APPLICATION NO:
F/2000/0964

LOCATION:
281 Hyde End Road, Spencers Wood Reading.

APPLICANT:
W Davies C/O B D S Chartered Surveyors

PROPOSAL:
Proposed extension to front dormer window of dwelling.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W Davies
C/O B D S Chartered Surveyors
Windward House
Hollow Alne
SHINFIELD
Berkshire
RG2 9AB

Application Number: F/2000/0964

Parish: **SHINFIELD**

Location: **281 Hyde End Road, Spencers Wood, Reading**

Proposal: **Proposed extension to front dormer window of dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 09 May 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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0964 EXC
BUILDING CONTROL NUMBER.	FP 2000/0438 Allen.
APPLICANT/AGENT	B.D.S.
ADDRESS OF SITE	281 Hyde End Road SHINFIELD.
DESCRIPTION OF PROPOSED WORK	ext to ~~rear~~ dormer front

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4967.00-1A	4967-00-1
ELEVATIONS	— —	— —
FLOOR PLANS	— —	— —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/5/00.	

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	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0964

Applicant : W Davies C/O B D S Chartered Surveyors.

Location : 281, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed extension to front dormer window of dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4/00 8/5/00

Date of Neighbour Notifications : .....

Date of Site Visit : 4 April 2000

Date Registered : 16/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

Shinfield PC – " no comment"

Planning Issues :

Identified Settlement
neighbours | street scene.

Application Number: F/200/0964
281 Hyde End Road

Appraisal: The proposal is to increase the width of an existing box dormer, on the first-floor of a chalet style dwelling, by 1.9 metres. 0.8 metres would remain to the end of the roof. This would be in keeping with the design of the dwelling - the existing dormer is not positioned symmetrically - and would not be detrimental to the amenity of the neighbouring property or the character of the area.

Recommendation: conditional approval

Application Number F/2000/0964
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK

John Mitchell
8/5/02.

RECORD OF SITE VISIT

SITE ADDRESS: 281 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0964

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole on lawn

2. DESCRIPTION OF SURROUNDINGS
residential - various styles, green character with mature hedges and trees.

3. DESCRIPTION OF SITE/BUILDING
2 storey chalet style with box dormer, garage & side ridge // to road

4. RELATIONSHIP TO ADJOINING PROPERTIES
283 + 285 - ridges also // road, 283 is higher + 285 lower 283 also has a box dormer at the front + 1x ground floor side window

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING no change.

LEVELS

BOUNDARY TREATMENT wall (1m) at front + hedge at side
lawn c 0.5m higher than pavement

OTHERS

Received by Wokingham District Council

Application No: F/2000/0964

Proposal:
Proposed extension to front dormer window of dwelling.

Location:
281, Hyde End Road, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAR

Officer: EXC | Application No. F/2000/0964

Map No. 80 Site 0008

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED EXTENSION TO FRONT DORMER WINDOW OF DWELLING

Location: 281 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield

28·3·2000

Applicant: W DAVIES

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 28.3.2000 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	: .....
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:

NO PRE-APPS

NEIGHBOURS:

S/N + 260, 279 + 283 Hyde End Rd ✓
1 + 2 Montgomery Drive ✓

TL/2000/0818
Location: Earley Water Tower, St Barnabus Road, Reading
Proposal: Proposed installation of safety rail on roof of water tower in connection with existing telecommunications apparatus.
Case Officer: Emy Circuit
Observations: No comment

F/2000/0964
Location: 281 Hyde End Road, Spencers Wood, Reading
Proposal: Proposed extension to front dormer window of dwelling
Case officer: Emy Circuit
Observations No comment

00/00215/VARIAT/AD – Consultation with Reading Borough Council
Location: 5 whitely Wood Road, Reading
Proposal: Variation of condition 2 of consent 86/TP/1206 and condition 2 of condition 87/TP/692 so as no longer to make the authorised use of these premises personal to Dr S M Patel
Case Officer: A Dawe
Observations: No comment

99/01156/FUL/LAD – Consultation with Reading Borough Council
Location: The Green Triangle, Off Smallmead Road, Longwater Avenue, Green Park
Proposal: Use of land for the temporary storage of soil arising in connection with Reading Business Park
Case Officer: A Dawe

Yours faithfully

Tracy Sampson.

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

ENVIRONMENTAL SERVICES

16.MAR2000* 0964

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	W DAVIES
	ADDRESS	281 HYDE END ROAD
		SPENCERS WOOD
		READING
	POST CODE	RG7 1DB TEL.NO.
2	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House,
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	RG2 9AB TEL.NO. 0118 988 4477
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	As Letter
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	EXTENSION TO DORMER WINDOW
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED TILE HANGING TO MATCH EXISTING TIMBER WINDOWS 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed: 4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	YES	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **W DAVIES ESQ**

DATE **15/03/00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 281 Hyde End Road PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1378/71	Mr W. P. Davies	8/Storey Ext.	30-12-71	App C/A
BR. 4684	" "	1st " "	28 1 76	App N/A
04072.	" "	2 bedrooms on 1st Floor	20 2 76	N/A C/A
BR 21687	"	Roof conversion	3.11.83	App N/A
20476	"	Enlarge kit. window	5.1.84	N/A C/A
24877	" O/L	House to Rear	14.7.87	Ref

DATE OF COMPLETION

MINISTRY DECISION 24877 - Appeal Dismissed - 7.4.88

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

22 March 2000

Scale: 1 : 1250