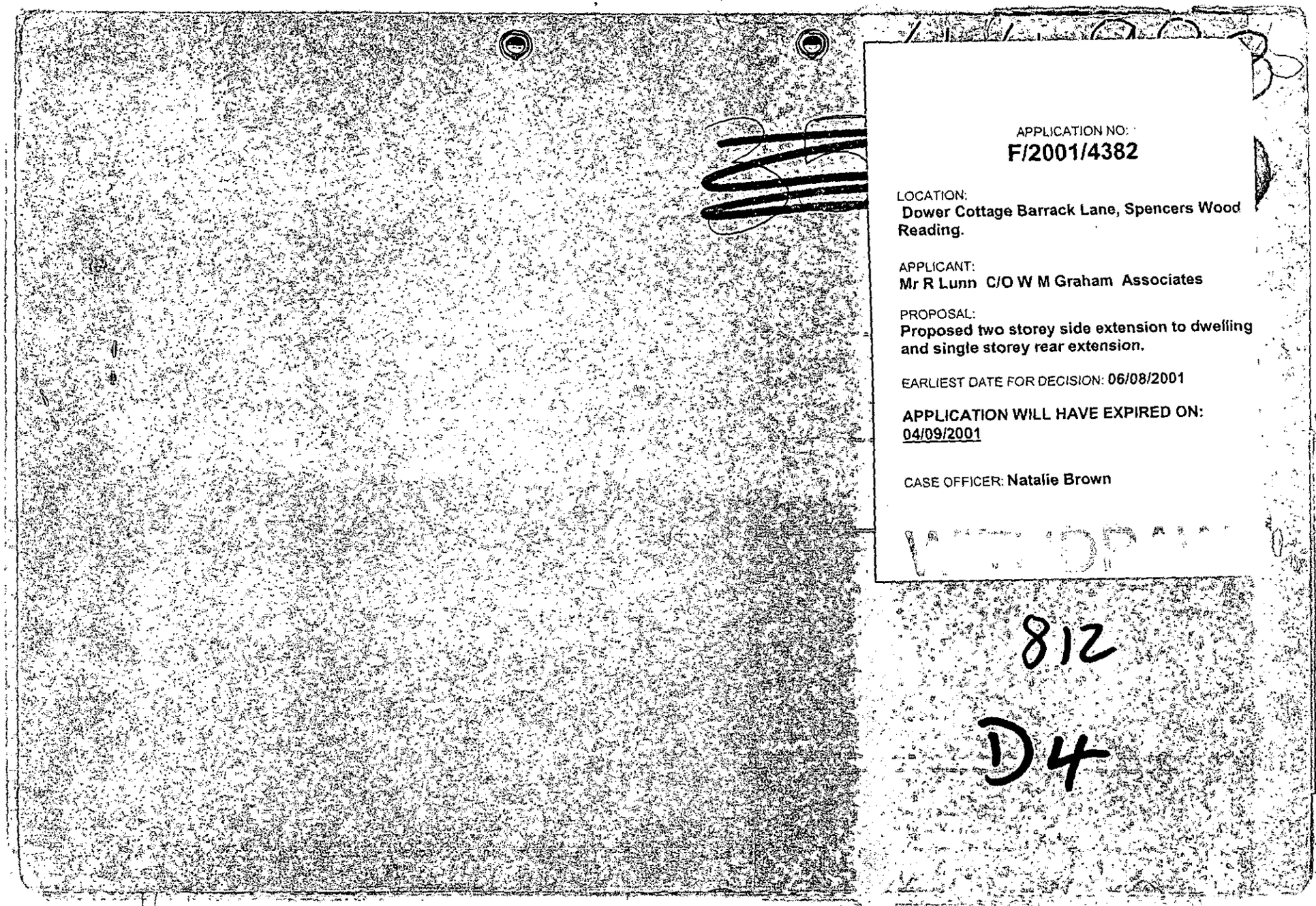


APPLICATION NO:
F/2001/4382

LOCATION:
Dower Cottage Barrack Lane, Spencers Wood Reading.

APPLICANT:
Mr R Lunn C/O W M Graham Associates

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

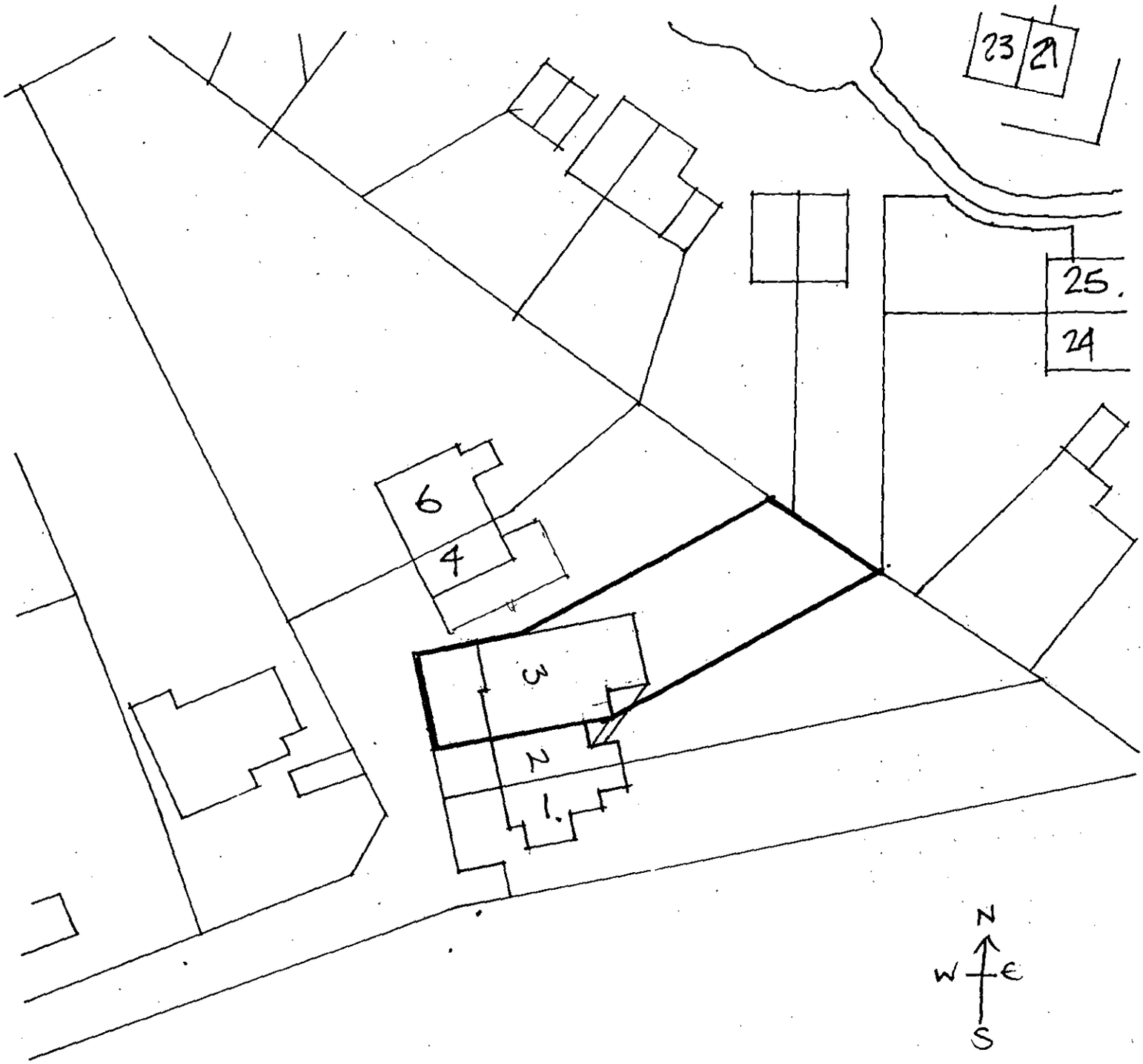
EARLIEST DATE FOR DECISION: **06/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/09/2001

CASE OFFICER: **Natalie Brown**

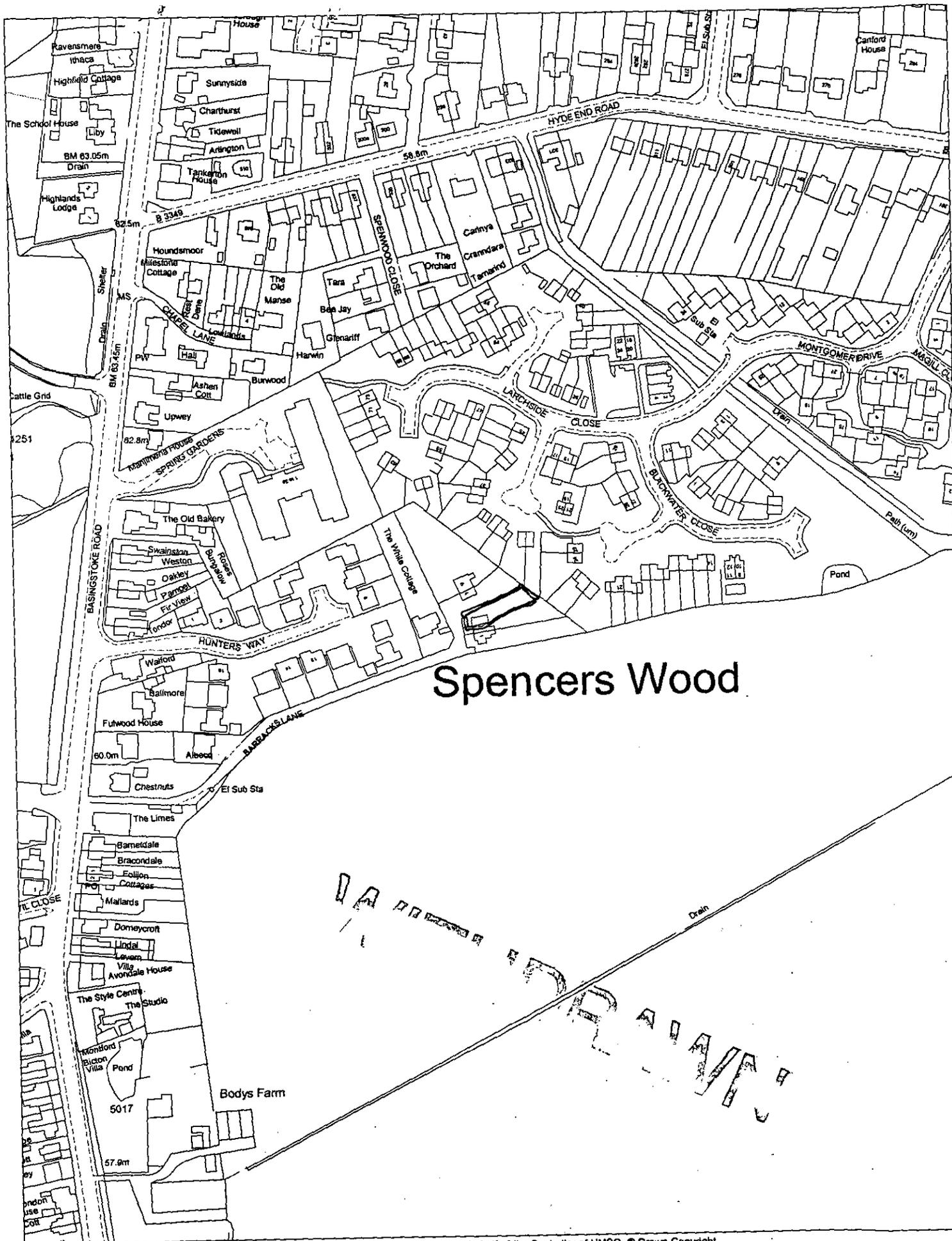
812

D4



PROPOSED SITE SCALE 1:500

10.JUL.2001 4582



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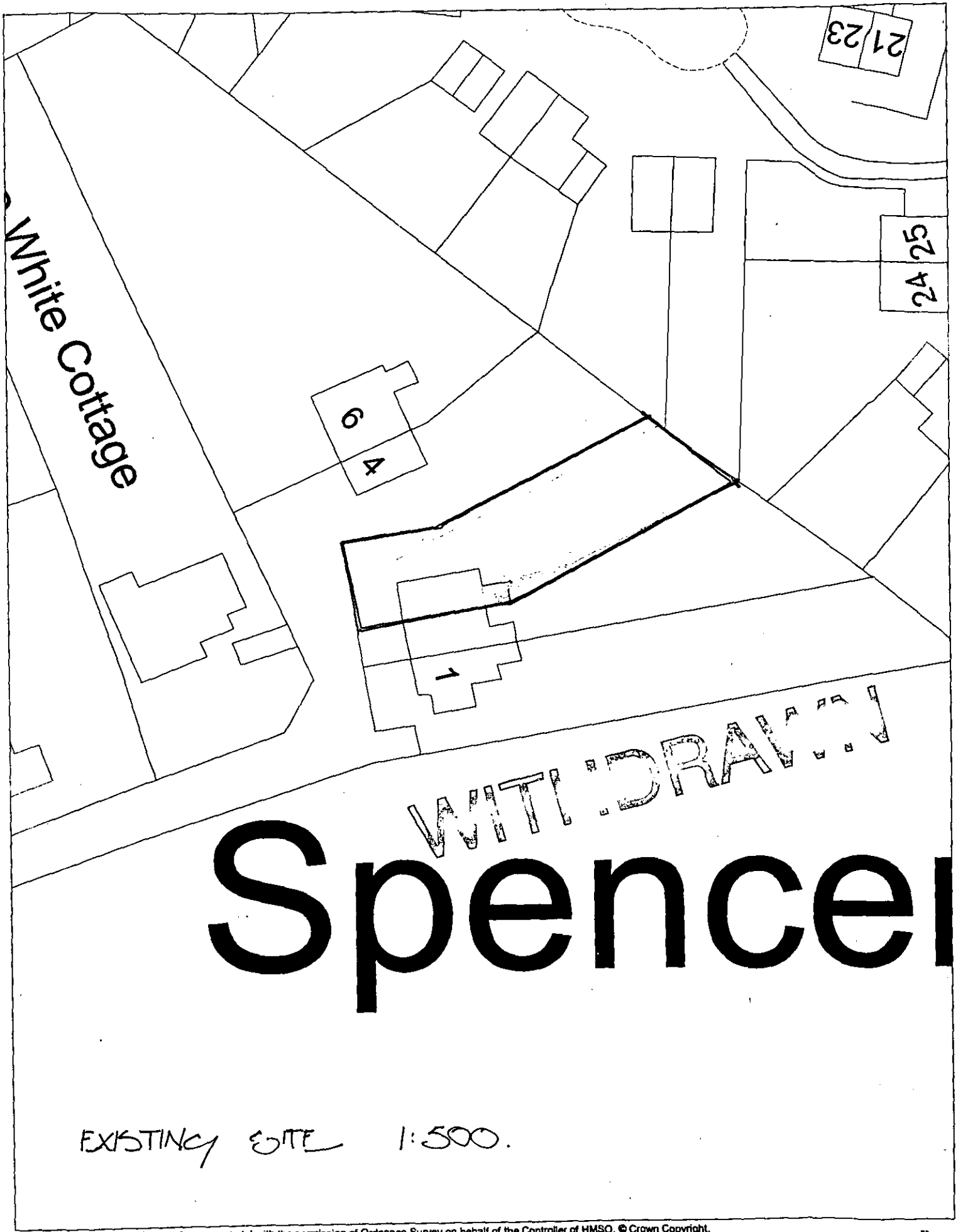
Central Support Section, Environmental Services, Wokingham District Council.

22 May 2001

Scale: 1 : 2500

10.JUL.2001 4382



EXISTING SITE 1:500.

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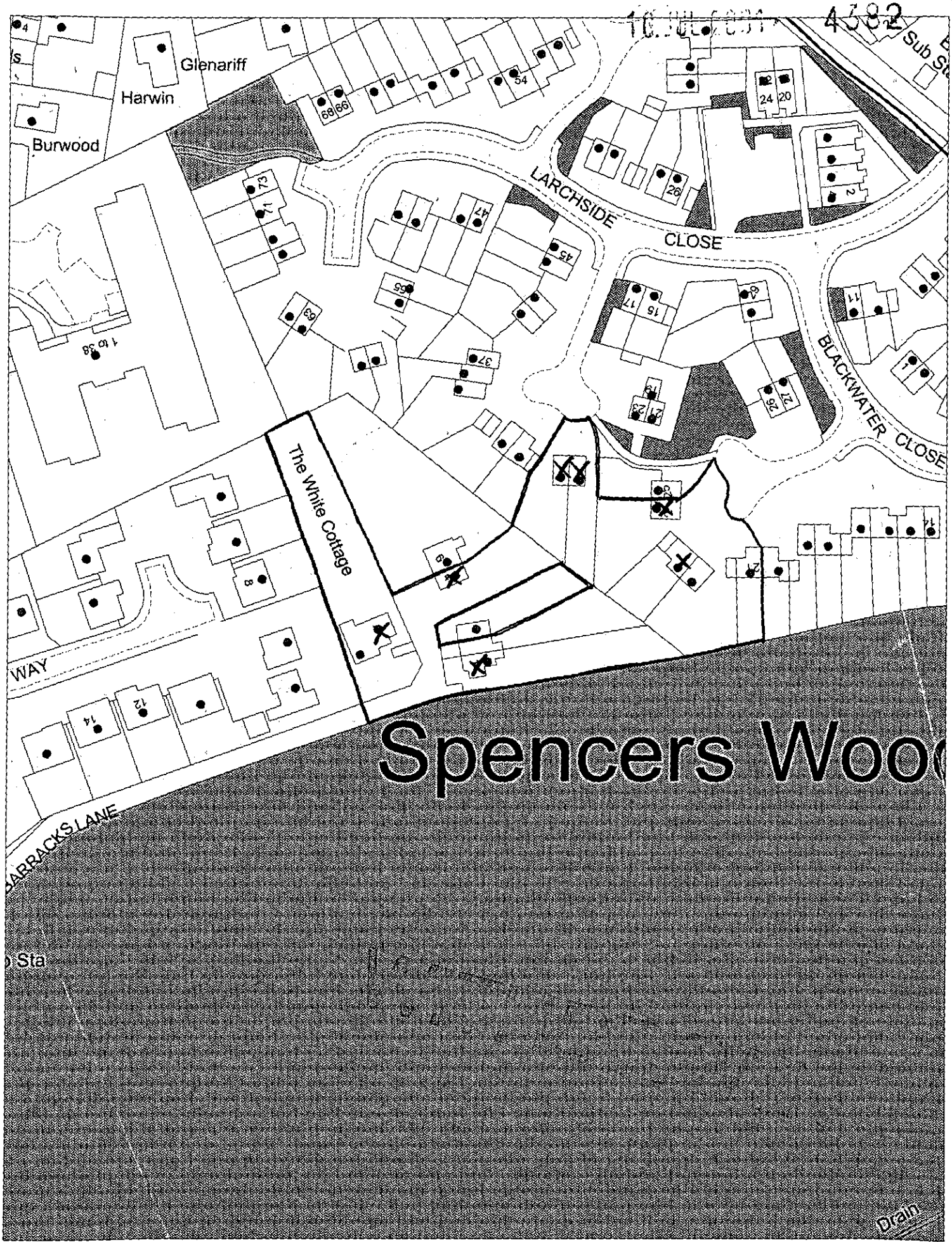
Central Support Section, Environmental Services, Wokingham District Council.
22 May 2001

Scale: 1 : 500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

12 July 2001

Scale: 1 : 1250

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2350/wmg/cm

2 August 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

DOWER COTTAGE BARRACK LANE SPENCERS WOOD READING

With reference to the above, on behalf of our client, we wish to withdraw application No. F/2001/4382.

We would be grateful if you could acknowledge receipt of this letter and confirm that the application has been withdrawn.

Yours faithfully

W M Graham

Cc Mr R Lunn

PLANNING SERVICES	HPT 46368
POL	TLS
DC NMD	EMF
APP	
CS	
03 AUG 2001	
COPIES TO:	ACK:
	FILE:

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4382

Applicant : Mr R Lunn C/O W M Graham Associates.

Location : Dower Cottage, Barrack Lane, Spencers Wood, Reading.

Proposal : Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/7

Date of Neighbour Notifications : .....

Date of Site Visit : 30/7

Date Registered : 10/07/2001

Earliest Date for Decision : 06/08/2001

Latest Consultation Date/Site Notice Expiry Date : 06/08/2001

This application will have expired on: 04/09/2001. 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 comment

Highways: A/A :- driveway to be widened to 4.8 min in the interests of highway safety + convenience 4 C122/1922 (Parking/Turning)

Planning Issues : (ID'd sett).

Application Number: F/2001/4382

Appraisal :

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

Application Number F/2001/4382
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Dower Cottage
Barrack Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2001/4382

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/7

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - at front.

2. DESCRIPTION OF SURROUNDINGS
Old set.
rural in character down a lane.
5 cottages in total.

3. DESCRIPTION OF SITE/BUILDING
Gravel driveway - tapering to driveway entrance.
No3 - v/room as shown on plan is existing.

No2 is concerned re/ light + privacy.

4. RELATIONSHIP TO ADJOINING PROPERTIES
~~semi~~ terrace with No2 - broom + kitchen window in rear elev
1000 glazed
No4 - s s side/rear extn 2 windows off side dining + lounge.
no windows in 1st floor side.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING gravel driveway.

LEVELS

BOUNDARY TREATMENT some hedging along with No2 + No4 (thicker with No 4). * wire mesh fencing.

OTHERS
No1 been extended

Application Number: F/2001/4382 - Dower cottage (3) Barracle lane

Appraisal: NB: write-up incomplete at time of W/D.

Development

The site lies within the identified settlement of Shinfield, along a lane rural in character. The surrounding is made up of 2 sets of a trio of terraced cottages. No. 1 has been extended, Nos. 5&6 (consent 29973) have been converted to one unit and No. 4 has been extended by way of a single storey side extension (consent 29973).

The dwelling is an end of terrace with a single storey rear hipped roof extension.

The proposed development is for a two storey side extension, part of the front/side of the first floor will be supported on stilts and be open at ground floor level, and for a single storey rear extension.

1) Impact upon neighbouring properties

The only neighbouring properties considered to be affected by the proposed development are No. 2 the adjoining middle terrace cottage and No. 4 the adjacent end of terrace cottage.

Impact upon Number 2:

This also has a single storey rear extension but this has a flat roof. There are two windows in the rear elevation of No. 2, a bathroom with obscurely glazed glass which is in the rear of the extension and a kitchen window which is in-between its own rear extension and the existing extension at No. 3. It is not considered that the proposed extension would have any additional effect to these windows than the existing extension at No.3. The existing extension at No. 3 is to remain and be a utility room and the proposed single storey rear extension would be stepped away from the utility room and boundary (shrub hedging and wire mesh fencing). It would have a hipped roof therefore helping to take the massing away from the boundary.

The proposed single storey living area would extend overall 3.2m from the existing rear building lines of the rear extensions at 2& 3. The living room extension would start at 2.1m from the boundary and end up at 1.2m from the boundary, due to the angle of the boundary as drawing 2350/02 shows.

Whilst there may be some minimal effects to the amenity area of No. 2 as a result of the living room extension (the utility part of the building already exists), this alone could not warrant the refusal of the application.

It is therefore considered that there would be no adverse effects upon No. 2 with regard to the single storey rear extension in terms of overlooking, overshadowing and being overbearing (that would warrant refusal of the application).

The proposed two-storey side extension would have no adverse effects upon No. 2.

Impact upon Number 4:
This property has a single storey side extension approved under consent 29973. It is noted that this extension is not shown on the either the 1:500 site plan and 1:2500 location plan (based upon Ordnance Survey material).

There are two windows in the side elevation of this extension. The front of the two windows is for a lounge/living room area, there is also a window serving this room in the front elevation of the extension. The rear of the two windows is for a dining room. During the site visit of 30/7/01 the owner of No. 4 said this window served a dining room – the plans on consent 29973 show this to be a bedroom, so has at some point been changed, nevertheless it is the sole window to a habitable room. There are no windows in the first floor side elevation of No. 4.

The front part of the two-storey extension would be along the front boundary with No. 4, although a note of drawing 2350/02 states that no development is to overhang the boundary. Due to the close proximity of the two storey side extension in relation to No. 4, it is considered that the proposed extension would be both overbearing and overshadowing to No. 4. This warrants the refusal of the application.

2) Impact upon the character of the streetscene
The proposed two-storey side extension would have a slightly lowered ridge height due to be being set behind the front building line by about 0.25m.
Whilst No.1 has been extended (consent F/2000/0457) the proposed extension is of a different style to that at No. 1, No.1 being more sympathetic to the existing cottages, by way of design, size + scale.
The proposed stilted area is considered to be out of keeping with the existing cottages and there creates an incongruous feature to the detriment of the character of the street scene.

3) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms from 2 to 3, therefore requiring 2 off-road parking spaces in order to comply with Council parking standards. Provided that the driveway is widened to 4.8m (min) and that the parking remains, The Highway Department would have no objection to the proposed development.
A letter has been received from the owners/maintainers of the Barracks Lane....

~~**Approval:**~~ **Refusal: ✓**

NB 088

Please file on application file - received after application W/D.

The White Cottage
Barracks Lane
Spencers Wood
Reading
Berkshire
RG7 1BB

APP
CS
28 AUG 2001
COPIES TO:
ACK:
FILE:

23rd August 2001

For the Attention of Case Officer : Natalie Brown
Planning Department
Wokingham District Council Offices
Shute End
Wokingham
Berkshire

Yours Ref : F/2001/4382

Dear Ms Brown

Re Planning Application : Mr R Lunn, Dower Cottage, Barracks Lane
Proposed Extension 1/7/2001

With reference to the above planning application, while we have no objection, in principle, to the house being extended, we would like to raise our concerns over the details of what is being proposed at present.

- The proposed design of the extension is not at all in keeping with the existing Victorian cottages. In contrast with this proposal, number 1 has recently been extended and blends in well. We feel the large roof, big windows and unusual stilt construction will not blend in well with the mature style of these "old world" cottages and, indeed, would even look out-of-place in a more modern housing development.

- Perhaps of greater concern to us is the fact that the new second car space in front of the proposed extension (on the side next to number 4 Barracks Lane) appears to encroach on to the existing turning circle, which is for the use of all the residents. Barracks Lane is very narrow and for large delivery vans, and lorries it is essential that sufficient turning space is available. Even if it were possible to reverse back down the Lane, which is some distance and hazardous at the bend near Warrings Bakery; the junction with the Basingstoke Road is already dangerous (during the day there are always cars parked both sides of the lane entrance whilst people call into the bakery) and thus reversing into the main road would be highly risky.

- It also appears from the plans that part of the extension would actually be built on land that belongs to Number 4 – obviously this is for Miss Booth (owner of Number 4) to raise with you, but again causes us some unease.

We look forward to hearing from you.

Yours sincerely

Deborah Ball

Andrew & Deborah Ball

Received by Wokingham District Council

Application No: F/2001/4382

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
Dower Cottage, 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 (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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/08/2001. 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

13 July 2001

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

Tel: (0118) 974 6492

Date: **13 July 2001**

My ref: F/2001/4382

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/2001/4382
Dower Cottage, Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Natalie Brown** *on* **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4382**
Dower Cottage, Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6492

Date: **13 July 2001**

My ref: F/2001/4382

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/2001/4382
Dower Cottage, Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4382**
Dower Cottage, Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
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 6492

Date: **13 July 2001**

My ref: F/2001/4382

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/2001/4382
Dower Cottage, Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4382**
Dower Cottage, Barrack Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

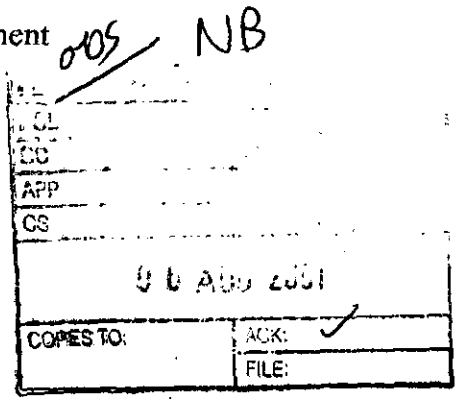
4382

Rose Cottage
1 Barracks Lane
Spencers Wood
Reading
RG7 1BB

The Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council

2 August 2001

Your ref: Natalie Brown
F/2001/4382



Dear Ms Brown

Application Number: F/2001/4382

Site Address: Dower Cottage, 3 Barracks Lane, Spencers Wood, Reading

Proposal: Proposed two storey side extension to dwelling and single storey rear extension

Whilst we have no objection in principle to the above application, we would like to raise some concerns having viewed the actual plans at the Council Offices in Shute End.

1. We have recently completed our own side extension (we have enclosed a copy of one of our plans to illustrate various points) which was designed to be in keeping with the original Victorian cottage and its neighbours. We feel that the proposed design for Dower Cottage's extension will look out of place both at the front and the rear of the property, particularly the modern style front door with a side panel as indicated on the plans and with the first floor of the side extension apparently supported on 'stilts'. The increase in size overall seems rather excessive in relation to the original cottage as the proposal is to build right up to the boundary with No.4 - please note the extension to the latter which is shown on our plans but seems to be absent from any of the documents relating to the above application.

2. We are very concerned about the parking and turning implications in the courtyard area which the above property borders, both during and on completion of the building. The owner of No.4 has marked her boundary (see plan) with a line of shrubs in pots and this makes it necessary for large vehicles such as the refuse collection lorry, delivery vans and emergency vehicles to use the area between No.3

and No. 4 to turn as space is very limited. The above property at present has parking at the side, leaving the courtyard area with more flexibility for access and additional parking when necessary. We have spent a considerable sum of money increasing the available parking on our own property and will not be prepared to have this used as an additional turning or parking area because access in the courtyard has been reduced by the proposed development to No.3.

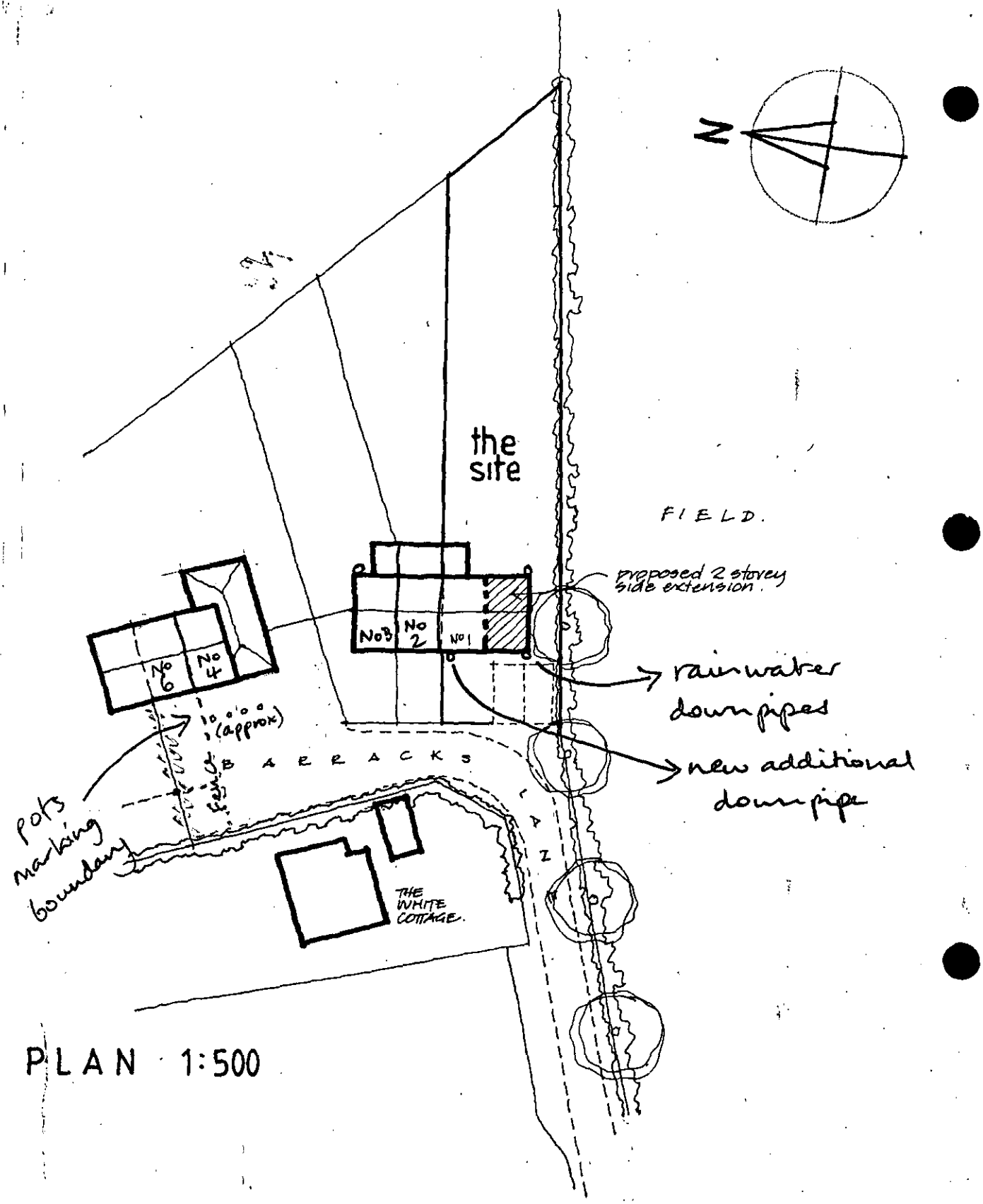
3. We have had considerable problems on our property with surface rainwater drainage, particularly over the last year. This has been due to a number of factors related to the gradient of the land on and around our property which have no bearing on the above proposal but also because the downpipe from the guttering on the end of our cottage was having to take the rainwater from all three cottages in our group due to the absence or removal of a downpipe on the opposite end on Dower Cottage. Again we have spent considerable money improving the ground drainage on our site and were forced to add an extra downpipe (see plan) to allow adequate roof drainage without the guttering overflowing during heavy rain. We would like an assurance from the Planning Officer that there will be at least one further downpipe at the front of the above property if the application proceeds and that adequate consideration will be given to the impact of surface rainwater drainage on the neighbouring two cottages as the gradient of the land slopes down towards our property.

We trust that you will take the above points into consideration when determining the application as currently proposed and look forward to hearing from you in due course.

Yours sincerely

Helen Rawstron J.A.R Rawstron.

Mr and Mrs J Rawstron
Rose Cottage, 1 Barracks Lane



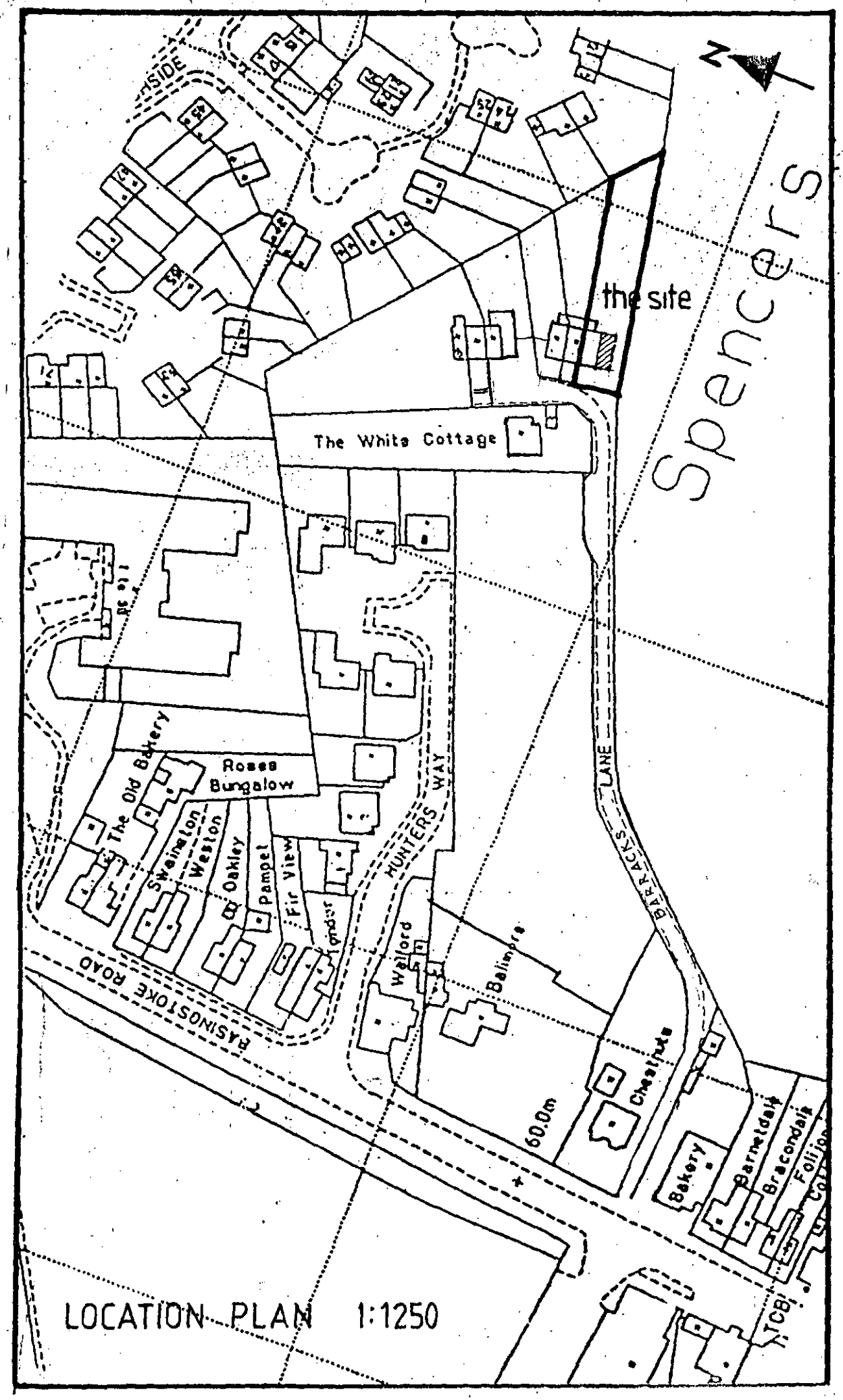
TE PLAN 1:500

scale 1:500 1:1250
date 25/1/2000

621-05

posed extension
se Cottage, 1 Barracks Lane, Spencers Wood.
& Mrs. J. Rawstron

Countryside Designs


N
the site
Spencers
The White Cottage
Roses Bungalow
The Old Bakery
Swainton
Weston
Oakley
Pamper
Fir View
HUNTERS WAY
BARRACKS LANE
Wellord
Balmore
BASINGSTOKE ROAD
60.0m
Chestnuts
Bakery
Barnsdale
Bracondale
LOCATION PLAN 1:1250

Applicationo	Name & Address
F/2001/4382	Sally Rawston 5 High Street Watlington Oxon OX49 5PZ
F/2001/4382	Nicholas Gregory Middle Cottage 2 Barracks Lane Spencers Wood Reading Berks Rg7 1BB
F/2001/4382	Mr and Mrs Rawson Rose Cottage 1 Barracks Lane Spencers Wood Reading Berks Rg7 1BB
Application Withdrawn	Letter Sent: 07/08/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 JUL 2001	Map No. 86 Site ...0.03....
Officer: NAB | Application No. F/2001/4382	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: DOWER COTTAGE BARRACK LANE

Parish: SHINFIELD Ward: Shinfield 13.7.01 B

Applicant: MR R LUNN

Fee Received 95-00 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	Parking layout shown on floor plan		
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 : 13.2.013 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 p.ne apps.....
.....
.....

NEIGHBOURS:

.....Site notice & see map.....
.....
.....
.....
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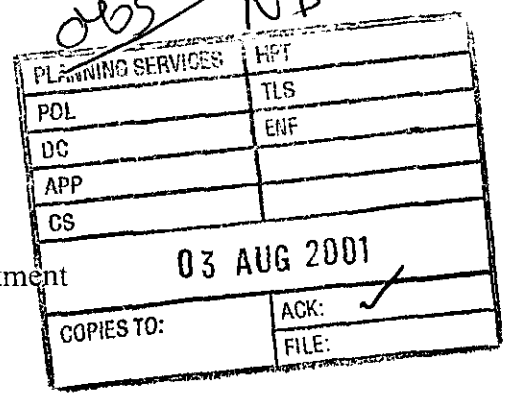
.....
.....
.....
.....

065 NB



Middle Cottage
2 Barracks Lane
Spencers Wood
Reading RG7 1BB

Natalie Brown
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berks, RG40 1WR

Wednesday, 01 August 2001

Subject: Application F/2001/4382 Proposed 2 storey extension to Dower Cottage, Barracks Lane, Spencers Wood, Reading

Dear Ms Brown

Thank you for meeting me at the above site earlier this week and listening to my concerns and objections. As you suggested I am writing to articulate my concerns for the proposed extension to my neighbour's cottage.

My concerns are as follows:

Impact on Neighbourhood
Barracks Lane Cottages are a quaint group of labourer's cottages built back in the mid 1900s and are in a quiet, rural setting with neighbouring fields. The attraction of the location is that it is a time capsule that the 21st Century has left behind.

As I pointed out on your visit, the proposed extension is of a very modern architecture using stilts for propping up the first floor. Apart from being ugly, it will not be in keeping with the 150 year old style of the other cottages. Additionally, the proposed increase in size will over double the area of the existing cottage making it unsightly and ridiculously out of proportion with the other cottages.

On this basis I believe the proposed extension be rejected on the grounds that the design and size of the extension would be unsympathetic hence adversely impact the neighbourhood.

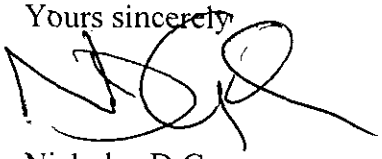
Impact on Neighbours
I own the middle cottage and believe I will suffer the biggest impact of the proposed extension:

- I will lose a significant amount of light and privacy in my back garden and kitchen as the proposed extension dwarfs my house to the rear.
- If the proposed extension goes ahead I will be sandwiched between two properties that will both have over doubled in size (1 Barracks Lane just completed an

extension). I will be subjected to increased noise and activity in my property leading to social tension in an intimately close neighbourhood.

These are my objections to the proposed extension and I hope you will see that it will negatively impact the character of the cottages and overburden the intimate nature of the neighbourhood.

Yours sincerely



Nicholas D Gregory

Copies: Councillors Bryant, Patman and Pollock

5 High Street,
Watlington,
Oxon OX49 5PZ
Tel: 01491 613108

30 July, 2001

F.A.O. Natalie Brown,
Planning Office,
Central Support Section,
Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks

NB

PLANNING SERVICES

	PPT
POL	TLS
DC	ENF
APP	
CS	
01 AUG 2001	
COPIES TO:	ACK:
	FILE:

Dear Madam,

Re Planning Application No. F/2001/4382
No. 3 Barracks Lane, Spencers Wood, Reading, Berks RG7 1BB

Regarding the planning application by Mr Lunn, 3 Barracks Lane.
My brothers and myself own the lane and turning area in front of 4 Barracks Lane and adjacent to 3 Barracks Lane.

I show the land we own in red hatched lines. The plan is not up to date in that it does not show the extension on the south side of 4 Barracks Lane, adjacent to 3 Barracks Lane.

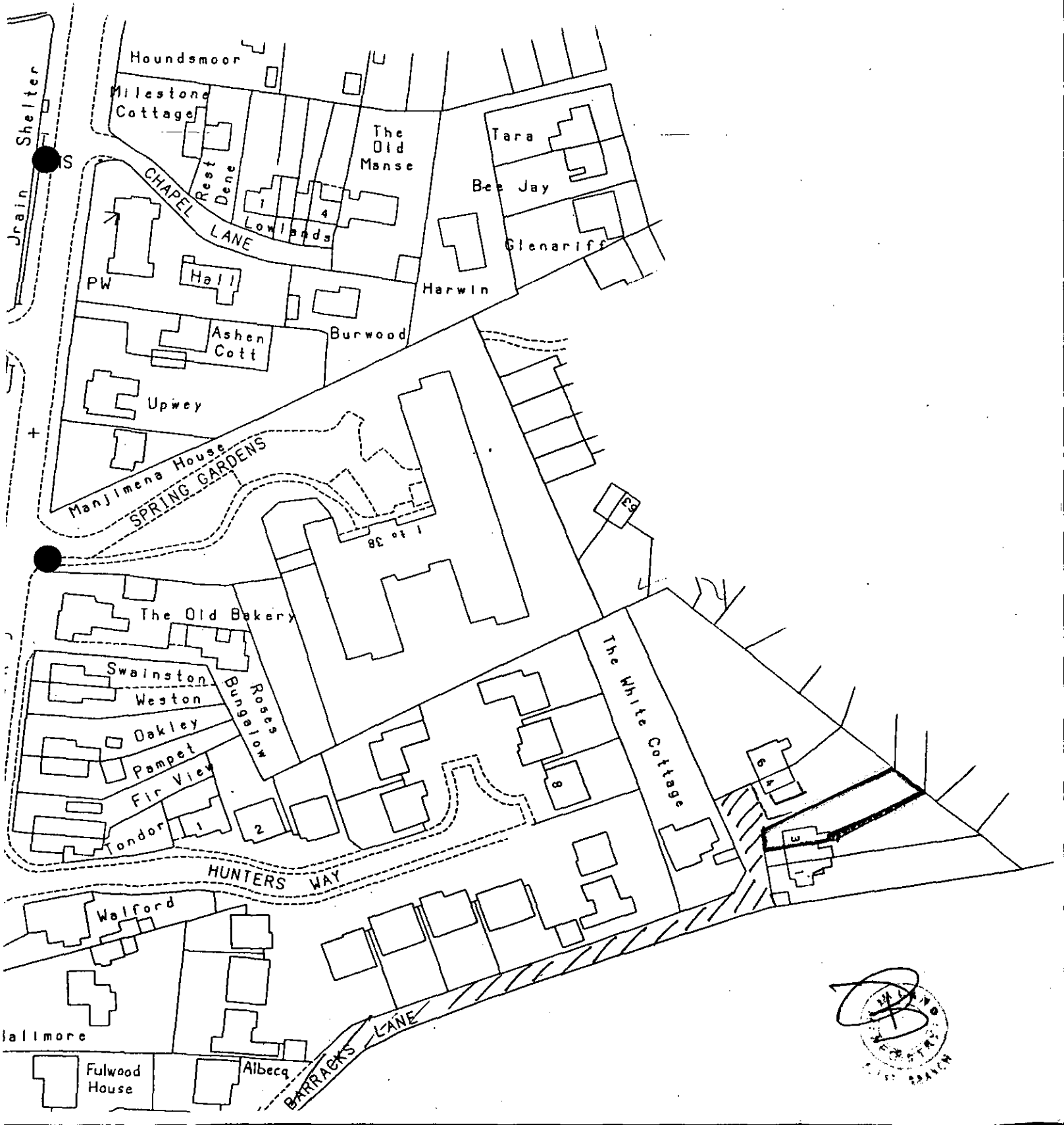
My brothers and I therefore object to the plan because it appears to use part of our turning area to show his car parking space on our land. There would be no turning space for refuse collection, fire services, and other emergency services.

Yours sincerely,

Sally Rawstron.

Sally Rawstron (Mrs) for the owners of Barracks Lane.

ANCE SURVEY REFERENCE	SU7166	SECTION H	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA WOKINGHAM			© Crown Copyright 1997



Rec'd by Council 23/7/01

Shinfield
Parish Council

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

19th July 2001

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:

LB/2001/4220	
Location:	The Elms, Lambwood Hill, Grazeley
Proposal:	Proposed internal alterations to listed building
Officer:	Natalie Brown
Observations	No comment
F/2001/4240	
Location:	230 Hyde End Road, Spencers Wood
Proposal:	Proposed two storey rear extension and single storey side extension to dwelling
Officer:	Natalie Brown
Observations	No comment
CLE/2001/4260	
Location:	Land at Russett House Farm, Lambwood Hill, Grazeley
Proposal:	Application for certificate of lawful existing use for light industrial, storage and distribution (B1 & B8) use class
Officer:	Patrick Haran
Observations	We strongly object to this application as the building was erected without planning permission as an agricultural building but has never been used as such. Over the last ten years objections have been lodged about its continuing unauthorised use as an industrial building with its detrimental impact on this rural and residential location. Furthermore this site is entirely inappropriate for B8 use creating additional traffic hazards. We should also point out that the applicants are no longer resident on this site.

Continued...

VAR/2001/4276

Location:	Datavault Unit 4, Heron Industrial Estate, Basingstoke Road, Spencers Wood
Proposal:	Proposed temporary relaxation until 29/11/2006 of condition 12 of consent 14664 to allow 24 hour working by Datavault only.
Officer	Angela Odell
Observations:	We register our strong objection to this application for the same reasons as we objected to the recent application by the Royal Mail on this site, namely that such relaxation would be inappropriate in a semi-rural residential area, particularly with regard to generated noise in traffic movements.

O/2001/4313

Location:	Land adjoining The Oaks, Croft Road, Spencers Wood
Proposal:	Outline application for residential development for a maximum of 10 dwellings and a minimum of 5 dwellings.
Officer:	Angela Odell
Observations:	We have concern that the proposed development may be located outside the settlement boundary and within the green gap. PPG housing indicates that such sites should be the last ones to be developed. Given that WDC is nearing completion of its urban capacity study permission on this site should be refused.

F/2001/4270

Location:	Mays Hill Lodge, Beech Hill Road, Spencers Wood
Proposal:	Proposed raising of roof to form rooms in loft space with velux windows.
Officer:	Natalie Brown
Observations:	This residence is purported to be a mobile home with a planing consent imposing a restrictive agricultural tenancy which only endures on a technicality. We were advised by WDC's Senior Planning Officer on 28/08/00 (Ref: PIW/2/RFS/00/3656) that an application for a temporary permission for one year for the retention of the mobile home is awaited. We strongly object to this application to significantly extend a residence which is deemed to be mobile and the very validity of which we have vigorously challenged.

F/2001/4376

LOCATION:	3 School Green, Shinfield
PROPOSAL:	Proposed erection of 3 bedroom dwelling and demolition of single storey office building.
Officer:	Elaine Vashi
Observations:	No comment

F/2001/4382

LOCATION:	Dower Cottage, Barrack Lane, Spencers Wood
PROPOSAL:	Proposed two storey side extension to dwelling and single storey rear extension.
Officer:	Natalie Brown
Observations:	No comment

F/2001/4392

LOCATION:	Marlow, Church Lane, Three Mile Cross
PROPOSAL:	Proposed single storey rear extension to dwelling to form conservatory.
Officer:	Helen Pollock
Observations:	No comment

Continued..

CON/2001/4410 ADJOINING PARISH CONSULTATION
LOCATION: Shell Petrol Station 209-211, Shinfield Road, Reading (At Shinfield Rise)
PROPOSAL: Consultation from Reading BC on application for the proposed installation of a LPG storage vessel and dispenser
Observations: No comment

Yours sincerely

Mrs Tracy Sampson
Assistant Clerk (01189885315)

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 13 July 2001

Application Number: F/2001/4382

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: SHINFIELD PARISH

Site Address:
Dower Cottage, Barrack Lane, Spencers Wood, Reading.

Applicant:
Mr R Lunn C/O W M Graham Associates.

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).

1/ Driveway must be widened to 4.8 metres (minimum).
R: 1HSRC.

2/ C122, R122.

Signed: _____ **Print name:** Adam Coggins 17/07/01

10 JUL 2001 4382

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2350/wmg/cm

9 July 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

DOWER COTTAGE BARRACKS LANE SPENCERS WOOD RG7 1BB

Please find enclosed a completed Town Planning application for the above comprising the following: -

a) Householder Planning application including Certificate A
b) Fee note for £95 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2350 – 01 & 02

We trust that you find all in order but should you have any queries please do not hesitate to contact us.

Yours faithfully

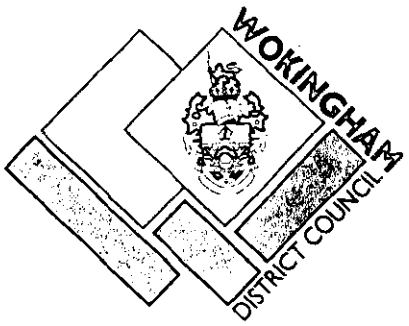
W M Graham

Enc

Environmental Services

For office use only.
Application number 10 JUL 2001 4382

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 R LUNN
	Address and postcode	DOWER COTTAGE BARRACKS LANE SPENCERS WOOD RG7 1BB
	Phone number	Agent
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	DOWER COTTAGE BARRACKS LANE SPENCERS WOOD RG7 1BB
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side and single storey rear ext.to form 3rd bedroom and bathroom, lounge & study
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.	TO MATCH EXISTING RED BRICK AND SLATES & WHITE PAINTWORK
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.	£95.00	
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: W M Graham Associates

on behalf of Mr R Lunn

Date 29.06.2001

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

1 BARRACK LANE

ADDRESS BASINGSTOKE ROAD SPENCERS WOOD PARISH ~~SWALLOWFIELD~~ SHINFIELD 1.4.76

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0457	Mr & Mrs J Rawstron	2/st side extension	26.4.00	APP

DATE OF COMPLETION

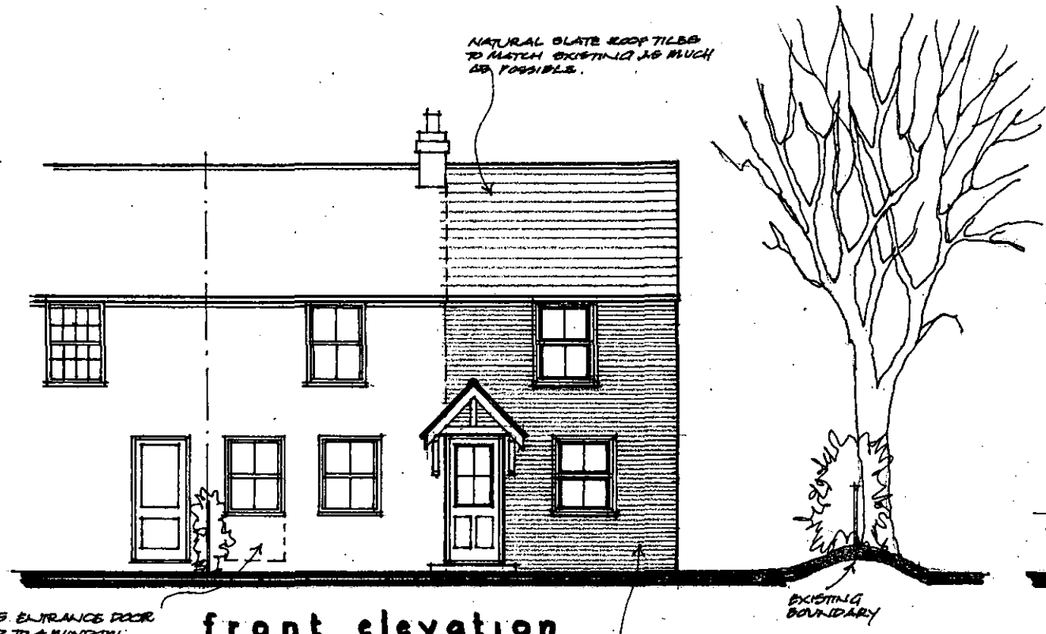
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

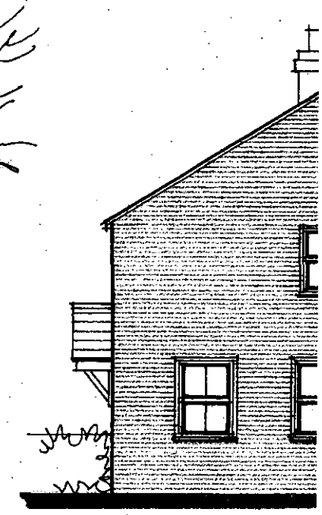
0457



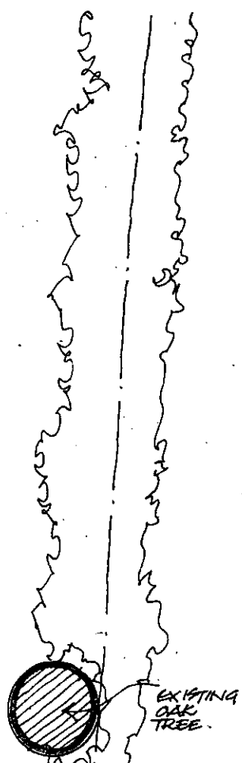
front elevation

NOTE: ALL EXISTING WINDOWS RENEWED WITH STANDARD AND PURPOSE MADE TIMBER SLIDING SASHES

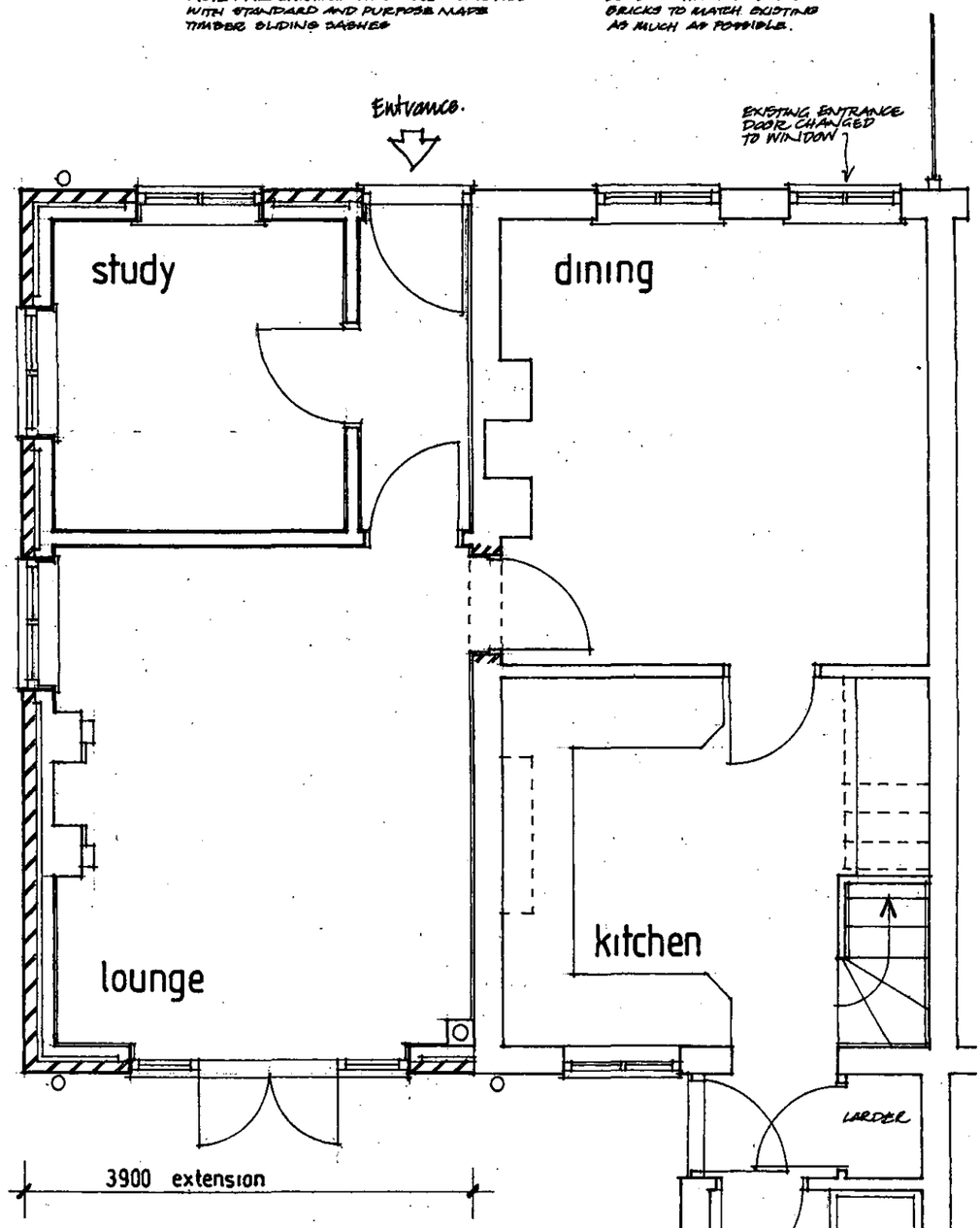
SECOND HAND RED FACING BRICKS TO MATCH EXISTING AS MUCH AS POSSIBLE.



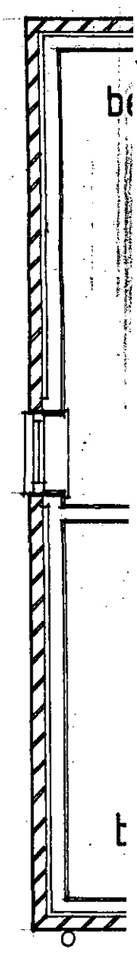
side ele



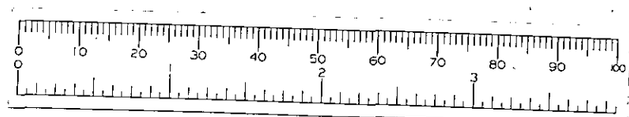
EXISTING BOUNDARY TO FIELD ON RAISED BANKING

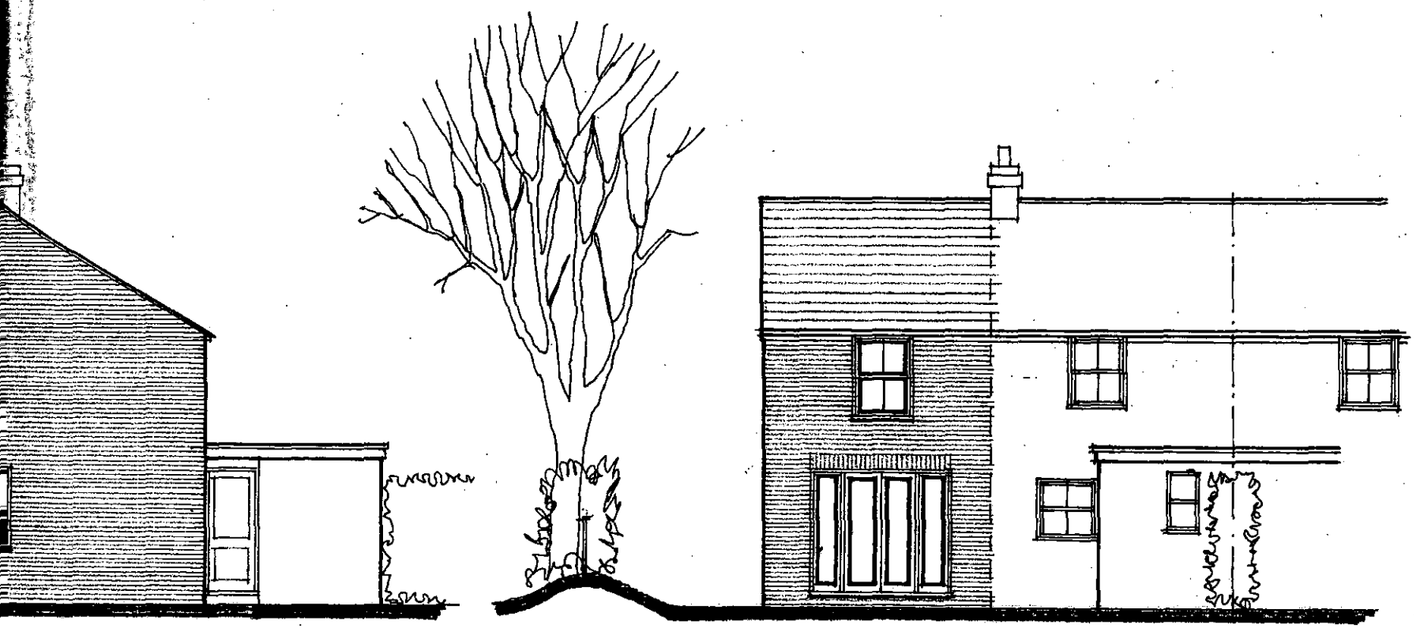


ground floor plan



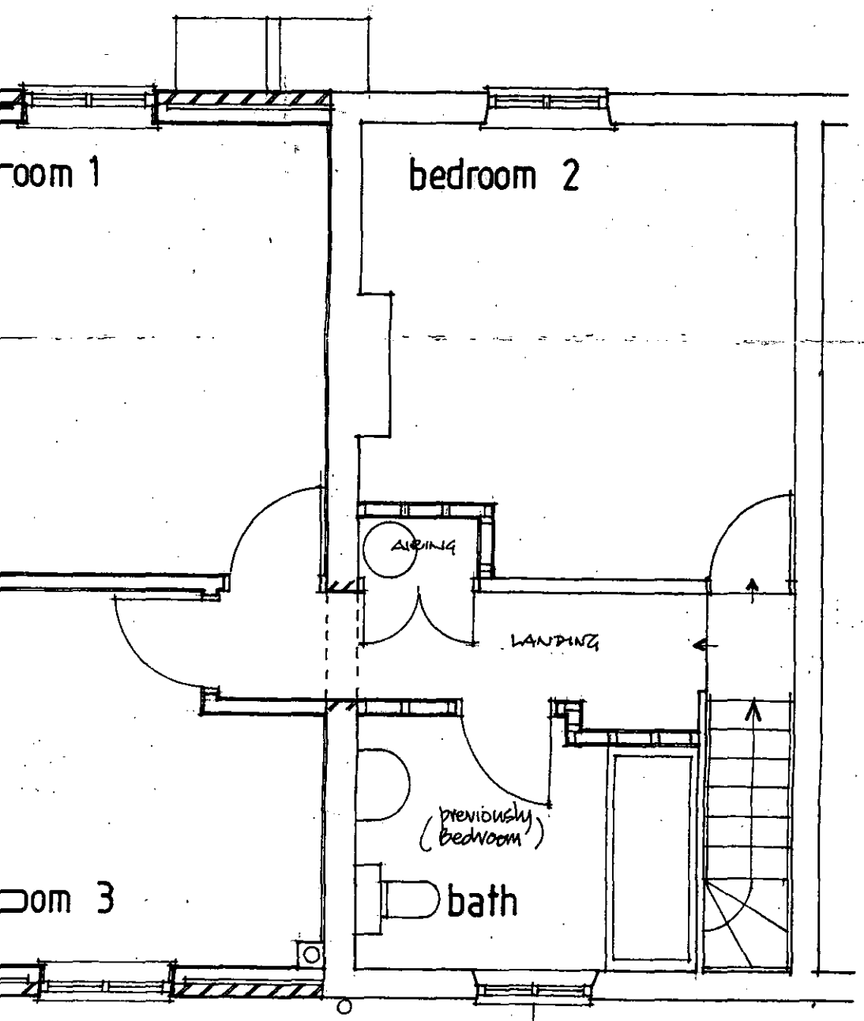
firs





ation

rear elevation



loor plan

27 JAN 2000* 0457

APPROVED

PROPOSED EXTENSION
Rose Cottage, 1 Barracks Lane,
Spencers Wood, Reading.
Mr. & Mrs. J. Rawstron

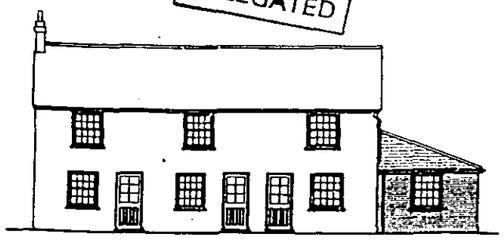
scale	date	drg.no.
1:50 1:100	24-1-2000	621-04

Countryside Designs
The Acorns
Long Lane
Tilehurst
Reading
Berks
RG31 6YB
tel/fax 0118 941 6571
mobile 07970 439713

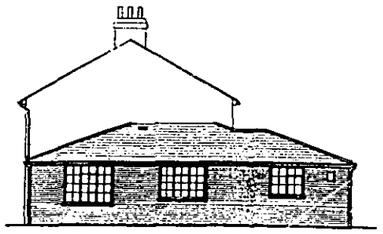
CD 12/1/00

DELEGATED

09 FEB 1988 29973



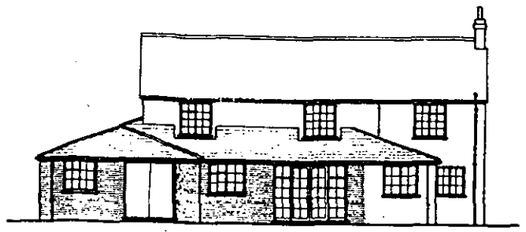
front



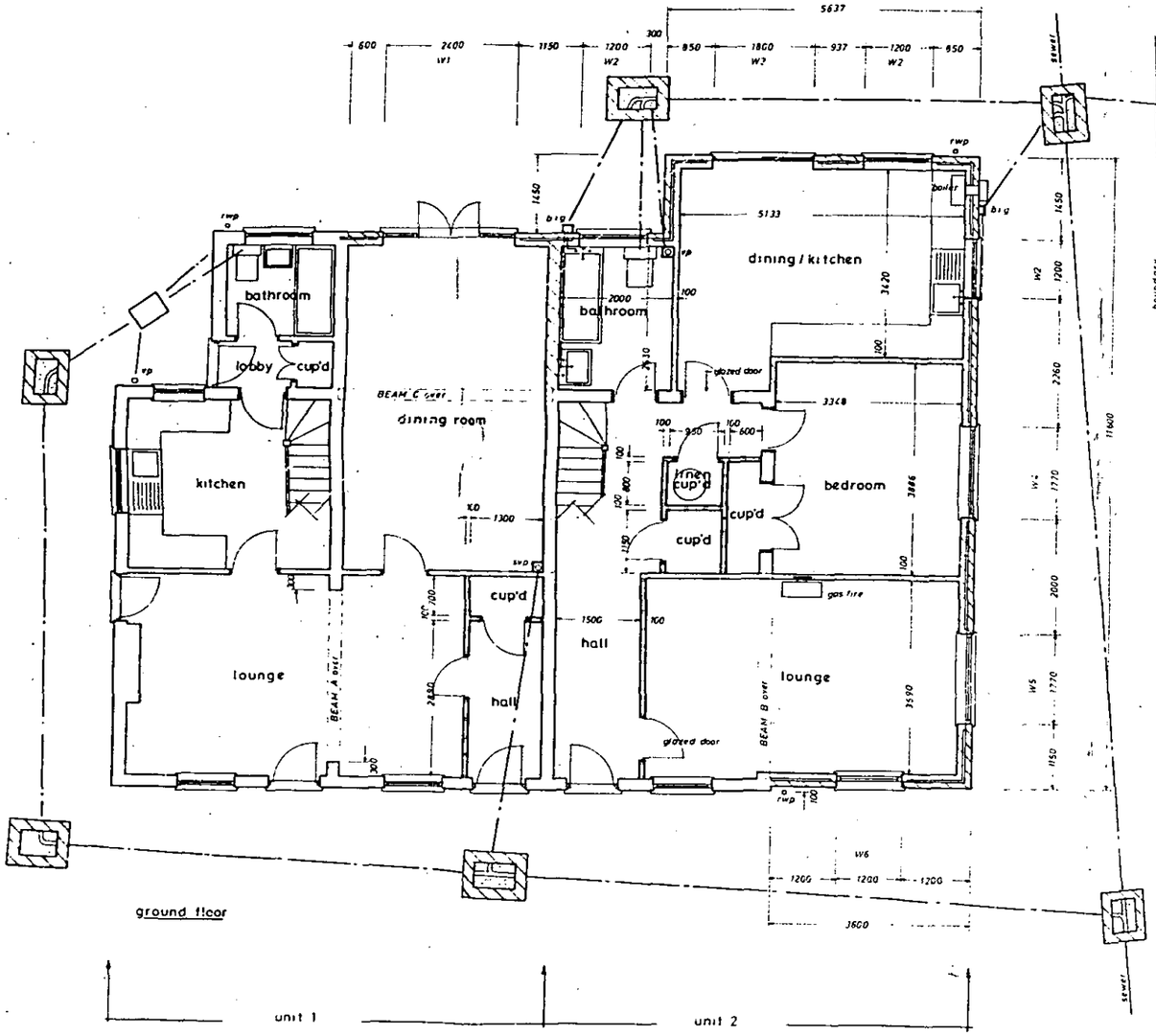
side



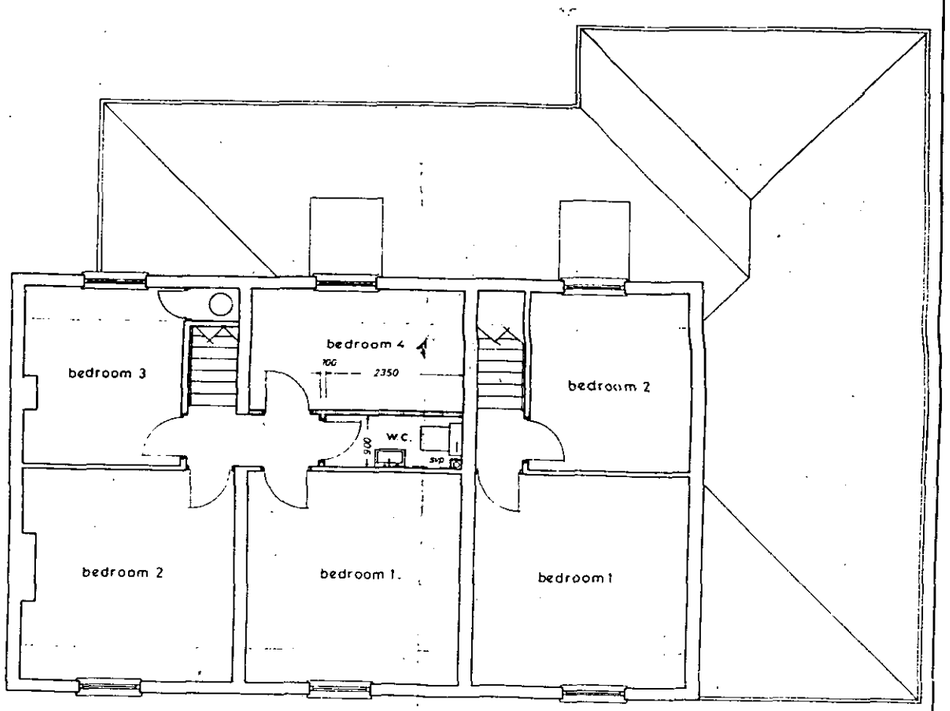
side



rear



MATERIALS
ROOF - asbestos slates (black)
WALLS - brickwork (red to match exstg)
JOINERY - timber (painted white)

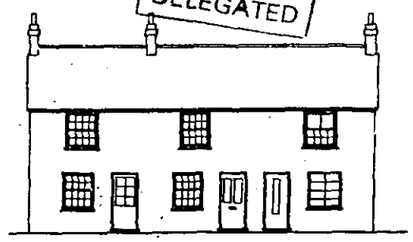


DRAWING No 2722:88x:2 2	PROJECT Alterations and extensions 4.5 & 6 Barracks Lane Spencers Wood Reading to form two dwellings	REVISIONS	DATE / LETTER
SCALES 1:100 1:50	CLIENT Mrs. R. Warner	TITLE Floor plans & elevations	
DATE 1·2·88	DRAWN BY AVS		

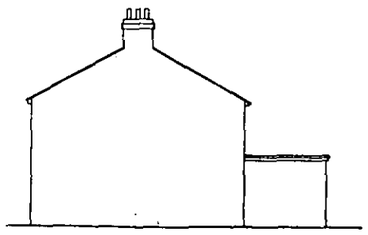
NOTES
1. Do not scale (if in doubt please ask)
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The contractor must verify all dimensions on site before work commences.

BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants
Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB Tel. Reading (0734) 884477 (3 lines)

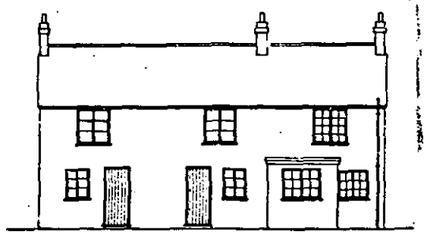
DELEGATED



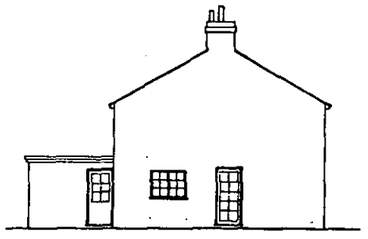
front



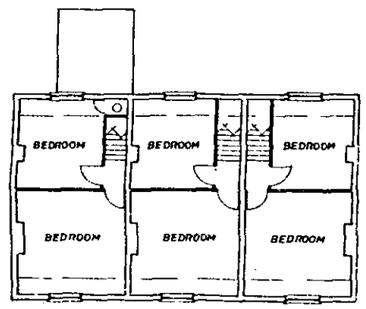
side



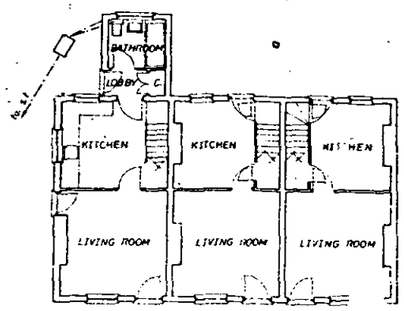
rear



side

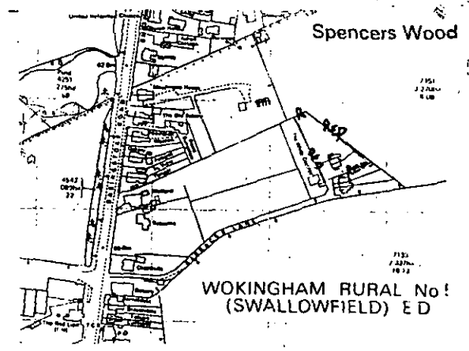


first floor

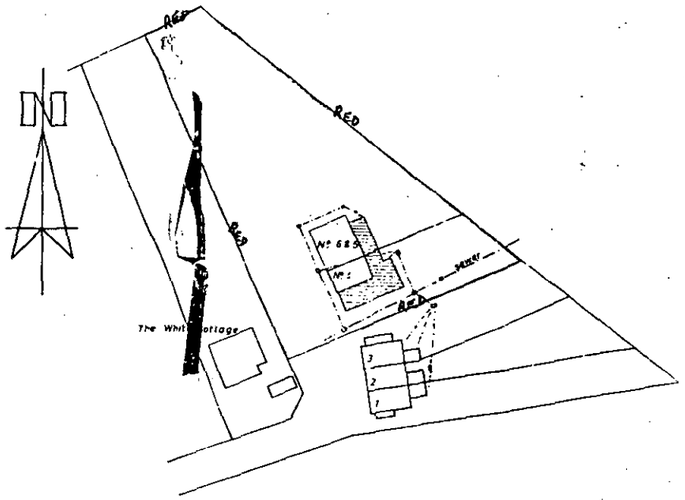


ground floor

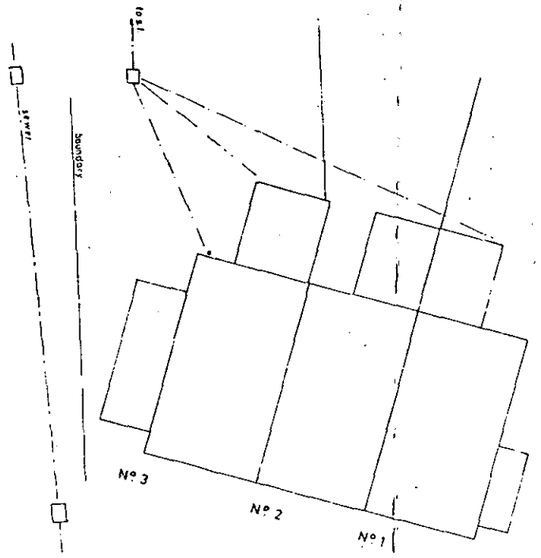
Nº 6 Nº 5 Nº 4



location plan
1:2500



block plan
1:500



DRAWING No 2722·88x·1 2	PROJECT Alterations and extensions at 4, 5 & 6 Barrocks Lane Spencers Wood Reading to form two dwellings	REVISIONS	DATE / LETTER
SCALES 1:100	CLIENT Mrs. R. Warner	TITLE Existing floor plans & elevations Site plans	
DATE 1·2·89	DRAWN BY AVS		

NOTES
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BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants

09 FEB 1988