SOUTHPORT U.K
LONDON OFFICE
:X SYSTEMS LTD

APPLICATION NO:
F/2000/0588

LOCATION:
1 Salmond Road, Reading.

APPLICANT:
Residential Care Homes Ltd C/O A Barras

PROPOSAL:
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **11/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Residential Care Homes Ltd
C/O A Barras
61 Pemberton Gardens
Calcot
Reading
Berks
RG31 7DY

Application Number: F/2000/0588

Parish: **SHINFIELD**

Location: **1, Salmond Road, Reading.**

Proposal: **Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence**

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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Condition
4. The dropped crossing should be widened to the full width of the driveway.

Condition
5. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
6. The cloakroom window in the side (west) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
7. The number of residents, including residential staff shall not at any time exceed six.

Condition
8. Construction operations for which noise is audible at the site boundary shall not be carried out other than between the hours of 0730 to 1800 Monday to Friday, 0800 and 1300 on Saturday and at no time on Sundays or Public Holidays without prior agreement in writing from the Local Planning Authority.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. In the interests of highway safety and convenience.

Reason
5. In the interests of the future health and amenity value of the trees.

Reason
6. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
7. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason

8. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 13/06/2000

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.

Shinfield
Parish Council

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

07th June 2000

PLANNING SERVICES	RPT
POL	[illegible]
DC	[illegible]
APP	
CS	
13 JUN 2000	
COPIES TO:	ADD:
	FILE:

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:

O/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of dwellings
Case Officer: Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

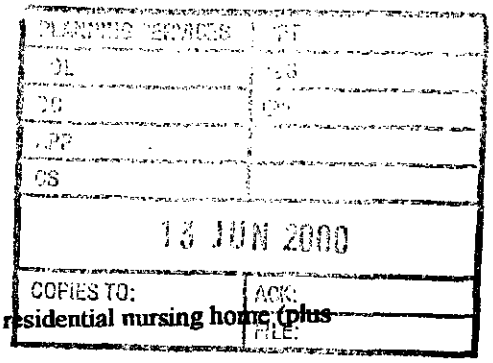
F/2000/1486
Location: 2 Grovelands Road, Spencers Wood, Reading
Proposal: Proposed single storey and first floor extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1505
Location: Westdene, Basingstoke Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Emy Circuit
Observations: No comment

Continued...

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0588	LEC
BUILDING CONTROL NUMBER.	FP 2001/1684	Alan
~~APPLICANT~~/AGENT	A Barras	
ADDRESS OF SITE	1. Salmond Road. SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + proposed change of use from C3 (residential) to C2 (residential institution)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BR 05	PP04A
ELEVATIONS	BR 08	PP06
FLOOR PLANS	BR 06	PP05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - extra small ground floor side window	
DATE	22/3/01.	

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	

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 1 August 2000
My ref: EXC/F/2000/0588

Mr A Barras
61 Pemberton Gardens
Calcot
READING
Berkshire
RG31 7DY

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 Mr Barras

PROPOSED AMENDMENTS TO PLANNING PERMISSION F/2000/0588, 1 SALMOND ROAD, SHINFIELD

I write in response to your letter of 10 July 2000 and apologise for the delay in doing so.

An increase in the number of residents to eight would require an application to vary condition 7 of planning permission F/2000/0588. The condition was imposed to ensure a level of activity on the site that would be appropriate to the residential character of the area and not detrimental to the amenities of neighbours. In determining an application to increase the number of residents to eight, a judgement would have to be made regarding the impact of the increase on the character of property and its surroundings. In making an application you should provide a supporting statement explaining the need for and effect of the proposal, and the likely frequency of times that the building would be occupied by eight people. Any other information you think might help would be welcome.

The relevant application forms are enclosed. The fee for an application to relax or remove a condition is £95.00.

With regard to the utility room window, which was shown on the plan (Drawing No PP-05) but omitted from the elevation (Drawing No PP-06), the revised elevation as shown on drawing noPP-06 A is acceptable as a minor amendment.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries regarding this matter, please contact Emy Circuit, on the number above.

Yours sincerely

John Mitchell,
Development Control Manager

PLANNING SERVICES	HPT 31556
POL	TLS
DC	ENF
APP	
CS	
10 JUL 2000	
COPIES TO:	ACK:
	FILE:

F/2000/0588

Planning Department,
Wokingham District Council,
P.O. Box 157
Shute End,
Wokingham.
Berks RG40 1WR

For the attention of Emmy Circuit.
Your Ref ; Approval - F2000/0588

61 Pemberton Gardens,
Calcot,
Reading,
Berks,
RG31 7DY

7th July 2000

Dear Sir/Madam

Re: No. 1 Salmond Road, Whitley

In reference to the above approval we wish to request your consideration of an amendment to Condition 7 to increase the number of bed spaces from 6 to 8.
As can been seen from the enclosed drawings the actual bed spaces at present is a possible 6, increasing to a possible 8 on the proposed plan.
Residential Community Care Ltd wish to cater for a need for twin/double room accommodation and also to have the ability to offer a family member to stay on an occasional basis.
This will have no affect on the parking provision or requirements as non of the residents are permitted to drive and the sleepover situation will only add 1 car parking infrequently.
We have indicated on an amended elevation the obscure glazed window as requested and noted a window which was on the plan but which was overlooked - on the (East) elevation.
We trust you will look favourably on this request and accept our amended Drawings.

Yours faithfully

A Barras

A. Barras

On behalf or Residential Community Care Ltd

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0588

Applicant : Residential Care Homes Ltd C/O A Barras.

Location : 1, Salmond Road, , Reading.
Proposal : Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/2/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 29:2:00

Date Registered : 15/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 11/04/2000

Consultation Responses :

Environmental Health - condition re hours of working.
Shinfield - concered about impact of residential care home in residential area.
Landscape - acceptable providing TPO trees are protected.
Highways - conditions / informatives
Social Services - no comments received.
Neighbours - relocation of fence + sightlines, scale out of place, business in residential (family) estate, existing care homes at 1 + 5 + Babbington + Longmore Rd Junction - parking at junction - already in C2 use, privacy & No 3 + architectural ballance
Need & liaise relicenses etc.
cumulative no of care homes in area.

Planning Issues :

Identified Settlement
Neighbours / street scene
WHO - residential care homes

Application Number: F/2000/0588
1 Salmond Road, Reading

Appraisal: I Salmond Road is a two-storey, three bedroom, detached property, currently in use as a care home. The proposal is for a substantial rear extension, increasing the number of bedrooms to six and change of use of to an A2 care home. In 1999 an application for a detached dwelling (99/70048/F) was refused.

The proposed extension would be flush with the side of the property and extend 6.4 metres to the rear. It would have a width of 5.2 metres. It would have a hipped end, which would reduce its massing and would not be out of character with the property which has a complex roof plan. The roof would have a 45° pitch, to match existing, which would result in a 0.5 metre higher ridgeline.

Impact of the extension on neighbouring properties

There would be a first floor landing window looking towards the garden of 383 Old Whitley Wood Lane - the extension would be 25 metres to the rear of No 383, 10 metres from the garden boundary and there is a three metre hedge screening the garden so any overlooking would be towards the end of the garden and would not result in an unacceptable loss of privacy.

The extension would be 17 metres from 3 Salmond Road and 31 metres from 34 Drewett Close. There would be one first-floor, bedroom window in the rear elevation of the extension but this would be 11 metres from the boundary with 3 Salmond Road and it is not considered that this would result in unacceptable overlooking, particularly as the boundary between the two properties is well screened.

The remaining first-floor windows would face onto the rear garden of 1 Salmond Road.

Impact of the change of use

It appears that the property is already in use as a care home. According to WDLPDD policy WH10, conversion of existing dwellings to care homes will be considered favourably providing certain criteria are met. In this case none of the residents drive so there should not be significant traffic generation. Concerns have been expressed regarding the number of care homes in the area and neighbours have commented that 5 Salmond Road is also a care home. It is proposed that there would be six residents - this would not be an unusually large household in a residential area and a condition could be imposed to limit the number of residents to this level.

Impact on the street scene/protected trees

Although the extension would be substantial the site is large enough to accommodate this scale of increase without appearing overdeveloped.

It was initially proposed that the 1.8 metre fence enclosing the private rear garden area should be relocated 9.4 metres to the east, to 2.4 metres from the boundary but it was considered that this would harm the open character of the area. The revised site layout indicates the fence would be moved 2.5 metres forward, to the level of the front of the garage at 3 Salmond Road and this is considered acceptable.

Construction of the extension would require removal of a tree in the rear garden but this is not protected and does not contribute significantly to the character of the area. There are several trees on the site which are protected by TPOs but providing these are adequately protected during construction there would be not detrimental impact on these.

Amenity space

The proposals would result in an increase in the number of occupants of the property and also a reduction in the private amenity space available. The extended property would have a

floorspace in the vicinity of 245 m^2. The area of the existing rear garden is about 374m^2 - relocation of the boundary fence would increase this by 40 m^2 while the extension would reduce the area by 33m^2. The resulting garden area of 381 m^2 would be adequate in terms of the council's guidance on private amenity space (Guideline B1).

Highways

Parking provision on the site is considered adequate.

Recommendation: conditional approval

Application Number F/2000/0588
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC23	SR06	Parking and garaging
04	—	SR14	The dropped crossing ~~shall be~~ should be widened to the full width of the driveway
05	SC49	SR18	
06	SC20	SR24.	cloakroom / side (west)
07	—	SR24	The number of residents, including residential staff, shall not at any time exceed six.
~~08~~	~~SC49~~	~~SR18~~	
08	—	SR10	Construction operations for which noise is audible at the site boundary shall ~~only be~~ not be carried out other than between the hours of 0730 & 1800 Monday to Friday, 0800 and 1300 on Saturday and at no time on Sundays or Public Holidays without prior agreement in writing from the L.P.A.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Salmond Road Reading.

APPLICATION NUMBER: F/2000/0588

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at front boundary

2. DESCRIPTION OF SURROUNDINGS Residential - 2-storey detached open plan frontages giving spacious quality + numerous trees - shared surfaces.

3. DESCRIPTION OF SITE/BUILDING 2-storey detached property - in use as care home - large corner plot - enclosed rear garden + open front/side - important to character of area.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Well set back from 383 Old Whitley Wood Lane and 3 Salmond Rd.

5. SITE CONSTRAINTS

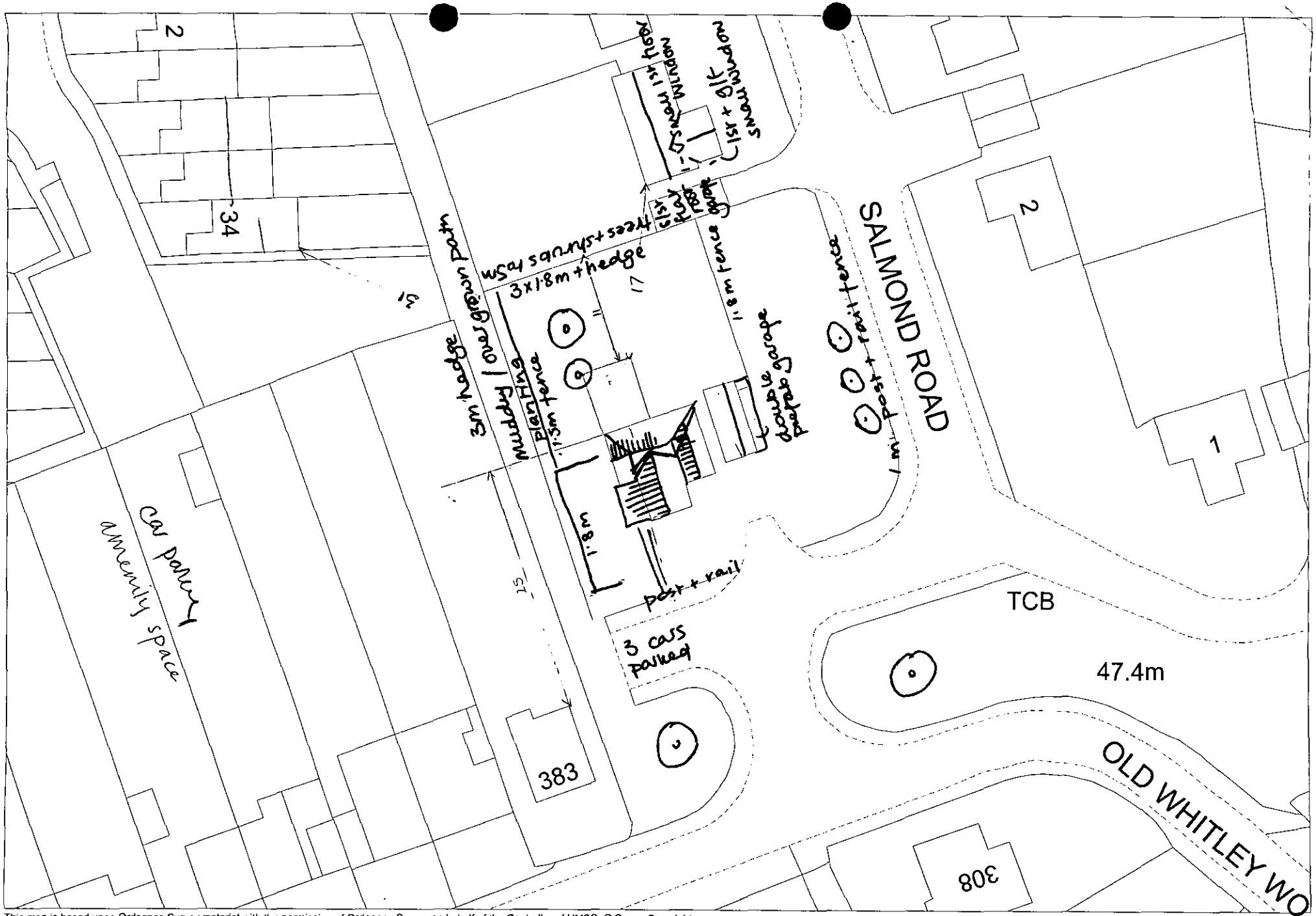
TREES TPO trees at front/side and others in rear garden.

ACCESS/PARKING garage + drive, also on street ?

LEVELS -

BOUNDARY TREATMENT 1.8 & 1.5m fences + planting at rear, open front with post and rail fence

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

28 February 2000

Scale: 1 : 500

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/0588

Mr & Mrs Turner
3 Salmond Road
Shinfield Park
Reading
Berks
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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam

Application No: F/2000/0588

Location: 1, Salmond Road, Reading

Proposal: PROPOSED CHANGE OF USE FROM C3 (RESIDENTIAL) TO C2 (RESIDENTIAL INSTITUTION) PLUS TWO STOREY REAR EXTENSION AND RELOCATION OF BOUNDARY FENCE

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/0588

K P Sowten
2 Salmond Rd
Shinfield Park
Reading
Berks
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
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You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

Tel: (0118) 974 6479

Date: 31 May 2000

My ref: F/2000/0588

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0588
1 , Salmond Road, , Reading.
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0588**
1 , Salmond Road, , Reading.
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6479

Date: 31 May 2000

My ref: F/2000/0588

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0588
1 , Salmond Road, , Reading.
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

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Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0588**
1 , Salmond Road, , Reading.
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6479

Date: 31 May 2000

My ref: F/2000/0588

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0588
1 , Salmond Road, , Reading.
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

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This form must be received no later than 10 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0588**
1 , Salmond Road, , Reading.
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Received by Wokingham District Council

Application No: F/2000/0588

Proposal:
Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

Location:
1 , Salmond Road, , 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)

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 18/03/2000. 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

VALID

Start date: ~~14 FEB 2000~~ 15 FEB 2000	
Officer: EXC	Application No. F/2000/0588

Map No. 72	Site 0011
Easting:	Flood Pln .....
Northing:	Mineral .....

(12)

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (RESIDENTIAL)

(F) PROPOSED CHANGE OF USE FROM C3 TO C2 (RESIDENTIAL INSTITUTION) PLUS TWO STOREY REAR EXTENSION AND RELOCATION OF BOUNDARY FENCE

Location: 1 SALMOND ROAD

Parish: SHINFIELD Ward: Shinfield N ✓ 23.02.00

Applicant: RESIDENTIAL CARE HOMES LTD

Fee Received 190-00 (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	Q24 New floor space? OK	✓ phoned 15/2	
4	Correct S 66 certificate			
5	Elevation plans	Pls check scale on plans + elevs. They are supposed to be 1:200 but, checking against our site plan, I think they are 1:100.	✓ 15/2	
6	Floor plans			
7	Metric scale disclaimer	OK		
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 : 23.02.00 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:

.....2, 3 & 4 Salmond Road.....

.....1 Pattinson Road.....

.....308 and 383 Old Whitley Wood Lane.....

.....

.....

.....

.....

.....

.....

Date: 10 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0588

Location: 1, Salmond Road, Reading.

Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence

Applicant: Residential Care Homes Ltd C/O A Barras.

Case Officer: Emy Circuit

The new plans show the following: Correct position of the north east corner boundary and re-positioning of the relocated fence. Drawing nos PP-04A, PP-01A.

Comments are required by 20/05/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/0588 **(Planaps) /** **(Ludhouse)** **Date Rec.** 4 May 2000

Location: 1 Salmond Road, Reading

Parish Shinfield

Applicant:

Description of attached plans Correct position of the north east corner boundary and re-positioning of the relocated fence.

Drawing No's: AA-001 PP-04 A & AA-001 PP-01 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: KP Sowten 2 Salmond Rd, Shinfield Park, Reading RG2 8QN

MR + MRS TURNER 3 Salmond Rd RG2 8QN **Date for Responses** 10 days

FURTHER ACTION

Re-advertise App. Y / (N) **(Delete as required)**

Redate Application Y / (N) **From**

New Site Notice Y / (N)

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 11.05.00.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	NH 2995
POL	TLO
DC	ENF
APP	
CS	
04 MAY 2000	
COPIES TO:	ACK:
	FILE:

Planning Department,
Wokingham District Council,
P.O. Box 157
Shute End,
Wokingham.
Berks RG40 1WR

61 Pemberton Gardens,
Calcot,
Reading,
Berks,
RG31 7DY

For the attention of Emmy Circuit
Your Ref ; F2000/0588

3rd May 2000

0588 1

REVISED PLAN

Dear Sir/Madam

Re: No. 1 Salmond Road, Whitley

In response to our telephone conversation of today we enclose amended site plans indicating the correct position of the North East corner boundary & adjacent garage and the re-positioning of the re-located fence.
Trusting you find this alteration is to your satisfaction and we look forward to the progression of this application

Yours faithfully

A. Barras

On behalf or Residential Community Care Ltd

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

DELEGATED

Date: 23 February 2000

Application Number: F/2000/0588

Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.

Site Address:
1 , Salmond Road, , Reading.

Applicant:
Residential Care Homes Ltd C/O A Barras.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & GARAGING (SR06)

DROPPED CROSSING TO BE WIDENED TO FULL WIDTH OF DRIVEWAY. (SR14)

IN08

COMMENT

THE HIGHWAY AUTHORITY DOES NOT ACCEPT THAT THE APPLICANT CAN PROVIDE SEVEN OFF-ROAD PARKING SPACES. TWO SPACES ARE SHOWN ON THE ROAD OUTSIDE THE CURTILAGE OF THE PROPERTY. HOWEVER, THE PROPOSAL ONLY REQUIRES FOUR SPACES WHICH CAN BE CATERED FOR WITHIN THE SITE.

N.S. Tatler

6-4-00

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 23 February 2000

Application Number: F/2000/0588

Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.

Site Address:
1 , Salmond Road, , Reading.

Applicant:
Residential Care Homes Ltd C/O A Barras.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

COMMENT

CAN THE APPLICANT CONFIRM THE FOLLOWING:

1. No. OF RESIDENTS
2. No. OF STAFF (NON-RESIDENTIAL)
3. No. OF STAFF (RESIDENTIAL)

Signed: N.S. Trotter **Print name:** N TROTTER

3-3-00

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	
04 APR 2000	
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	FILE:

PLANNING SERVICES	HPT 27990
POL ✓	TLS
DC ✓ EXC	ENF
APP	
CS	
04 APR 2000	
COPIES TO:	ACK:
	FILE:

Planning Department,
Wokingham District Council,
P.O. Box 157
Shute End,
Wokingham.
Berks RG40 1WR

61 Pemberton Gardens,
Calcot,,
Reading,
Berks,
RG31 7DY

For the attention of Emmy Circuit.
Your Ref ; F2000/0588
By fax.
Our Ref:

3rd April 2000

Dear Sir/Madam

Re: No. 1 Salmond Road, Whitley

In response to your telephone query of the 29th March, we can confirm that the number of bed spaces will be a total of six all of which are for residents, non of whom are permitted to drive.
Of the seven off- road parking spaces, two will be taken by day carers and there is likely to be one additional vehicle parking used for occasional staff visits.
Trusting you find this information answers your queries and we look forward to the progression of this application

Yours faithfully

ie no resident staff
+ 2 or 3 during the day.

A. Barras

ABarras

On behalf or Residential Community Care Ltd

EM4

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

SALMOND RD
SHINFIELD PARK
READING
BERKS
15 MAR 2000
RECEIVED
14-MAR-2000

COPIES TO:	ACK:
	FILE:

Sh 5

DEAR SIR,

WITH REFERENCE TO PLANNING APPLICATION F/2000/0588 AT 1 SALMOND RD READING, I WISH TO MAKE THE FOLLOWING POINTS :-

1 THE PROPOSED EXTENSION AND CHANGE IN BOUNDARY FENCE IS DIRECTLY IN THE LINE OF SIGHT FROM THE FRONT OF MY HOUSE, WHICH AT PRESENT OVERLOOKS THE BACK AND SIDE GARDENS OF No 1 TO THE TREES BEYOND.

2 I FEEL THAT THE STYLE AND SIZE OF THE EXTENSION WOULD LOOK OUT OF PLACE AMONGST THE OTHER DWELLINGS ON SALMOND RD.

3 THE PROPOSED EXTENSION (AND CHANGE OF USE) IS AN EXPANSION TO A BUSINESS ON A RESIDENTIAL FAMILY ORIENTATED ESTATE WHICH ALREADY HOUSES CARE HOMES AT Nos 1 & 5 SALMOND RD AS WELL AS A NEWLY ESTABLISHED CARE HOME ON THE JUNCTION OF BABBINGTON RD AND LONGMORE RD.

4 AN INCREASE IN THE SIZE OF THE BUSINESS WOULD ALSO LEAD TO ADDITIONAL CARS BEING PARKED AT THE JUNCTION OF SALMOND RD, PATTINSON RD AND OLD WHITLEY WOOD LANE. (THESE ROADS ARE ONLY WIDE ENOUGH FOR PARKING ON ONE SIDE)

I TRUST THAT MY OBJECTIONS (READ ALONGSIDE MY PREVIOUS LETTER OBJECTING TO THE PROPOSED ADDITIONAL DWELLING AT No 1 SALMOND RD) WILL BE CONSIDERED AND THAT PERMISSION WILL BE DENIED.

THANK YOU FOR YOUR ASSISTANCE

YOURS FAITHFULLY

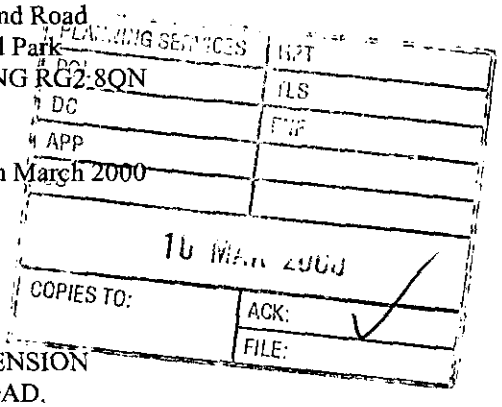
(K P SOWTEN)

SN 2

3 Salmond Road
Shinfield Park
READING RG2 8QN

Head of Planning and Transportation
Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM RG40 1WR

Date: 8th March 2000



Your Ref: Emy Circuit/F/2000/0588
PROPOSED CHANGE OF USE FROM C3 (RESIDENTIAL) TO C2 (RESIDENTIAL INSTITUTION) PLUS TWO-STOREY REAR EXTENSION AND RELOCATION OF BOUNDARY FENCE AT 1 SALMOND ROAD.

We refer to your letter dated 23 February 2000 concerning above proposal which was found confusing as regards terms used for residential grading, and the boundary fence for proposed relocation.

A telephone conversation with your Case Officer, Ms. Emy Circuit, on 28th February elicited the information that boundary fence referred to is the close-board fence along east side of the enclosed garden; C3 (RESIDENTIAL) refers to a normal family home; whilst C2 (RESIDENTIAL INSTITUTION) means a care home.

This being so, the wording of this application is somewhat misleading since the existing house at No. 1 Salmond Road was converted into a care home for mentally handicapped patients in 1991, and if its current use was to be changed it would need to be for some other purpose, such as reversion to its original use as a family residence.

Since valid comments can only be made on factually clear proposals we suggest that a more appropriate form of wording would be as follows:-
'PROPOSED ADDITION TO EXISTING C2 (RESIDENTIAL INSTITUTION) BY CONSTRUCTION OF TWO-STOREY REAR EXTENSION PLUS RELOCATION OF BOUNDARY FENCE ALONG EAST SIDE OF EXISTING REAR GARDEN.'

We understand that the close-board fence is intended to be moved across the paddock, closer to the existing post and rail fence alongside footway of Salmond Road. Presumably this is in order to enclose the paddock as an extended garden area to replace the amount of rear garden intended to be covered by the large house extension which would bring the rear house wall much closer to, and overlooking, the southern boundary of our garden at No. 3, spoiling the original concept of garden privacy and general architectural balance.

This is not the first confusing application involving No. 1 property, a previous one having been submitted and refused in summer last year, the proposal being 'ERECTION OF ONE DETACHED DWELLING WITH DOUBLE GARAGE.' No mention was made of its intended use, or of the house already situated there and in use as a care home.

That application was dealt with by Wokingham District Council Development Control Manager under the reference 99/70048/MISS E. CONNOR, not by Planning and Transportation as in this case. We find this procedure puzzling too, since it means that comments made on one application are not necessarily passed on to another department assessing subsequent proposals from the same applicant. Surely all similar planning applications from one property should be dealt with by the same council staff with all relevant information to hand, including that which may not be concerned with actual planning regulations?

As agreed over the telephone we are enclosing a copy of our letter to Miss Connor regarding the previous application, together with one from Mr. Westwood representing the NHS Trust which owns this property where we are tenants, in case you do not have access to those sent at the time. All

comments made regarding that earlier application are still valid, apart from those concerning position of the proposed building at that time, and we trust you will study these letters, taking our views into account in reaching your decision.

We also hope you will liaise with those responsible for overseeing care home establishments and granting appropriate licences. It is not even clear whether a licence for the proposed extra patients in this instance has actually been applied for, or whether the building application is simply based on the premise that if construction works are approved and carried out, an additional care home licence could then hardly be refused.

Those responsible for dealing with such matters in this locality are based at Theale, the address being Inspection Unit for Residential Care, Unit 6, Commerce Park, Brunel Road, Theale, Reading RG7 4AB.

Quite recently we had cause to bring their attention to a very serious missile-throwing incident stemming from the care home on other side of this property at No. 5, being operated by SWAAY for difficult and delinquent children. Our letter was addressed to Mrs. Sandra Sullivan, an Inspector at Unit 6. Although we have not received any reply to our letter of 4th February, it would be relevant for you to seek her current views on the wisdom of encouraging the housing of yet more mentally unstable patients next door to a family household already flanked by two care homes.

We trust you will now be aware of vital factors which are, perhaps, outwith your normal province, but which need to be seriously addressed in liaison with other departments who may not even be aware of this new proposal and its implications.

Now that care homes of this type have become firmly entrenched in our immediate vicinity there is obviously some concern that a scheme might be in hand to gradually convert more and more of this neighbourhood for that purpose, and some assurance to the contrary would be welcome.

In conclusion, it seems most unlikely that any <u>private</u> owner of the property involved would be permitted to build a second house in the garden whether detached or added on, even for normal residential purposes.

G.C. TURNER (MR.)

Elizabeth A. Turner.

E.A. TURNER (MRS.)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

16 MAY 2000

COPIES TO: | ACK: | FILE:

3 Salmond Road
READING RG2 8QN

Date: 28th July 1999

Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

Your Ref: 99/70048/F Miss E. Connor
PROPOSED ERECTION OF ONE DETACHED DWELLING WITH DOUBLE GARAGE AT 1 SALMOND ROAD

We refer to your letter concerning above proposal which was dated 8th July but was not received here until 12 July.

Your letter referred only to proposed erection of a dwelling and garage without stating purpose of the proposed house, and since the existing house on No. 1 property has already been converted into a care home for mentally handicapped patients, further enquiries have been made in this respect. From these it is understood the proposed second house is intended for the same purpose, although whether a licence has been granted, or even applied for yet, was not discovered. The current care home at No. 1 was established in 1991, causing us considerable inconvenience and distress for several years from a variety of causes. Although no such problems have emerged for a couple of years or so, probably due to better trained staff moving in, there is no guarantee they will not erupt again at any time with another change of staff or patients, especially if another care home is installed there.

A little over a year ago another care home was installed directly adjacent on our other side at No. 5 by another proprietor, this time for delinquent children and resulting in similar distressing problems which, as long-term peaceable residents in a hitherto highly respectable residential area in which we have now lived for over twenty three years, we should not be required to put up with.

In each of these cases Wokingham District Council was well aware in advance of what these two business proprietors intended, since licences had to be granted, whereas we were not.

In neither case were we approached, either by the applicants or Council representatives, to apprise us of what was being proposed and sound out our feelings on such a delicate matter, before the granting of licences. Ours is the only home in the entire road, and possibly any other road, to have two such homes so closely adjacent, one on either side of our private home and garden.

We are therefore strongly opposed to having yet another care home specially constructed in the immediate vicinity, and would suggest that a more apt location for

this and similar proposals would be next door to the private residences of proprietors of these obviously highly profitable businesses which are no doubt offering a useful and needy service, but sometimes in the wrong environment. They would then be the recipients of any disruptions to their private lives, whilst being directly on hand to deal immediately with problems as they arise, for their own sake.

Some care homes might also be installed adjacent private homes of council licensing staff so that they too will gain first-hand knowledge of what can arise from decisions made without due thought and sensitivity. We also fail to see any valid reason for construction of an extra dwelling in this road for any other purpose. This residential estate, now known as Shinfield Park, was very well designed in the first place, some fifty years ago. Site for the proposed dwelling is a small grass area deliberately left as an open feature at southern end of Salmond Road, with the house at No. 1 being set around the corner at right angles to all other houses in this row, to allow provision of this useful open space.

Elyabeth A. Turner

E.A. Turner (Mrs.)
G.C. Turner (Mr.)

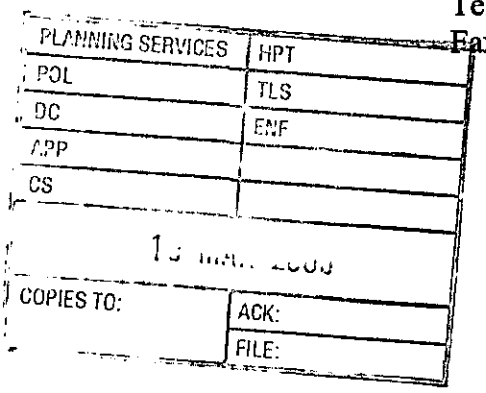
ROYAL BERKSHIRE & BATTLE HOSPITALS NHS TRUST
Royal Berkshire Hospital, London Road, Reading RG1 5AN Tel: (0118) 987 5111

FACILITIES DIRECTORATE
Estates Department

Our ref: KW/il
Your ref:

Tel: 01189 878581
Fax: 01189 878020

28 July 1999



Ms Carol Humphrey
Development Control Manger
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shut End
Wokingham
RG40 1WH

Dear Ms Humphrey

PLANNING APPLICATION Ref 99/70047/F - 1 SALMOND ROAD
ERECTION OF ONE DETACHED DWELLING

I write as representative of the owners of the adjacent property 3 Salmond Road.

Having studied the application, my comments are as follows.

1) While the Trust generally applauds Care in the Community initiatives I am given to understand that the existing buildings at No. 1 and 5 Salmond Road are already "Houses in multiple occupation" and used for these purposes.

   It is obvious that the proposed development (by 'Residential Community Care') has the same function. There is therefore a singular risk that an excessively high density of Community Care applications is being allowed to develop in a very small area.

   This was not the intention of the Care in the Community initiative where the concept was to disperse and integrate the patients from institutions back into the general community.

   The Trust feels the proposed development would be detrimental to the 'quiet enjoyment' of our tenants Mr and Mrs Turner.

2) The proposed development extends beyond the existing building line in Salmond Road. We feel this would be detrimental to the established streetscape.

3) The proposed development appears, in light of the number of bedrooms to be inadequate in car parking provision.

Finally I would add that while you request respondents to quote the application number, it is not entirely obvious from your letter that it is your reference.

Yours sincerely



Keith Westwood
Head of Estates

cc Mrs E A Turner

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
15 MAR 2000
COPIES TO: | ACK:
FILE:

TO: DEVELOPMENT CONTROL

FROM: Environmental Design

DATE: 13th March 2000

Location: 1 Salmond Road, Shinfield Reading

Proposal: Proposed change of use from C3 to C2 plus two storey rear extension and relocation of boundary fence.

Application Number: F/2000/0588

In response to your consultation dated 23 February 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that care is taken to protect the mature trees around the site which are subject to Tree Preservation Orders.

The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal. Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal. Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal; Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...

PLANNING SERVICES
POL
CC ENF
CS
20 MAR 2000
COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 26336
TLS
DC | CNF
APP
CS
25

From: John Mullaney
Environmental Health

My Ref: JRM

To: Emy Circuit

Planning Department

Date: 24/02/2000

---

1 SALMOND ROAD, SHINFIELD F/2000/0588

Having considered the environmental health implications of the above development, I would recommend the following condition be applied should permission be granted:

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

J Mullaney

John Mullaney
Environmental Health Officer

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

15.FEB.2000* 0588

1.	APPLICANT'S NAME	RESIDENTIAL CARE HOMES LTD
	ADDRESS	THE WALLED GARDEN, CALCOT GRANGE, MILL LANE, CALCOT, READING.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	A. BARRAS
	ADDRESS	61 PEMBERTON GARDENS, CALCOT, READING.
	POST CODE	RG31 7DY PHONE 0118 9613767
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	1 SALMOND ROAD, WHITLEY READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM C3 TO C2, - RESIDENTIAL TO RESIDENTIAL INSTITUTION. TWO STOREY REAR EXTENSION, AND RELOCATION OF EXISTING FENCE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1173ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AA-001 / PP-00, PP-01, PP-02, PP-03 PP-04, PP-05, PP-06

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☑	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A .

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF FINISH, GUTTERS/DOWNPIPES, BRICKWORK AND WINDOWS/DOORS, ALL TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

RELOCATION OF EXISTING LARCH LAP FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NO ALTERATION

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	1 / 6	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED A Barras ON BEHALF OF Residential Care Homes Ltd DATE 2nd February 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use ~~or demolition~~	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS			65.3	~~232m²~~ 166.7
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify EXISTING RESIDENCE		166.7m²		
OTHER	Please Specify				
	TOTAL		166.7m²	65.3	~~232m²~~ 166.7

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 6

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	UP TO 7	–
Proposed	7	–

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
RESIDENTIAL CARE HOMES LTD.
b) Will these premises be vacated?
NO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
1			1

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
N/A

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

15.FEB.2000* 0588

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of Residential Care Homes Ltd

Date 2nd February 2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 1 SALMOND ROAD PARISH SHINFIELD

PLOT No.

ORD. SHEET No. SU. 7268

BUILDER Old Property

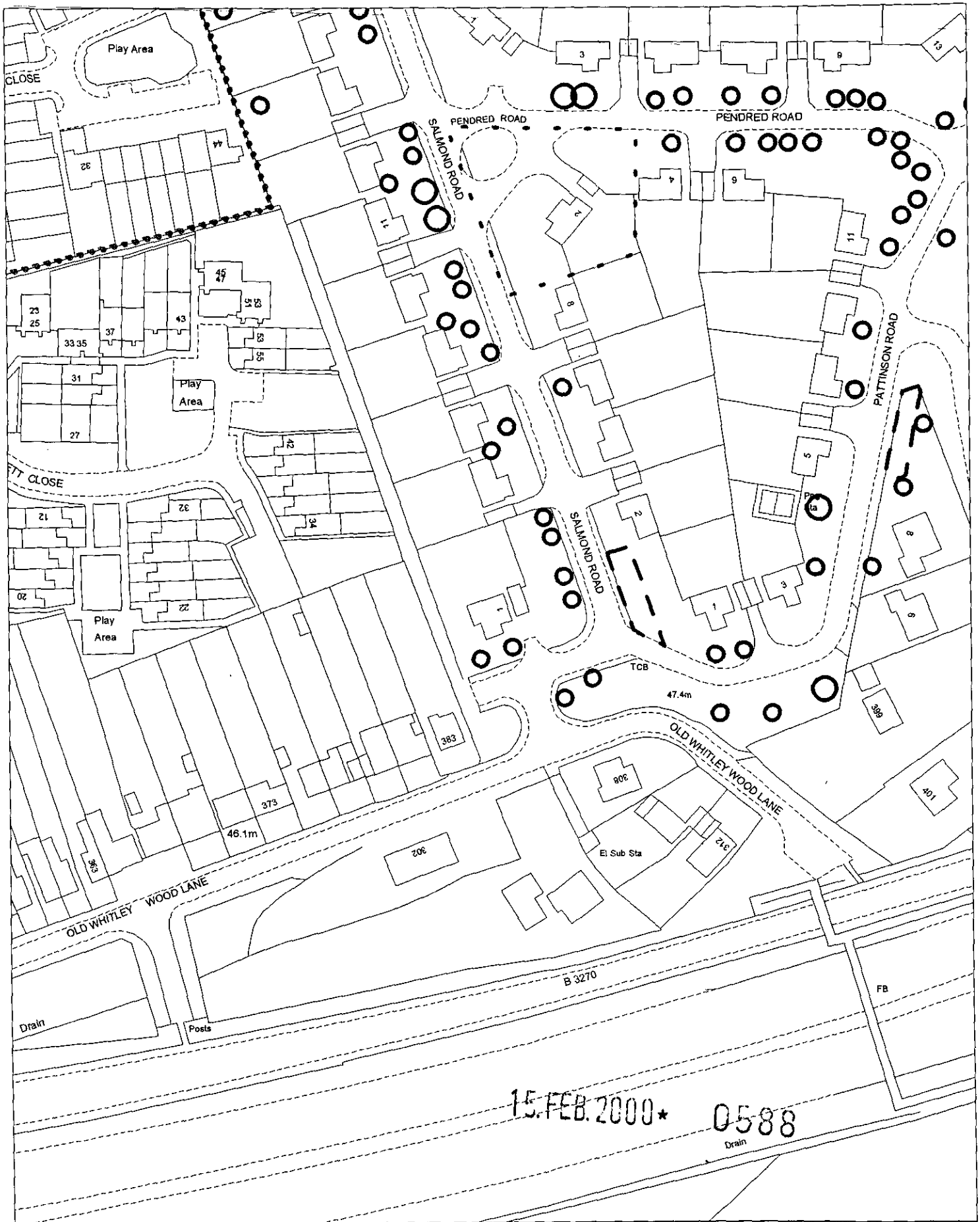
Plan No.	Applicant	Description of Development	Date of Decision	Decision
29367	MR. W. HOWARTH	REAR GARAGE	18.12.67	CA
393/46	W/DR.			
FP/92/0321	DR. C. STEVENS	EXT.		Ref.
LA94/8192/A	RBS. COMM. CARE LTD	WHEELCHAIR ACCESS & study	16.3.94	APP
99/70048/F	Dr. C. Stevens.	x1 det. dwelling with double garage.	3/9/99.	REF

DATE OF COMPLETION

MINISTRY DECISION 15.FEB.2000* 0588

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 1250

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Date: 9 February 2000

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