EX SYSTEMS LTD
SOUTHPORT.UK Tel.0704-28886 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-8181

APPLICATION NO:
F/2001/4240

LOCATION:
230 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr & Mrs B Bonwick C/O Andesign

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

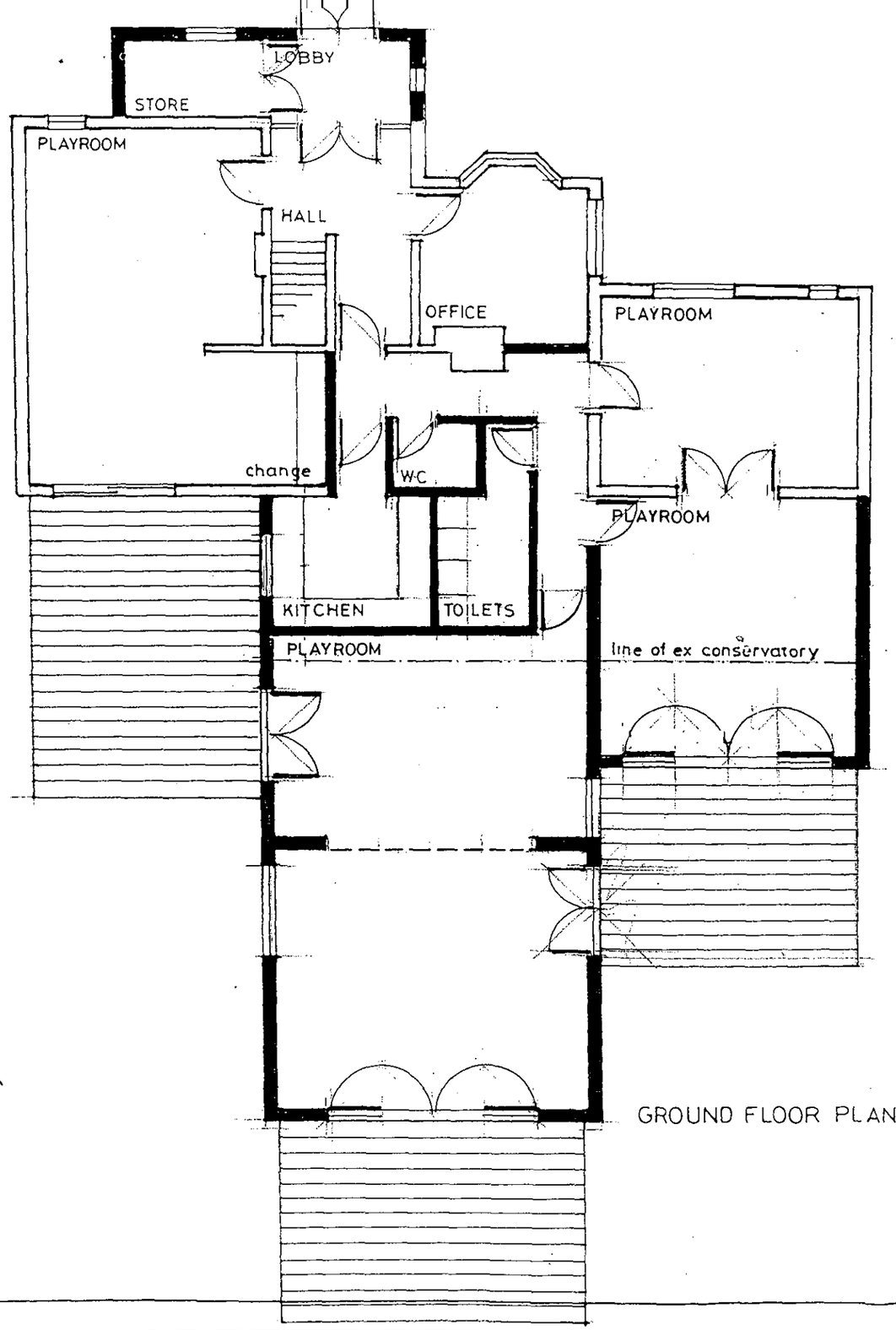
EARLIEST DATE FOR DECISION: **20/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2001

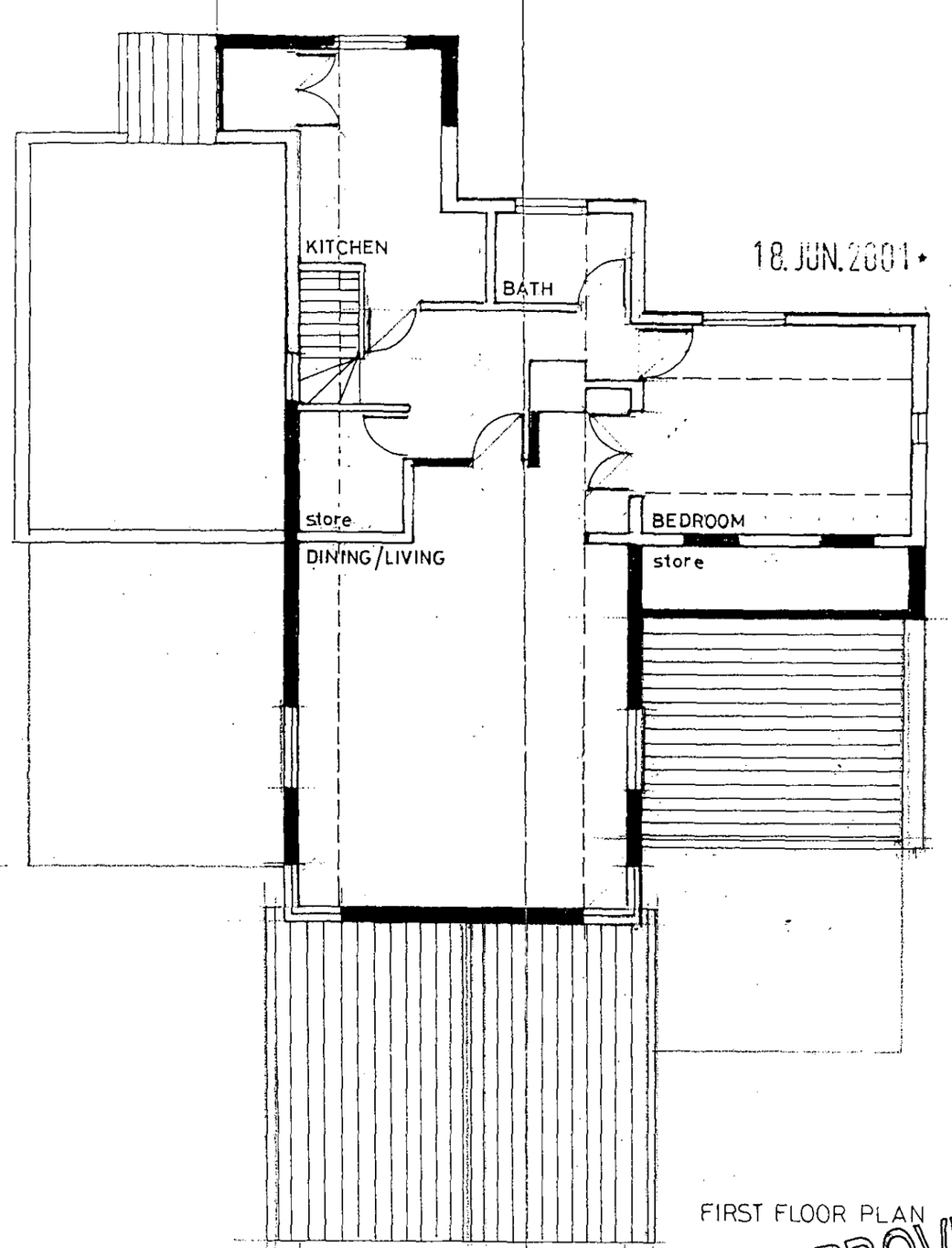
CASE OFFICER: **Natalie Brown**

NOT PROCEEDED WITH
19.12.95

10 of 69



GROUND FLOOR PLAN



FIRST FLOOR PLAN

18.JUN.2001 • 4239

APPROVED

REVISIONS

0 10 20 30 40 50 60 70 80 90 100
0 2 3

SANSOME HALL ARCHITECTS

PROJECT:
THE CRESCENT • NINE MILE RIDE • FINCHAMPSTEAD

TITLE:
PROPOSED FLOOR PLANS

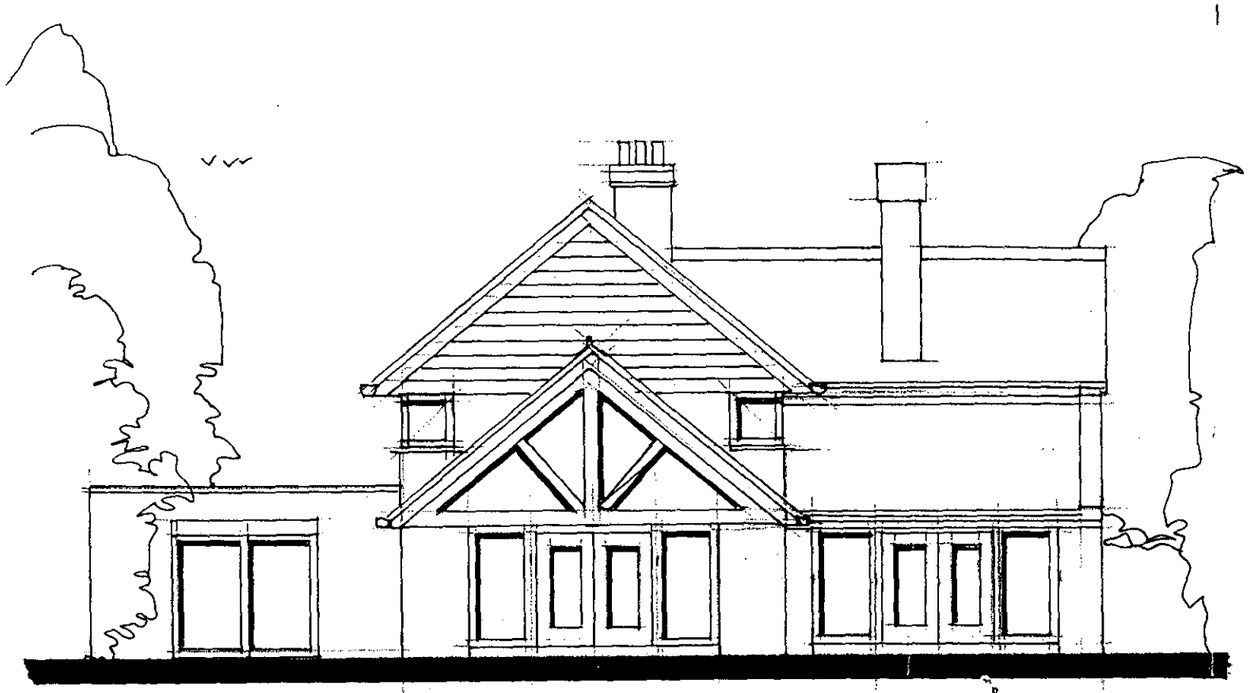
SCALE:	DATE:	JOB:	DWG:	REV:
1:100 (A3)	may 01	0106	P(0)004	

U00 LUTON 28

Figured dimensions to be used in preference to scaled sizes. All dimensions must be checked by contractor before commencing work on site. No deviation from this drawing will be permitted without prior written consent of the architect. The copyright of this drawing remains with the architect and may not be reproduced in any form without prior written consent.

21/6/01

18. JUN. 2001 * 4239

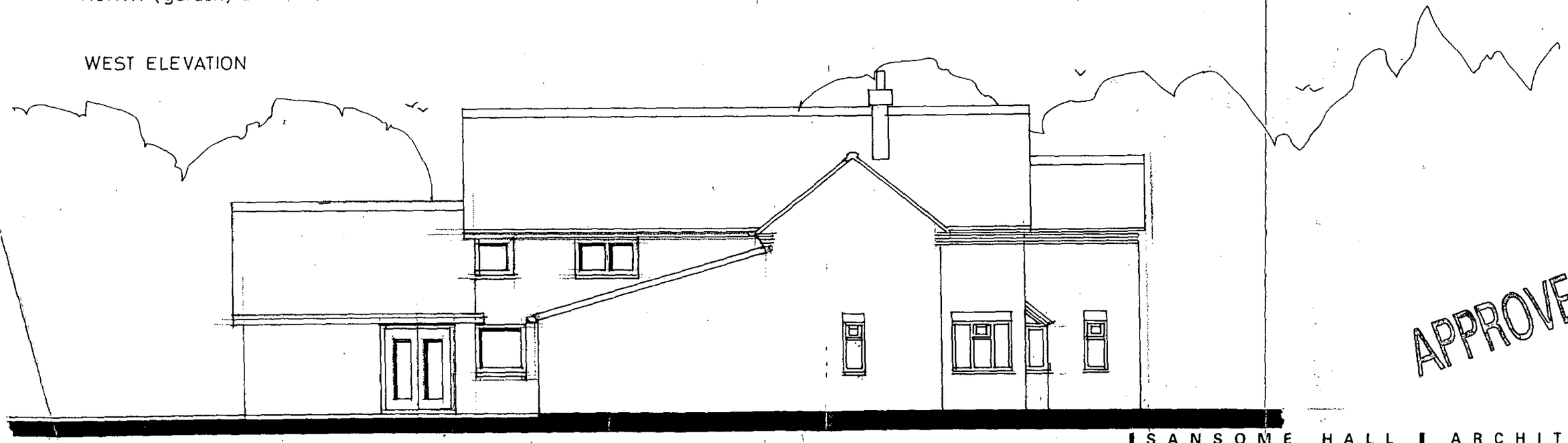


NORTH (garden) ELEVATION



SOUTH (entrance) ELEVATION

WEST ELEVATION



APPROVED

REVISIONS

0 10 20 30 40 50 60 70 80 90 100

0 2 3

SANSOME HALL ARCHITECTS

PROJECT:
THE CRESCENT • NINE MILE RIDE • FINCHAMPSTEAD

TITLE:
PROPOSED ELEVATIONS

SCALE:	DATE:	JOB:	DWG:	REV:
1 : 100 (A3)	may 01	0106	P(0) 003	

UDO LUTON 28

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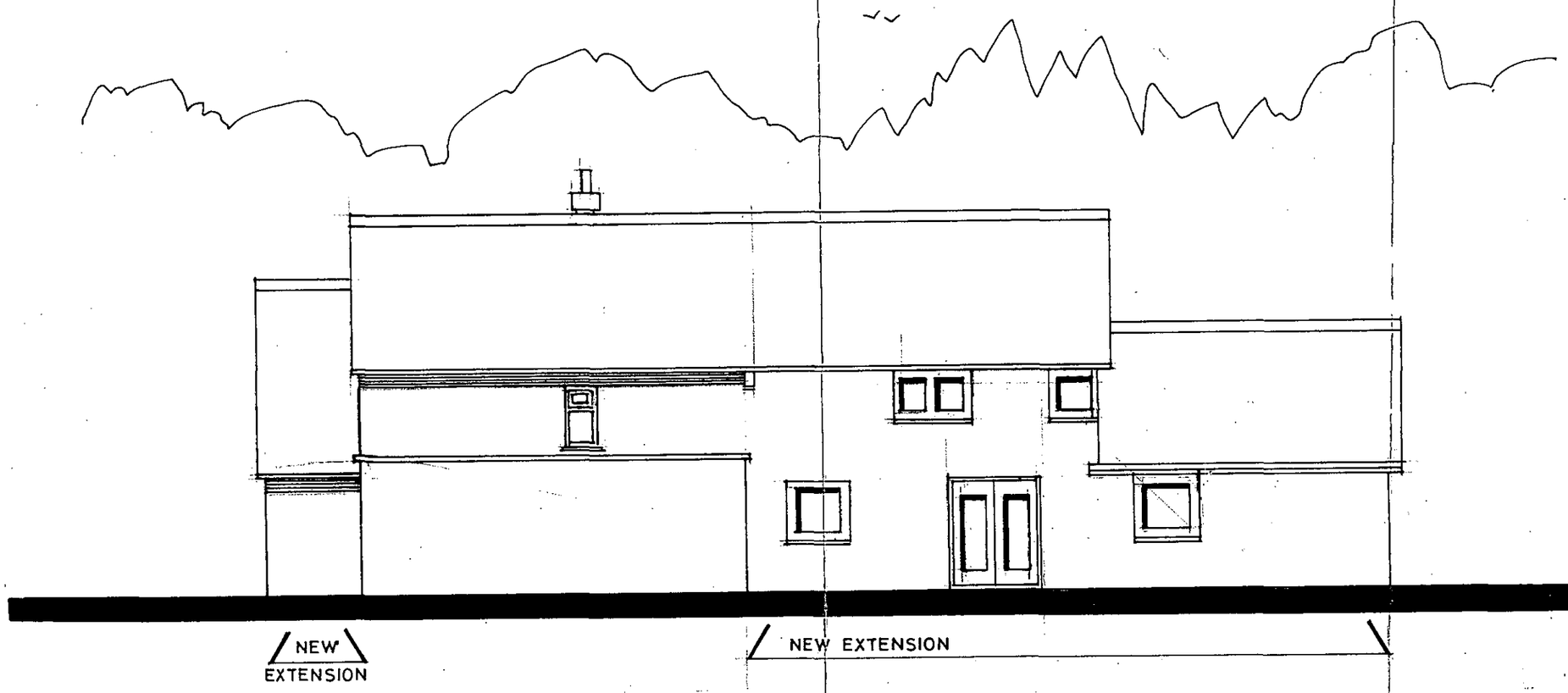
21/5/01



EAST ELEVATION

4239

ADDITIONAL PLAN

APPROVED

DC
APP
SS
17 J
COPIES TO:
FILE:

SANSOME HALL ARCHITECTS

REVISIONS

PROJECT:
THE CRESCENT • NINE MILE RIDE • FINCHAMPSTEAD

TITLE:
PROPOSED ELEVATION (2)

SCALE:	DATE:	JOB:	DWG:	REV:
1 100 (A3)	july 01	0106	P (0) 004	

UDO LUTON 28

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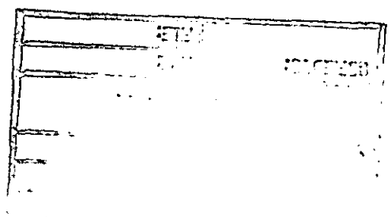
21/8/02





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Development Control Section, Environmental Services, Wokingham District Council.
19 June 2001

Scale: 1 : 1250

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs B Bonwick
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/4240

Parish: **SHINFIELD**

Location: **230, Hyde End Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey rear extension and single storey side extension to 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the garage facing 232 Hyde End Road hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The en-suite window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/07/2001

Notice checked by: _____

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

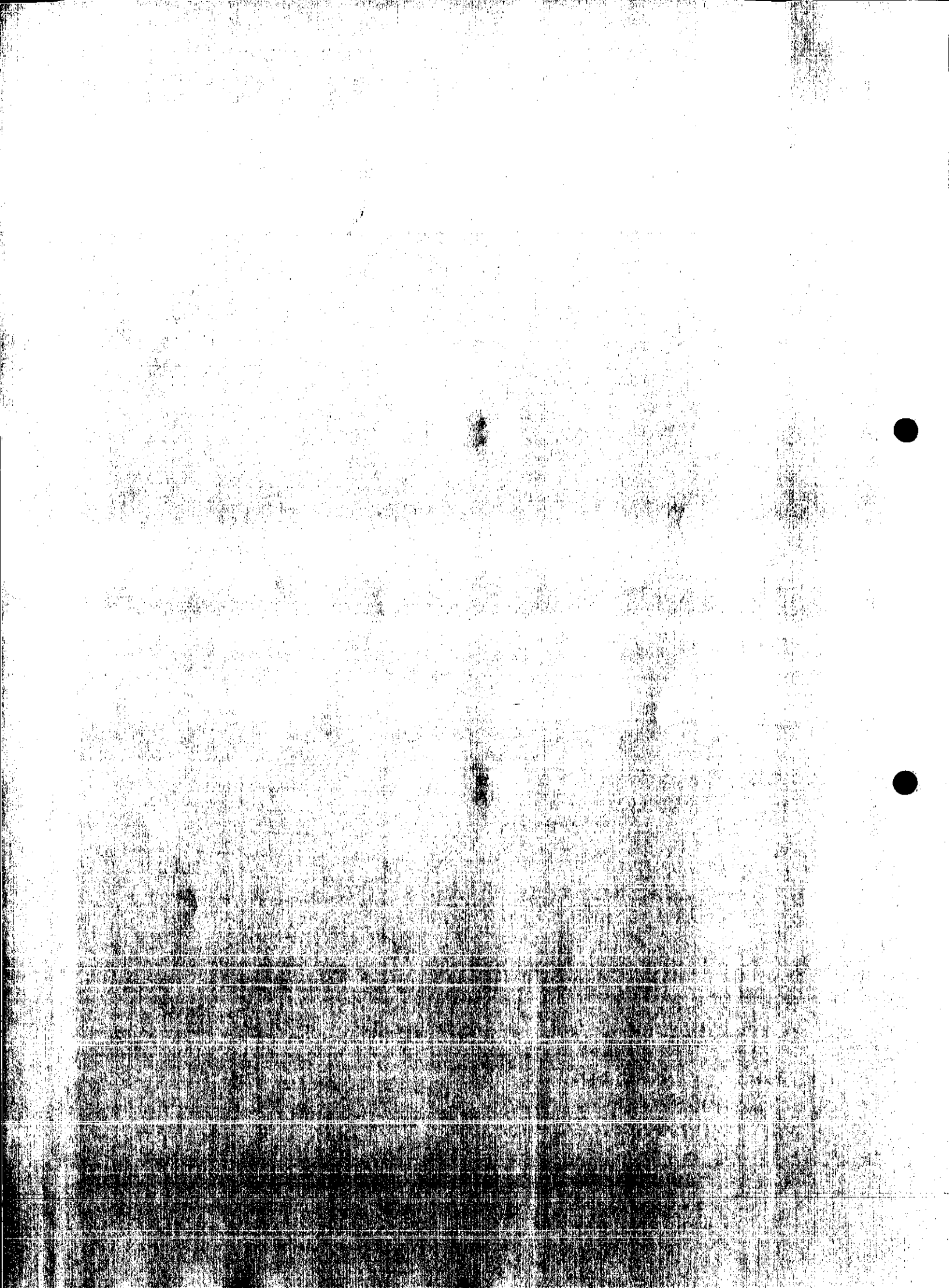
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4240	NB
BUILDING CONTROL NUMBER.	FP 2001/1979	Central
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	230 Hyde End Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey + s/s exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3162	AH/E/3162
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/8/01	

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 : Natalie Brown

Application Number : F/2001/4240

Applicant : Mr & Mrs B Bonwick C/O Andesign.

Location : 230, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed two storey rear extension and single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		0/7

Date of Neighbour Notifications : .....

Date of Site Visit : 9/7

Date Registered : 14/06/2001

Earliest Date for Decision : 20/07/2001

Latest Consultation Date/Site Notice Expiry Date : 20/07/2001

This application will have expired on: 09/08/2001. 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 : Parking + garaging condition.

Letters of rep : 242 Hyde End Rd re/ vehicle movement/business from N° 230.

Planning Issues : (10d set)

Application Number: F/2001/4240

Appraisal :

See attached sheet

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

Application Number F/2001/4240
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5 yrs.
	C014	R014	~~full pp~~ ex. finishes to match
	C044	R044	No windows
			ins. 1st floor level or above
	C044	R044	No windows
			ins: side elevation of garage facing 232 Hyde End Rd.
	C045	R045	Ob. glazing
			ins: ensuite side elevation
			del: it shall be fixed shut
	C049	R049	Garaging to be retained
	C122	R122	Parking + turning

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ENV1, URE1, URE2

SOUTH-EAST AREA LOCAL PLAN POLICIES: ———

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WRE1

GREEN BELT LOCAL PLAN POLICIES: ———

BERKSHIRE STRUCTURE PLAN POLICIES: ~~ENV1~~, UD3

MINERALS LOCAL PLAN POLICIES: ———

A Cronin

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 31.7.01.

RECORD OF SITE VISIT

SITE ADDRESS: 230 Hyde End Road Spencers Wood Reading. APPLICATION NUMBER: F/2001/4240	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front on ~~brick pillar~~. telegraph pole.

2. DESCRIPTION OF SURROUNDINGS
Detached dwellings in 1D'd cell

3. DESCRIPTION OF SITE/BUILDING
Large rear garden - lawn, trees + shrubs.
Existing conservatory (rear).
Garage (brick) protrudes beyond conserv.
↳ to be extended at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached see plan.
2s ← Nº 232. garage along boundary. x1 ob. glazed window 1st floor side
bung → Nº 228. dwelling along boundary. x1 ~~window~~ ob. glazed g/f side no windows in roof.
↳ already faces 2s side of Nº 230.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING in/out ~~dri~~ access. gravel drive at front

LEVELS

BOUNDARY TREATMENT hedging with rd & with neighbours at front.
1.8m fencing with Nº 232.

OTHERS

Application Number: F/2001/4240

Appraisal:

Development

a) Two-storey rear extension to form a lounge with master bedroom above. When viewed from the east elevation, this would be 4.5m in length, and when viewed from west elevation would appear to be 3.9m in length. It would be flush with the side building line facing No. 228, and be 5m in width. It would have a hipped roof at full ridge height (7.4m).
b) Single storey rear extension to form a replacement conservatory. This would be level with the existing single storey rear building line of the toilet and infill the gap between the proposed two-storey extension and toilet.
c) Single storey side/front extension to form an enlarged garage. This would be 5.2m in length and be approximately 0.6m behind the existing front building line.

The site lies within the identified settlement of Shinfield and the road is made of detached dwellings. When viewed from the front, No. 228 (to the right) is a detached bungalow. The only opening in its side elevation is an obscurely glazed window which already faces the two storey element of No. 230. The rear building line of No.228 extends beyond that of No. 230. The property to the left (No.232) is a detached dwelling which has its garage along the boundary.

1) Impact upon neighbouring properties

It is not considered that the garage extension would have any effects upon neighbouring properties, as this would be adjacent to the neighbouring garage. It is also considered that the replacement conservatory would have no adverse effects as this would be replacing the existing and would be screening by existing and proposed developments.

It is considered that the proposed two-storey rear extension would cause no overlooking. It is however recommended that there are no windows added to the side (east) elevation facing No. 228, so as to prevent overlooking.

With regard to being overbearing and overshadowing, it is not considered that the single storey garage would have any adverse effects to No. 232 and the proposed replacement conservatory would heave no adverse effects to neighbouring properties.

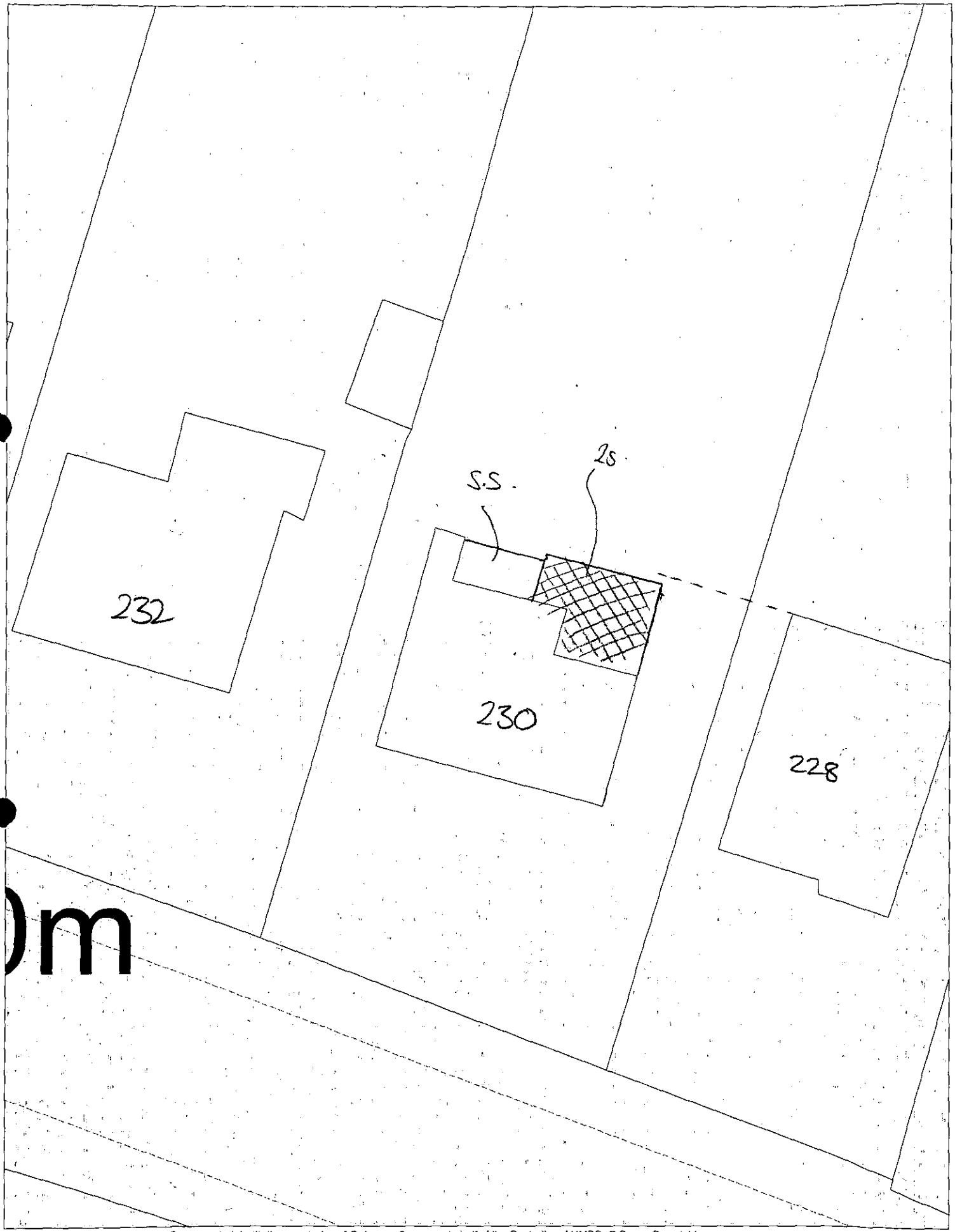
Whilst the proposed two-storey element would face a bungalow (No. 228) it is not considered that this would cause any adverse effects of overshadowing/overbearing to warrant the refusal of the application. Both Nos. 230 and 228 are set away from the boundary and the rear buildings line would be virtually level if the proposed development is implemented.

2) Impact upon the character of the streetscene

It is not considered that the proposed development would have any adverse effect upon the character of the street scene. The only part visible from the front would be the garage extension. Materials and the design of the extensions would match those of the existing dwelling.

3) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms to 4. Therefore there is a need to provide 3 off-road parking spaces in order to satisfy Council Parking standards. Provided that garaging and parking remains, the highways department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~



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Development Control Section, Environmental Services, Wokingham District Council.

13 July 2001

Scale: 1 : 200

N
W E
S

Received by Wokingham District Council

Application No: F/2001/4240

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

Location:
230, 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 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 20/07/2001. 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

26 June 2001

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

Tel: (0118) 974 6492

Date: **26 June 2001**

My ref: F/2001/4240

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/2001/4240
230, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension and single 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4240**
230, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension and single 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**********

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

Tel: (0118) 974 6492

Date: **26 June 2001**

My ref: F/2001/4240

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

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230, Hyde End Road, Spencers Wood, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4240**
230, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension and single 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 6492

Date: **26 June 2001**

My ref: F/2001/4240

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/2001/4240
230, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension and single storey side extension to dwelling.

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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/2001/4240**
230, Hyde End Road, Spencers Wood, Reading.
Proposed two storey rear extension and single 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**********

Applicationo	Name & Address
F/2001/4240	G J Carter 242 Hyde End Road Spencers Road Reading Berks RG7 1DH
Application approved	Letter sent: 07/08/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 JUN 2001
Officer: NAB	Application No. F/2001/4240

Map No. 27 Site 0.10
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 230 HYDE END ROAD

Parish: SHINFIELD Ward: SHINFIELD
26.06.01

Applicant:
MR & MRS B BONWICK

Fee Received 95.00 (3) 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 : 26:06:09 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:

site notice & see map for neighbour notices

.....

.....

.....

.....

.....

.....

.....

.....

rec. by email 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)

242 Hyde End Road
Spencers Wood
Reading RG7 1DH

0118 988 3806

July 18, 2001

The Planning Department
Wokingham District Council

Planning Application number F/2001/4240
Extension to 230 Hyde End Road, Spencers Wood

Whilst I appreciate that this planning application apparently relates to a change for domestic use, I think it is worth pointing out that a business - Image Couriers -is run from 230 Hyde End Road and that in doing so considerable annoyance is caused to those of us living adjacent to and in Elizabeth Rout Close. One or more of their vehicles are always parked in the Close. This is usually a white transit type van but often other vehicles as well. This is out of sight and sound of 230 Hyde End Road but only too obvious to us. The van is an eyesore and a danger to vehicles using Elizabeth Rout Close. The owners have no compunction about moving their vans at any time of the day or night, often with a considerable amount of noise.

I do feel that if the applicants are going to benefit from planning regulations, they should show some concern for those of us who are not even their immediate neighbours and run their business from their home and not from outside ours.

G J Carter

065
PLANNING SERVICES | HPT
POL | TLS
DC NB | ENF
APP |
CS |
20 JUL 2001
COPIES TO: | ACK: ✓
FILE:

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 26 June 2001

Application Number: F/2001/4240

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

Parish: SHINFIELD PARISH

Site Address:
230, Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs B Bonwick C/O Andesign.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 10/07/01

Environmental Services

For office use only.
Application number: 14 JUN 2001* 4240

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 B. BONWICK
	Address and postcode	230 HYDE END ROAD SPENCERS WOOD, BERKS RG7 1DG
	Phone number	ANDESIGN
2	Agent's Name	9 PERKINS WAY
	Address and postcode	WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY AND SINGLE STOREY EXTENSIONS
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 & FELT & CHIPPINGS
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 ☒

Crystal Mark
Clarity approved by ...lish Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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 ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	4	
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	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS B. BONWICK

Date 13/6/2001

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

1933

ADDRESS 230 HYDE LEA ROAD PARISH SHINFIELD

PLOT No. OLD PROPERTY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/314/69	MR. K. BUSH	SUN LOUNGE & GARAGE	14.9.69	APP APP

MINISTRY DECISION

SPECIAL ORDERS