APPLICATION NO:
F/2002/5937

LOCATION:
2 Grovelands Road, Spencers Wood Reading.
Shiffield.

APPLICANT:
Mr J Ayub C/O The Keen Partnership

PROPOSAL:
Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **25/03/2002**
28 Day exp: 1/4 (Bh): after 2/4.
APPLICATION WILL HAVE EXPIRED ON:
18/04/2002

CASE OFFICER: **Natalie Brown**

APPROVED
REV Plans Exp: 2/6/02

1054

D0

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Ayub
C/O The Keen Partnership
The Courtyard
Edinburgh Road
Reading
Berks
RG30 2UA

Application Number: F/2002/5937

Parish: **SHINFIELD**

Location: **2, Grovelands Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of detached replacement dwelling. Demolition of existing 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. 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 in both side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The bedroom window in the north (side) elevation and master bedroom window and en-suite window in south (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
7. 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
8. 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.

Condition
9. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
10. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping

die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
14. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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 visual amenities of neighbouring properties and the locality.

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

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

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

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

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

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

Reason

14. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informative

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

2. This permission relates to the application as amended with revised drawings numbers 7374-02-01 to 7374-02-04 submitted to the Local Planning Authority on 11 July 2002, showing dwelling moved forward by 1.75 metres and joined to double garage, number of windows in side elevation facing 4 Grovelands Road reduced to one and windows in side elevation facing 250 Hyde Road increased to two and does not approve the proposals as originally submitted.

Informative

3. 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 WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/08/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for ***planning applications*** *and within* **8 weeks** *in respect of* ***advertisement applications****, using a* form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) *The Secretary of State does not have to consider an appeal if it appears that the local planning* authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area *the land is situated. This notice will require the Council to purchase an owners interest in the land in* accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, *Transport and the Regions on appeal or on reference of the application to him. These circumstances* are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

original
collected
by.
applicant

Applicationo	Name & Address
F/2002/5937	M E Collins 4 Grovelands Road SPENCERS WOOD RG7 1DP
F/2002/5937	Dr M E Nunn And Mrs J A Nunn 8 Grovelands Road SPENCERS WOOD RG7 1DP
Application Approved	Letters sent 12.08.02

WOKINGHAM UNITARY
Aiming for Excellence

4 Mr David John Collins
250 Hyde End Rd

All obs on MKA.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5937

Applicant : Mr J Ayub C/O The Keen Partnership.

Location : 2, Grovelands Road, Spencers Wood, Reading.
Proposal : Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 12/3

Date Registered : 21/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 18/04/2002. 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 :
Parish Council : "no comments"
Highways : no objection subject to conditions - comments as memo 7/5
Env. Health : no objection subject to hrs. construction condition
Pinton Pastures : Bar survey
Landscape - as previous
Letters of rep : N° 4 - outlook will change - not planning
conservatory & kitchen will be in shadow
overlooking
TV/radio reception may be affected - not planning
amenity space overshadow
overbearing
reduce day light
& N° 6
Letters of rep : N° 5 ⇒ as previous

Planning Issues : Old sett.

Env. Health - no objection in principle.
if development is considered, a landscape plan req'd.

REV - PLANS :

Application Number: F/2002/5937

Appraisal :

See attached

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

Application Number F/2002/5937
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 2 Grovelands Road Spencers Wood Reading.

APPLICATION NUMBER: F/2002/5937

OFFICER: Natalie Brown

DATE OF SITE VISIT: 12/3.

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Res.
Settlement.

3. DESCRIPTION OF SITE/BUILDING

No 2 – Chalet bung - dorme windows. Garage (5.5 ft. roof) along boundary with Hyde End Rd.
Lean-to-style conservatory at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

No 4 – bung with rooms in roof.
No 6 – dw.
No 10 – dw – (2s) dormers 1st floor f. fwd of No 4+6.

No 4 (adj) – bung with dormers at front.

Hyde End Rd dwelling – Rear elevs + rear gdns face side boundary with No 2.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING existing driveway entrance & gravel parking area at front.

LEVELS

BOUNDARY TREATMENT fencing & ~~tall conifers along side boundary~~ (fr) some trees No 2/4.

OTHERS

- Conifers at front & part fencing
- fencing with Hyde End Rd dw.
- 1.8m fencing & trees & shrubs along boundary with No 4 at rear.

No 4 – currently rear bdg lines approx level (main bdg)
- has conservatory at rear (approx 3–4m depth).
- slightly set away from boundary of dw.

Application Number: F/2002/5937 – 2 Grovelands Road

Appraisal:

Development

Proposed erection of detached replacement two-storey dwelling and demolition of existing detached chalet style bungalow. The site is located within the identified settlement of Shinfield.

Revised plans were received on 11 July 2002 showing the main part of the dwelling moved forward in the plot by 1.75m to join to the double garage. The number of windows in the side elevation facing No. 4 have been reduced to one and show obscurely glazed and the number of windows in the side elevation facing No. 250 Hyde End Road increased to two and shown obscurely glazed.

1) Impact upon neighbouring properties

The proposed dwelling would be set further back in the plot compared to the existing dwelling by 2m (at the front). The main part of the dwelling would be 9.665m in length and 11.69m in width. It would be set away from the side boundary with No. 4 by2m and No. 250 by 1.31m. There would be rear extension element to the dwelling which would not be at full ridge height. This would be 5.4m in length, and not be the full width of the proposed dwelling. It would be set away from the boundary with No. 4 by 4.25m and from boundary with No. 250 by 3.56m.

Obscurely glazed windows are proposed in the side elevations for the dwelling, for a bedroom facing No. 4 (north elevation) and for a side window to the master bedroom facing 250 Hyde End Road and for an en-suite (both in the south elevation). Velux style windows would also be in the side elevation of the family room roof facing No. 250 – it is not considered that these would cause any overlooking. Due to the fact that windows in both the first floor side elevations are shown as being obscurely glazed, it is considered that there would be no overlooking.

There would be three bedroom windows in the rear elevation for bedroom windows, due to the fact that the proposed dwelling is set away from its side boundaries, with the proposed windows set in further from the side of the dwelling, it is considered that there would be no significant overlooking that could reasonably warrant refusal.

No. 250 is at an angle within its plot, and at its closest (corner) point is 9m from the boundary with No. 2. Given the proposed siting of the dwelling at No. 2, there is considered to be sufficient distance between the two dwellings so as not be overbearing.

At present, the rear building line of No. 4 extends beyond the rear building line of No.2 by 2m. It also has a single storey rear conservatory extension not shown on the GIS maps. It is set away from the boundary with No. 2 by 1.6m.

It terms of clearance of the 45 degree line on overbearing standards, it is not considered that the proposed dwelling would have any adverse effects upon No. 4. With regard to daylighting and the vertical 25 degree line, there would be some impact upon No.4's conservatory where it is opposite the main part of the proposed dwelling. Where it is opposite the lowered ridge extension there is no infringement. The revised plans show the main part of the dwelling moved forward by 1.75m, this significantly reduces the impact of the main part of the proposed dwelling upon the conservatory.

However, as a conservatory by its nature is glass, and it not a sole window to a room, light will still be able to enter the conservatory room. Therefore, in this instance, as 3m of the conservatory would not be infringed upon, and the proposed dwelling complies with the 45 degree rule, it is considered that any adverse impacts could not reasonably warrant refusal.

With regards to the glass panels kitchen door in the side elevation and lounge window (as pointed out in letter from No. 4), there would be no adverse impacts, as firstly a kitchen is not a habitable room and secondly the opening in question is a door. The occupiers of No. 4 have already compromised the light to the kitchen by building the conservatory at the rear of the kitchen (which used to be the main window to the kitchen).

A letter of objection was received from No. 4 with regards to overlooking, affect to outlook, kitchen/conservatory cast in shadow, be overbearing, and TV/radio reception being affected. The issues of overlooking, overbearing and overshadowing have been addressed above. Issues of affect to outlook (i.e. affecting a view) and TV/radio reception are not planning issues. In response the revised plans, these comments were reiterated. In response to the revised plans No. 250 Hyde End Road in response to overlooking – no objections were raised with the additional plans.

It is not considered that there would be any other adverse impacts in terms of the neighbours at the rear and front of the site. It is however recommended that a condition be added to ensure that no further windows are added in the side elevations at first floor level and above, in order to prevent overlooking.

2) Impact upon the character of the streetscene

In terms of the street scene, the proposed double garage which would now be joined to the dwelling, would be virtually level with the front of No. 6, and be 7.3m from the highway. Given that it would be level with No. 6 and that within the street scene Nos. 12 & 14 project further forward than No. 6, it is considered that the garage would have no adverse impact upon the character of the area. It would have a hipped roof 4.7m to the ridge.

In terms of the dwelling, there is a mix of style and design. As the first house of the road, it would be read with the two-storey dwellings visible along Hyde End Road. There is therefore considered to be no adverse impacts.

A letter of objection was received from No. 8 with regards to the garage and dwelling being out of character, in response to the revised plans, No. 8 reiterated their previous comments. These points have been addressed above.

Landscaping details will need to be provided by condition as part of any approval. (NB: The landscape department had no addition comments to make in response to the revised plans)

3) Impact upon highway safety (parking provision)
There are 5 bedrooms proposed, thereby requiring 4 off-road parking spaces. A double garage plus parking space has been provided, therefore meeting this requirement. Provided that garaging, and parking is retaining and that turning is provided, and new access surfaced, the highway department has no objection to the proposed development. (NB: The highway department had no addition comments to make in response to the revised plans)

Approval: ✓ **~~Refusal:~~**

Conditions: (F/2002/5937)

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
~~C070~~	~~R070~~	~~Hours of Construction~~
C100	R100	Site Levels
C044	R044	No windows to be inserted **Ins: First floor level in both side elevations**
C045	R045	Obscure Glazing Del: It shall be fixed shut **Ins: bedroom window in the north (side) elevation and master bedroom window & en-suite window in south (side) elevation**
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C138	R138	Garaging/Turning Area
C135	R135	Stopping up of access
C140	R140	Surfacing of access **Ins: 7 metres**
C150	R150	Landscaping Details
C151	R151	Landscaping planting to be carried out
	Reason:	Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

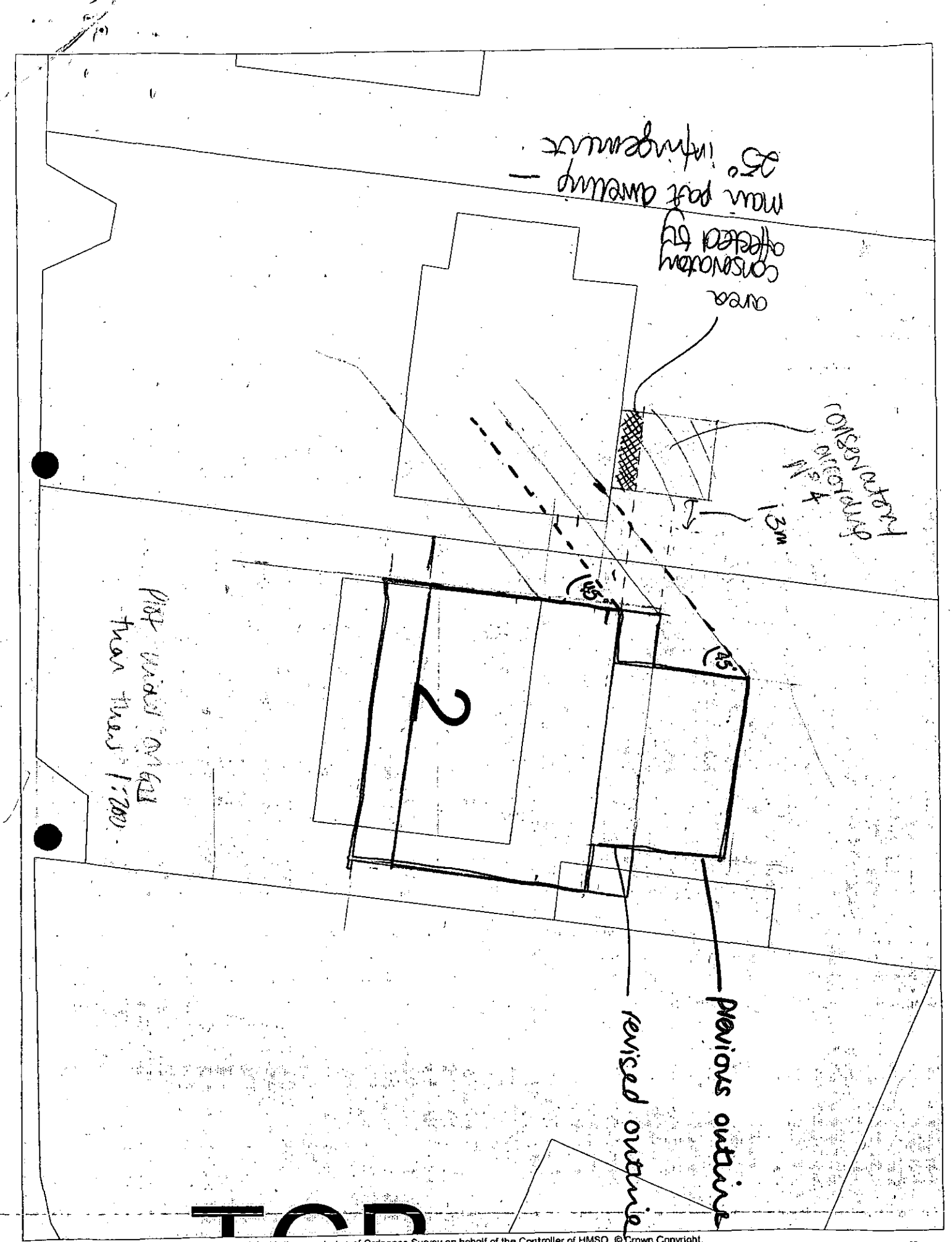
1. **N07**

2. **N02**
   Ins: revised drawings (7374-02-01 to 7374-02-04)
   Ins: 11 July 2002
   Ins: Showing dwelling moved forward by 1.75m and joined to double garage, number of window side elevation facing 4 Grovelands Road reduced to one and windows in side elevation facing 250 Hyde End Road increased to two.

3. **N16**
   BSP: EN1, LD3
   WDLP (DD): WOS2, WOS3, WBE1
   ~~LALP: LTV1, LBE1, LBE2~~

AD

D G Watson 5/8/02



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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2002

Scale: 1 : 200

2 Gwalads Road

OBS

NAB

250 Hyde End Rd
Spencers Wood

23 JUL 2002

FAO Natalie Brown.

24.07.02

5937 - Points of concern/objection

- additional windows
- overlooking
- house goes back further than existing house
- concerned about his kitchen and utility windows being overlooked (downstairs)
- rear extension should be single storey.

J D Collins

(MR JOHN DAVID COLLINS)

Objection
letter to
F/2002/5937.

Please treat
as normal
objection.

Thanks
Tonya.

ORL

PLANNING SERVICES	HPT
POL	
DC	
APP	

22 JUL 2002

COPIES TO	

23.07.02

4 Grovelands Road
Spencers Wood
Reading
Berks.
RG7 1DP

17 July 2002

Environmental Services Dept.
Shute End
Wokingham.

For the attention of Natalie Brown.

Dear Ms Brown,

Application number F/2002/5937
Site address: 2, Grovelands Road SpencersWood, Reading.

The modified plans fall far short of acceptability.

1) At a site meeting attended by yourself and Mike Thorpe, on Weds, 5th June2002, it was agreed that the main building would not be allowed to extend beyond my neighbours existing rear-building line. The latest proposal considerably exceeds this.

2) Any rear extension that protrudes beyond his rear-building boundary should be of a single storey construction to reduce the overbearing impact.

3) In the winter months the angle of the sun is lower to the south. Potential for any solar gain on my property would be severely restricted, bearing in mind the relative height and bulk of the proposed development.

4) The building of a permanent brick garage in front of the existing building line is considered to be inappropriate and would create an unacceptable precedent in a semi rural situation.

5) Civil Planning considerations on a domestic property should also encompass such matters as a neighbour's legal Right to Ancient Lights, which you pointed out are also a civil legal issue. No planning application can be allowed if it causes an infringement of these legal rights.

The foregoing is in addition to the points raised in my previous letters (summarised and attached hereto)

I object to the proposal.

M.E.Collis

F/2002/5937.

Summary of previous points of objection. RELATING TO 2. GROVELANDS ROAD, SPENCERS WOOD

1) The immediate 5 metres area to the rear of my bungalow is Private Protected Amenity space.
2) The proposed two-storey house will overshadow this area and the south side of my property, and would have an overbearing impact.
3) Any new building extending either vertically or laterally beyond the existing bungalow at 2, Grovelands Road would substantially reduce daylight to one side of my property.
4) My Right to Ancient Lights should be considered.
5) A development of the size and position would spoil my enjoyment of my own property.
6) The value of my property would be lowered.
7) My outlook to the south, instead of being sky and distant trees, would be a solid brick wall two stories high, with a roof gable above.
8) The side of my property, especially the kitchen and conservatory to the rear would be cast in shadow for much of the year.
9) Some windows, even in the latest modified proposal, would still overlook my property.
10) Flow of waste exhaust gases from the chimney of my bungalow could be affected.
11) Television and radio reception may be affected by the close proximity of the two-storey wall and gable end extending well above my roof and chimney.

M. F. COLLIS

4. GROVELANDS ROAD
SPENCERS WOOD

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 25 July 2002

Location:	2 Grovelands Road, Spencers Wood, Shinfield
Proposal:	Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2002/5937

In response to your consultation dated 12 July 2002 for the above application, the landscape comments are as follows:

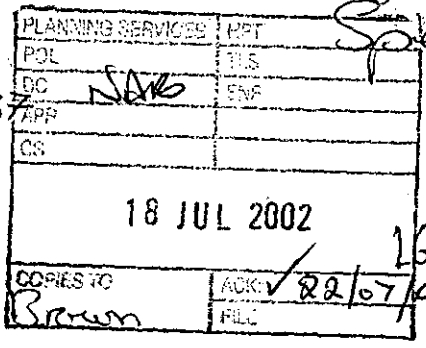
I have no additional comments to make on the revised plans. Please refer to my previous comments dated 26 March 2002 which still apply.

Catherine Brimble

Catherine Brimble
Landscape Architect

OBS 8. Grovelands Road
Spencers Wood
Berks
RG7 1DP
16th July 2002.

Application No.
F/2002/5937



Dear Natalie

Thankyou for your letter of the 12th July.

We have viewed the revised plans for 2, Grovelands Road, Spencers Wood, Berks, and our previous comments regarding the planning application remain unchanged.

Thankyou for keeping us upto date on the proceedings.

Yours Faithfully

Dr and Mrs M. E. Munn.

Date: 12 July 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5937

Location: 2, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Applicant: Mr J Ayub C/O The Keen Partnership.

Case Officer: Natalie Brown

The new plans show the following: Main part of proposed dwelling moved forward on plot by 1.75m to join onto garage. Number of windows in side elevation facing 4 Grovelands Road reduced to one, obscurely glazed. Number of windows in side elevation facing 250 Hyde End Rd increased to two, obscurely glazed. Drawing nos: 7374-02-01, 7374-02-02, 7374-02-03, 7374-02-04.

Comments are required by 02/08/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

As per memo dated 7/5/02.

A.

Date: 12 July 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5937

Location: 2, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Applicant: Mr J Ayub *C/O* The Keen Partnership.

Case Officer: Natalie Brown

The new plans show the following: Main part of proposed dwelling moved forward on plot by 1.75m to join onto garage. Number of windows in side elevation facing 4 Grovelands Road reduced to one, obscurely glazed. Number of windows in side elevation facing 250 Hyde End Rd increased to two, obscurely glazed. Drawing nos: 7374-02-01, 7374-02-02, 7374-02-03, 7374-02-04.

Comments are required by 02/08/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

11/7 NAB - 1970

(RING ONE)

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

App No. F/2002/593 (Planaps) / (Ludhouse) **Date Rec.** ~~F/2002/593~~ 11 July 2002

Location: 2 Gravelands Road.

Parish Shurfield.

Applicant:

Description of attached plans - Main part of proposed dwelling moved forward on plot by 1.75m to join onto garage
- No windows in side elevation facing 4 Gravelands Rd reduced to one & be obscurely glazed.
- No windows in side elevation facing 250 Hyde End Rd increased to two & be obscurely glazed

Drawing No's: LP 7374-02-01, 7374-02-02, 7374-02-03, 7374-02-04

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: As originally consulted plus 4 + 8 Gravelands Rd. + 250 Hyde End Rd

Date for Responses 21 Days due to resiting.

FURTHER ACTION

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

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

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 12.07.05

Yellow - Part One Copy
Green - Officer's Copy

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 **Fax** 0118 951 0866 **email** info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

PLANNING SERVICES	HP 5937
POL	TLS
DC NAB	ENF
APP	
DS	
11 JUL 2002	
COPIES TO	AUK:
	FILE:

REVISED PLAN
5937

Natalie Brown
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Our ref: CDK/jm/7374/1

10th July 02

Dear Natalie,

RE: 2 GROVELANDS ROAD SPENCERS WOOD READING

Further to our meeting in your office please find enclosed 4no copies of the amended drawings, which show the following:

1. The house moved forward by 1.75m so it is now attached to the double garage. The roof of the double garage has now been amended slightly to allow the abutment.
2. The two windows to bedroom 4 which looks across the flank wall of No 4 have now been reduced to one which is situated on the front face of the chimney stack. Owing to its location the position of this window frame should not allow any overlooking into the rear garden of No 4. If necessary we will agree to a condition that this should be opaque glass although I do not think it is necessary.
3. As agreed we have extended the length of the family room and the rear bedroom by 1.75m so that the rear wall of the gabled section is in the same place as originally shown. We have made other minor amendments by moving the study window to the side elevation together with that of the en-suite. We have removed the bathroom window completely adjacent to the en-suite this will now interfere with the garage roof.

I trust now these amendments as agreed with you are now acceptable and that you can now proceed with this application to committee with a recommendation for approval.

Yours sincerely,

Christopher D Keen
Keen Partnership

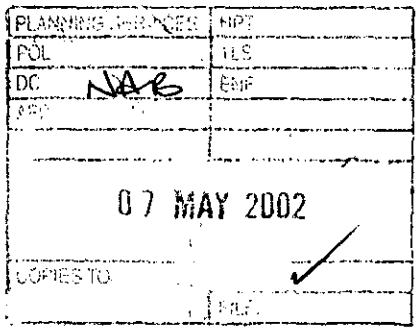
CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom
VAT no. 614 7583 30

Dr M E& Mrs J A Nunn, 8 Grovelands Road, Spencers Wood, Reading, RG7 1DP (0118-9883395)

FAO: Angela Odell
Planning Department
PO Box 157
Shute End
Wokingham RG40 1WR
Berkshire

Thursday, 02 May 2002



Dear ~~Angela Odell,~~ Natalie,

Planning Application No. F/2002/5937: 2 Grovelands Road Spencers Wood, Reading

We object to the plans of the proposed new development on the site of 2 Grovelands Road, Spencers Wood on the following grounds:

a) The plans are for a house not a dormer bungalow. We do not consider the replacement dwelling is in harmony with the neighbouring dwellings;

b) The proposed new developments across the road are in character with the surrounding dwellings. The house planned for No. 2 is not. We believe that there should be more consistency;

c) The separate garage block planned for the front of the dwelling will never look right in this setting because of lack of frontage. Incidentally, would there be sufficient space for a vehicle to turn?

Yours sincerely

Dr M E Nunn and Mrs J A Nunn

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 26 March 2002

Location:	2 Grovelands Road, Spencers Wood, Shinfield
Proposal:	Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2002/5937

In response to your consultation dated 4 March 2002 for the above application, the landscape comments are as follows:

I have no objection to the erection of a replacement dwelling in principle.

The change in the access into the site will require the existing conifer hedge at the front of the site to be removed opening up views into the site. As the proposed dwelling is significantly larger than the existing dwelling with a double garage also located at the front of the site, the development will have a much greater visual impact on the street scene than the existing dwelling with no vegetation to help mitigate this view.

If the development is considered acceptable then the applicant will need to submit a landscape plan showing extensive planting at the front of the site. These details will need to include full species name of the trees and shrubs, location of the plants, size of plant at time of planting and planting densities / numbers.

Catherine Brimble

Catherine Brimble
Landscape Architect

1

your ref. Natalie Brown
F/2002/5937.

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
20 MAR 2002	
ACKD	ACK: ✓
	FILE:

068

MR. M. E. COLLIS.
4 GROVELANDS ROAD
SPENCERS WOOD.
READING.
BERKS. RG7 1SP
17th March 2002.

for the attention Natalie Brown
Planning Officer
Wokingham Borough.

Dear Natalie;

Application F/2002/5937
no 2 GROVELANDS ROAD. SPENCERS WOOD.

further and in addition to my previous letter dated 1st March 2002, I list some further points for your consideration.

I object to the proposed development on the following grounds.

The immediate 5 metres area to the rear of my bungalow is PRIVATE PROTECTED AMENITY space. The proposed two storey house will overshadow this area, and the south side of my property. It would have an overbearing impact.

Any new building extending either vertically or laterally beyond the existing bungalow at no 2. GROVELANDS ROAD, would substantially reduce daylight to one side of my house and property. Having been resident since 1956 I have a right to ANCIENT LIGHTS.

A development of the size and position

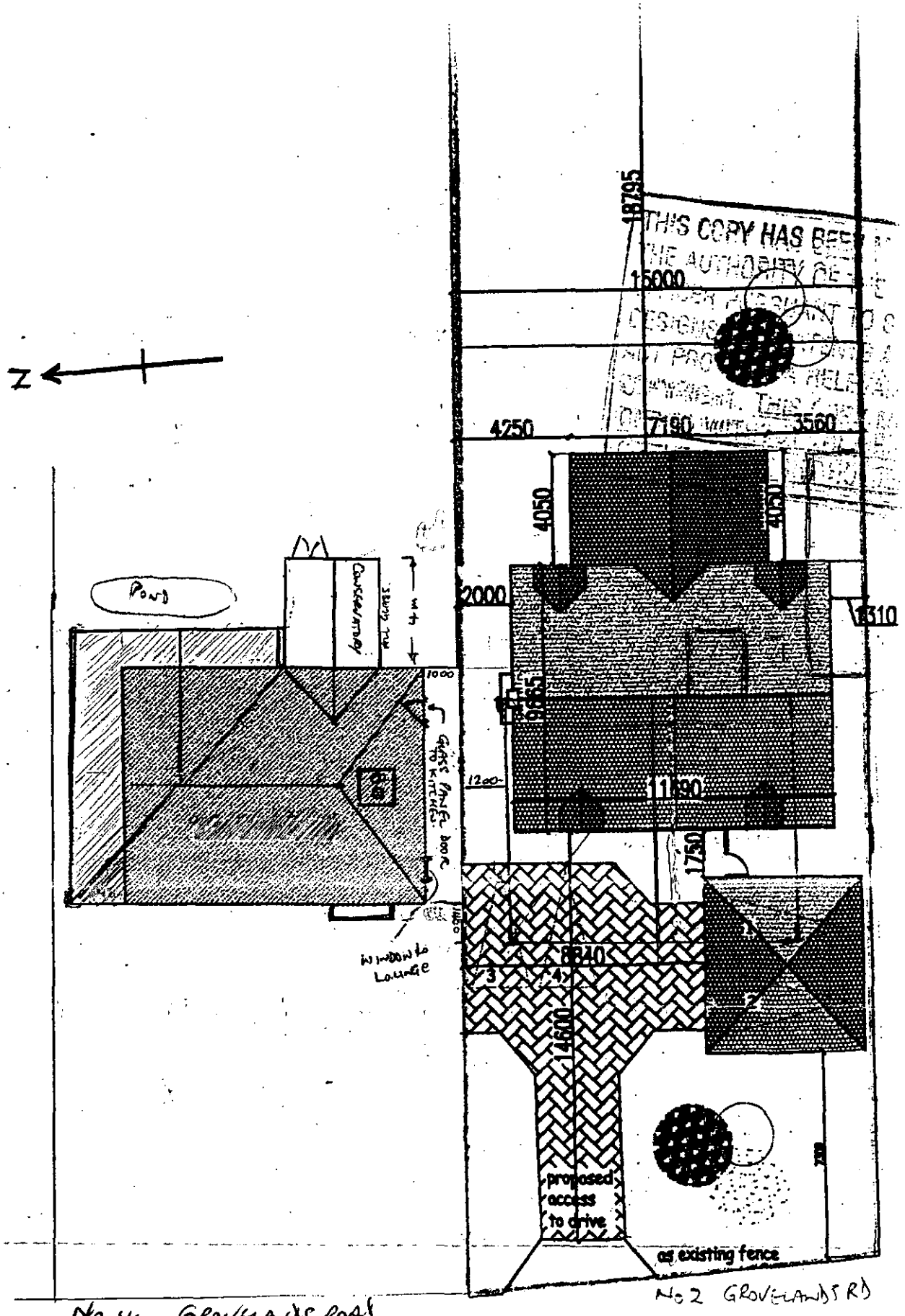
cont'd...

proposed would spoil the enjoyment of my own property and could lower it's value.

I enclose a plan showing the relationship between the existing sister bungalows @ nos.. 4 and 2 Grovelands Road and should be self explanatory.

Yours sincerely.

Mr. M.E. COLLIS.



THIS COPY HAS BEEN
THE AUTHORITY OF

PROPOSED SITE PLAN 1/200

THE YELLOW SHADED AREA SHOWS POSITIONS OF EXISTING SINGLE STOREY BUILDINGS.

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:
	FILE:

13 March 2002

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:

F/2002/5822
Location: 23 The Manor, Shinfield
Proposal: Proposed erection of two storey side and single storey rear extension to dwelling
Case Officer: Helen Pollock
Observations: No comment

F/2002/5834
Location: 17 The Square, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling and second floor rear dormer extension.
Case Officer: Richard Kelly
Observations: No comment

F/2002/5839
Location: Wilders Grove, Ryeish Lane, Spencers Wood
Proposal: Proposed erection of a detached double garage
Case Officer: Helen Pollock
Observations: No comment

FA/2002/5946
Location: Plot 14 Reading Business Park, Basingstoke Road, Shinfield
Proposal: Proposed erection of internally and externally illuminated signs
Observations: If any of these signs are visible from the motorway then we strongly object on the basis of road safety and urge you to consider the precedence of the Green Park sign where illumination was precluded.

Comment

F/2002/5854
Location: 26 The Square, Spencers Wood
Proposal: Proposed two storey side extension to dwelling and single storey rear extension with side dormer.
Case Officer: Richard Kelly
REVISED PLANS: show Garage Elevations.
Observations: No comment

PLANNING SECTION
PO: TL:
OC: ENF:
APO:
CS:
14 MAR 2002
ACK:
FILE:

F/2002/5878
Location: 10 Diana Close, Spencers Wood
Proposal: Proposed first floor side extension to dwelling and single storey rear extension
Case Officer: Louise Smith
Observations: No comment

VAR/2002/5978
Location; 225-7 Hyde End Road, Spencers Wood
Proposal: Proposed variation to condition 7 of consent F/2001/3212 to allow flank bedroom window to be openable on plot 3, Plus addition of Dummy gables on plots 1 & 2 (Amendments to consent 2001/33212 and new driveway to Plot 2.
Observations: Please note that the site is in Spencers Wood as per the planning application and not in Shinfield as on your cover sheet.

F/2002/5894 [Neighbouring Parish Consultation]
Location: 42 Elm Road, Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer Louise Smith
Observations: No comment

F/2002/5937
Location: 2 Grovelands Road, Spencers Wood
Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5942
Location: 4 Wychelm Road, Shinfield
Proposal: Proposed erection of new dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5948
Location: Springfields, Basingstoke Road
Proposal: Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.
Case Officer: Helen Pollock
Observations: No comment

F/2002/6012
Location: May Feeds, Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Application for temporary permission for change of use of agricultural barns to storage (B8) use (Retrospective).
Observations: No comment

F/2002/6038
Location: Land West of Great Lea Farm House, Mereoak Lane, Grazeley
Proposal: Proposed installation of 3 x 200 mm antennas and 1 x 600 mm microwave dish on a 16m high monopole with equipment cabinets, ancillary equipment and new access.
Observations: Comments to follow shortly

Continued.....

F/2002/6050

Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of two dwellings and demolition of existing dwelling
Case Officer: Natalie Brown
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

PLANNING DEPARTMENT
14 MAR 2002
ACKNOWLEDGED

READING. (0118) 9883534.

rec'd by hand on site 12/3

4. GLOVERANDS ROAD
SPENCERS WOOD
READING
BERKS RG7 1DP

11th March 2002.

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	
12 MAR 2002	
COPIES TO	ACK ✓
	FILE

FAO. NATALIE BROWN.

Dear Natalie,

2. GLOVERANDS ROAD. F/2002/5937.

Thankyou for sending the plans. My initial concerns relating to a development of the proposed size and position by my neighbour are as follows: —

(1) Our outlook to the south instead of being sky and distant trees would be a solid brick wall two stories high plus a roof.

(2) The side of my property especially the kitchen and conservatory to the rear would be cast in shadow for much of the year.

(3) Six windows, two of which may be obscured glass, would overlook my property.

(4) Flow of waste exhaust gasses from my chimney could be affected.

(5) Television and radio reception may be affected.

I will write formally after examination of the plans by a structural engineer experienced in these matters.

Yours sincerely.

M. E. COLLIS.

Natalie Brown

From: Andy Glencross
Sent: 08 March 2002 15:40
To: Natalie Brown
Subject: Planning Application F/2002/5937 2 Grovelands Rd Spencers Wood

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Natalie Brown
Development Control

Your Ref: F/2002/5937

From: Tom Payne
Environmental Health

My Ref: 000383

Date: 7 March 2002

PROPOSED ERECTION OF DETACHED REPLACEMENT DWELLING. DEMOLITION OF EXISTING DWELLING.

2 GROVELANDS ROAD, SPENCERS WOOD, READING.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 04 March 2002

Application Number: F/2002/5937

Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Parish: SHINFIELD PARISH

Site Address:
2, Grovelands Road, Spencers Wood, Reading.

Applicant:
Mr J Ayub C/O The Keen Partnership.

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
C138, R138
C122, R122.
C140 (INSERT: 7metres), R140.
C135, R135.

NO7

Signed: _____ **Print name:** Adam 7/3/02

Application Number : F/2002/5937	**Map No :** 87.
Case Officer : NAB	**Site Area :** 0 08
Valid Date : 21 FEB 2002	**Received Date: 18/02/2002**

Level : Delegated Application

Description : Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Location : 2, Grovelands Road, Spencers Wood, Reading.

Parish : SH **Ward : SHI** 4/3/02 -3.

Applicant : Mr J Ayub C/O The Keen Partnership.

Fee Required: £190 **Fee Received: £190** (S)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Show other side elevation of garage re full front elevation of house side elev. on drawing 03 shows study window, not shown on floor plan.		? ✓
FLOOR PLANS	Windows shown on front elevation of garage, not shown on floor plan.		✓ 21/2
NO SCALE OR SCALE IS IMPERIAL	Rear elevation should show side door of garage.		✓
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 11.3.02 TB

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures ✓ re: demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water ✓ new house.

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

No pre-apps.

Received by Wokingham District Council

Application No: F/2002/5937

Proposal:
Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Location:
2, Grovelands 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 please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5937 to enable the library staff to locate the correct information.

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 25/03/2002. 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 be possible for an individual reply to be issued 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

04 March 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5937
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6492

Date: 04 March 2002

My ref: F/2002/5937

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/5937
2, Grovelands Road, Spencers Wood, Reading.
Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/5937**
2, Grovelands Road, Spencers Wood, Reading.
Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

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

Tel: (0118) 974 6492

Date: 04 March 2002

My ref: F/2002/5937

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2002/5937**
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6492

Date: 04 March 2002

My ref: F/2002/5937

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5937
2, Grovelands Road, Spencers Wood, Reading.
Proposed erection of detached replacement dwelling.
Demolition of existing dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5937**
2, Grovelands Road, Spencers Wood, Reading.
Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

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

5937

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 *Fax* 0118 951 0866 *email* info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

21.FEB.2002* 5937

Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

REF -7374-02-2GRovelands Road

Please find enclosed planning drawings for the above property, forms and fees.

The proposal is to demolish the existing bungalow and replace it with the five bedroom house with new driveway and garage to the front right side of the site.

I hope that this application will meet your approval.

yours sincerely

Rana Burgan

CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom P J Maisey
Associate
N A Blunt BSc (Hons) ARICS
VAT no. 614 7583 30

Architectural design *Building* surveyors *Project* managers *Building* engineers

1509/ab

21 FEB 2002* 5937

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	MR J AYUB
	ADDRESS	TYGWYN · 2 GROVELANDS ROAD
		SPENCER WOOD, READING, BERKS
	POST CODE	RG7 1DP Tel No. 01831 398 192
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE KEEN PARTNERSHIP
	ADDRESS	THE COURTYARD, EDINBURGH ROAD
		READING. BERKS
	POST CODE	RG30 2UA Tel No. 0118 951 0 855
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	TYGWYN · 2 GROVELANDS ROAD SPENCER WOOD.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1.073
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE ERECTION OF TWO STOREY, FIVE BEDROOM HOUSE + GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan ✓ — 1:100 Floor Plan
1:~~500~~ Block Plan :200 ✓ — Other
1:100 Elevations ✓

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ✓
- OTHER
- ALTERATION or EXTENSION ☐
- DEMOLITION ✓

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ — Go to Question 10.
- OUTLINE PERMISSION ☐ — State relevant outline permission No. — Go to Question 10.
- FULL PERMISSION ✓ — Go to Question 11.
- TEMPORARY PERMISSION ☐ — State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ — State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ — State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

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

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL
12.	ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / NO — NONE to be felled
13.	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED:	BRICK WALL + CLAY ROOF TILES
14.	WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	(YES) / NO
15.	WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	(YES) / NO
16.	WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	(YES) NO — NEW PROPOSED DRIVEWAY
17.	WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	(YES) / NO
18.	DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. — YES / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20.	HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	YES / (NO)
21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form.	YES / (NO)
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 (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.	YES / (NO)

23. THE FEE ENCLOSED IS £ 190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Rana Ruzgen ON BEHALF OF MR AYUB DATE 15/02/2002

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No.

21.FEB.2002* 5937

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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . [signature] . . . . . .

On behalf of . . MR. . . . AYVB . . . . . .

Date . . . 15/02/2002 . . . . . .

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

2 GROVELANDS ROAD

ADDRESS TY GWYN

PARISH SHINFIELD

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/66986/F	Mr. Ayub	F & L Dormer Roofs - Room in Loft Space	10.3.98	C/A
FP98/7266	"	Loft conversion	3.4.98	REF.
99/69939/F	MR AYUB.	1ST FL FRONT + REAR EXT'S.	24/3/99	GRA
F/2000/1486	"	S/St & 1St Floor Ext	29/06/00	C/A
F/2002/5937	"	Erect det. replacement dwelling, demolish exist.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

15/8
4pm – I phoned Mr Collins following him trying to call me.

concerned that when garage demolished (at rear) → that any gap be infilled with 6ft fence. explained that boundary cond. been added to approval.

PHONE! - 0118 988 3967

MR JOHN DAVID COLLINS
250 HYDE END ROAD
SPENCERS WOOD
READING
RG7 1DH

PLANNING SERVICES	
POL	TLS
DC NAB	ENF
APP	
CS	
31 JUL 2002	
COPIES TO	ACK: Dupl. 30/7/02
	FILE:

I did not receive until 5/8 (after dec. issued)

Dear Sirs

Re. APPLICATION NO. F/2002/5937

SITE ADDRESS - 2, GROVELANDS ROAD, SPENCERS WOOD.

I refer to your advisory letter dated 12/7/02 (Natalie Brown), my visit to the Planning Dept. on 23/7/02, & your acknowledgement letter of 24/7/02 (Anna Cronin).

Having now studied the plans in more detail, I would like the following points taken into consideration when discussing the application for acceptance or not:

1) I have 2 side elevation drawings Nos. 7374-02-03 & 7374-02-04. It is not 100% certain or clear as to which side faces my property (my house is to the right of 2, Grovelands Road when you look at it from the road. As your letter of 12/7/02 (Natalie Brown) mentions an increase to 2 obscured glass windows on my side, the I assume that drawing number 7374-02-03 is the one. If I am correct, apart from the 2 first floor obscured glass windows there appear to be also 2 windows at the rear

of the proposed dwelling, which appear to the layman as partly in the wall & partly in the roof area. If either of these windows overlook my property, I would like these to be obscured glass.

2) Apart from the current detached building of a garage (which it seems is to be demolished), there is currently a loft fence dividing our properties. I would insist on this remaining (or a new fence erected at Mr Ayub's expense) down the whole boundary line, including the gap that will appear when the old garage is demolished. I feel that this is for the benefit of both parties for privacy purposes.

3) From the drawing, it appears that the new garage to be built, the back of which abuts my property, is very close to the boundary line. I feel that it is reasonable to ask that sufficient room is allowed between the rear of the garage & the border fence, so that Mr Ayub can carry out repairs, decoration etc. to the rear wall without coming onto my property.

4) All building work to be carried out in social hours.

5) All building & demolition work to be carried out without the contractors entering my property without

my permission on each occasion necessary.

b) Finally the revised plans show that since the original application, the number of windows on my side (first floor) have been increased from 1 to 2. I would not wish any more than this number to be allowed if further amendments become necessary.

Please could you note my comments acknowledge receipt of them in writing & take them into account when considering the application, & please let me know your decision in due course.

Yours faithfully

J. D. Collins

(MR JOHN DAVID COLLINS)

Phone: See below for details

Date: 24 July 2002

Your Ref:

My Ref: F/2002/5937

WOKINGHAM UNITARY
Aiming for Excellence

Mr David John Collins
250 Hyde End Road
SPENCERS WOOD
RG7 1DH

JOHN DAVID COLLINS

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 Sir/Madam

Application No: F/2002/5937

Site Address: 2, Grovelands Road, Spencers Wood Reading

Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.

Thank you for your comments on the above mentioned planning application.

You can contact the Central Support Team on (0118) 974 6429 if you require additional information about the proposal, but please note that only written comments can be taken into consideration when determining the application. You are also reminded that all comments received are open for the public to view, this includes the applicant or their appointed agent.

We will inform you in writing of the decision when this application is determined.

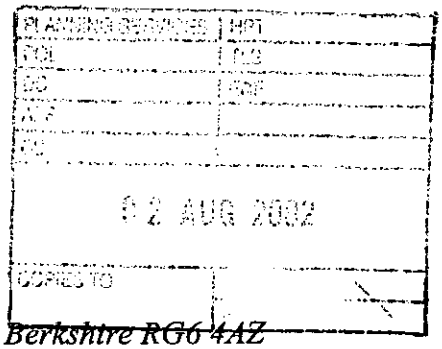
Yours faithfully,

Anna Cronin

Head of Planning and Transportation

5937





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

Please file on appr file.

02nd August 2002

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:

F/2002/5937 REVISED PLANS
Location: 2 Grovelands Road, Spencers Wood
New plans: Main part of proposed dwelling moved forward on plot by 1.75m to join onto garage. Number of windows in side elevation facing 4 Grovelands Road reduced to one, obscurely glazed. Number of windows in side elevation facing 250 Hyde End Road increased to two, obscurely glazed. Drawing nos: 7374-02-01, 7374-02-02, 7374-02-03, 7374-02-04.
Officer: Natalie Brown
Observations: No comment

RM/2002/6040 REVISED PLANS
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield [Phase 1 – 59 dwellings]
New plans: Revised designs and inclusion of bus loop.
Observations: No comment

TP/2002/6328
Location: Land at Church Farm, Church Lane, Shinfield
Proposal: Application for temporary permission for the erection of a sales compound with 2 sales cabins and parking.
Officer: Heidi Lynch
Observations: We strongly object to a retrospective application, which has already been built and is in operation. It is located by a Grade 1 listed Church and next to a Grade 2 listed Farmhouse totally detracting from this Area of Special Character. If we had been advised of this requirement we would have requested that it be located elsewhere on the site.

F/2002/6536 ADDITIONAL INFORMATION
Location: Land adjoining Milestone Cottage, Basingstoke Road, Three Mile Cross.
New plans: Ecological assessment and noise survey.
Officer: Angela Odell
Observations: Continue to object as per our comments dated 17th June 2002.

Continued...

O/2002/6620 ADDITIONAL PLANS
Location: Coach House, Stanbury Park, Basingstoke Road, Spencers Wood.
New plans: Entrance to Wellington Court Drive now shown at the junction with Basingstoke Road; visibility splays added.
Officer: Angela Odell
Observations: Continue to object as per our letter dated 24th July 2002

F/2002/6701
Location: 25 Larchside Close, Spencers Wood
Proposal: Proposed 2 storey side extension to dwelling and single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

F/2002/6703 ADDITIONAL PLANS
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood. [erection of 5 dwellings]
New plans: Density calculations. Drawing no: 1549/36
Officer: Angela Odell
Observations: No comment

F/2002/6880
Location: 17 The Square, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling and dormer extension.
Officer: Mr F Leo
Observations: No comment

F/2002/6883
Location: Barnsdale, Great Lea, Three Mile Cross
Proposal: Proposed single storey rear extension to dwelling. Amendment to consent F/2000/2542
Officer: Phillip Taylor
Observations: No comment

A/6911
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of non- illuminated site sales board and flagpoles. Retrospective.
Officer: Natalie Brown
Observations: We strongly object to a retrospective application, which has already been built and is in operation. It is located by a Grade 1 listed Church and next to a Grade 2 listed Farmhouse totally detracting from this Area of Special Character. If we had been advised of this requirement we would have requested that it should be located elsewhere on the site.

O/2002/6926
Location: Land rear of 12 & 13, Arborfield Road, Shinfield
Proposal: Outline application for the proposed erection of one dwelling and garage.
Officer: Natalie Brown
Observations: We strongly object to this application for the following reasons:

- The single track cul-de-sac known as Franklin Road, to be used by this addition dwelling, is already at capacity, serving five households.

- The access from Franklin Road onto the A327 has been criticised in a previous planning application for this site, as being a danger and hindrance to the free flow of traffic on the A327.

- Frequent on pavement parking already occurs outside houses numbered 11 and 13 Arborfield Road, obstructing disabled persons from Parrot Farm who may wish to go into Shinfield Village, as there is no pedestrian pavement on the other side of the road.

Continued....

O/2002/6930

Location:	Land adjoining Seasons Cottage, Basingstoke Road, Shinfield
Proposal:	Outline application for the proposed erection of 2 dwellings. Renewal of consent 99/69754/O
Officer:	Heidi Lynch
Observations:	No comment

F/2002/6961

Location:	49 Chestnut Crescent, Shinfield
Proposal:	Proposed single storey rear extension to dwelling to form conservatory.
Officer:	Phillip Taylor
Observations	No comment

F/2002/6963

Location:	88 Grazeley Road, Three Mile Cross
Proposal:	Proposed single storey side extension to dwelling plus first floor front extension to dwelling.
Officer:	Louise Smith
Observations:	No comment

F/2002/6972

Location:	Baycroft, Church Lane, Three Mile Cross
Proposal:	Proposed demolition of existing dwelling and erection of detached dwelling and garage.
Officer:	Natalie Brown
Observations:	No comment

F/2002/6983

Location:	17 Grovelands Road, Spencers Wood
Proposal:	Proposed two storey side extension to dwelling with new car port.
Officer:	Phillip Taylor
Observations:	No comment

F/2002/6988

Location:	353 Whitley Wood Lane, Reading
Proposal:	Proposed first floor rear extension to dwelling.
Officer	Phillip Taylor
Observations:	No comment

F/2002/7003

Location:	43 Ryhill Way, Lower Earley
Proposal:	Proposed single storey rear extension to dwelling to form conservatory.
Officer:	Phillip Taylor
Observations:	We express our concern over privacy issues.

F/2002/7013

Location:	276 Hyde End Road, Spencers Wood
Proposal:	Proposed erection of replacement garage and new side boundary wall.
Officer:	Phillip Taylor
Observations:	No comment

F/2002/7045

Location;	26 Ryhill Way, Lower Earley
Proposal:	Proposed single storey rear extension to dwelling
Officer:	Dawn Hancocks
Observations:	No comment

CON/2002/7072 - ADJOINING PARISH CONSULTATION

Location:	Transformer Station, Cottage Lane, Pingewood, Burghfield, Reading.
Proposal:	Consultation from West Berkshire Council on application to extend existing site to provide a new depot and storage facilities for operational purposes.
Officer:	Tanya Davies
Observations:	We express concern about traffic generation through our parish on small country lanes.

F/2002/7135
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of one dwelling. Amendment to house type on plot 49b as approved on application RM/2001/5187
Officer: Natalie Brown
Observations: No comment

O/2002/7137
Location: Land between Woodcock Lane, Basingstoe Road & Grazeley Road, Three Mile Cross
Proposal: Outline application for residential development of approximately 270 units, new vehicular accesses, provision of public open space, footpath links and cycleways.
Officer: Kerrin Lithgow
Observations: Letter sent to Kerrin Lithgow

F/2002/7159
Location: Thurley Farm, Lambwood Hill, Grazeley
Proposal: Proposed single storey extension to building for B8 use plus re-roofing of existing building.
Officer: Natalie Brown
Observations: We express concern about traffic generation within a rural environment.

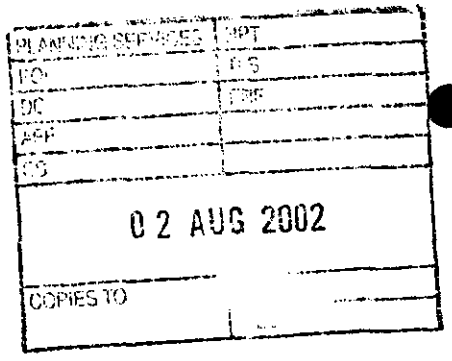
F/2002/7162
Location: 4 Salmond Road, Shinfield Park
Proposal: Proposed two-storey side extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/2002/6582 REVISED PLANS
Location: Upperwood Farm, Cutbush Lane, Shinfield
New plans show: Revised plans to relocate the proposed bund to solely within applicant's land. Drawing no: 21604/A003B
Observations: No comment

F/2002/7161
Location: 308 Whitley Wood Lane, Reading
Proposal: Proposed first floor rear extension to dwelling
Case Officer: P Taylor
Observations: No comment

Yours faithfully

Mrs Tracy Sampson



ADDRESS 250 Hyde End Road PARISH Smithfield

PLOT No. 751/52 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19962 –	Mr. E. Hubley	2/st. & 3/st. Lots.	25-8-83	N/A CIA
BR 21147	"	–	15-9-83	App N/A

DATE OF COMPLETION

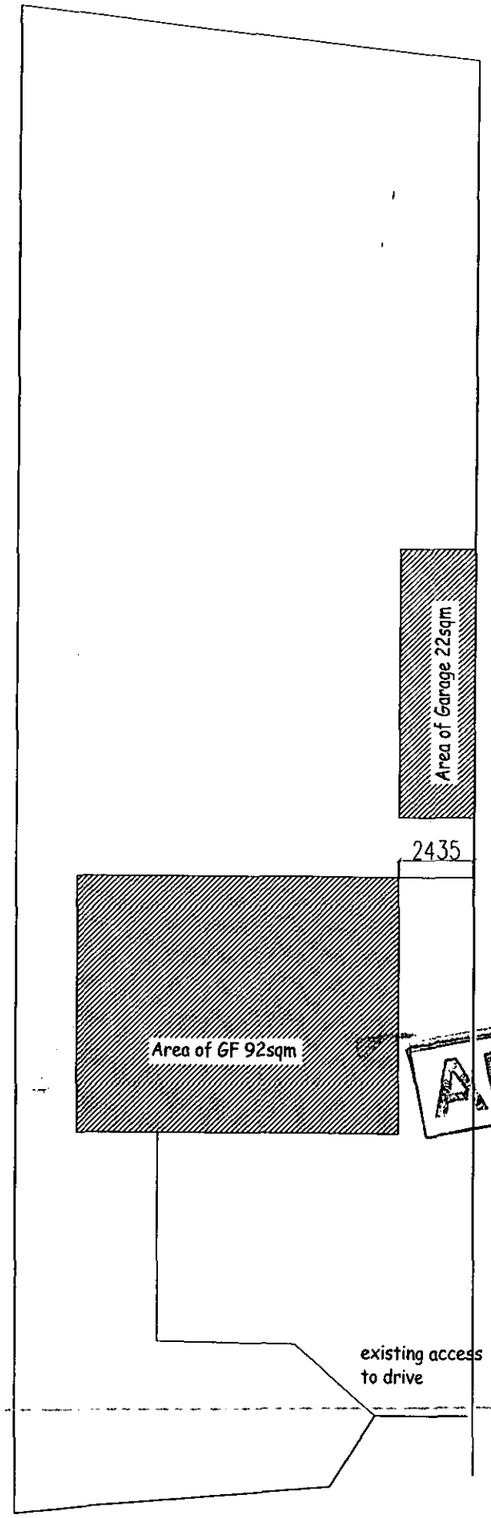
MINISTRY DECISION

SPECIAL ORDERS

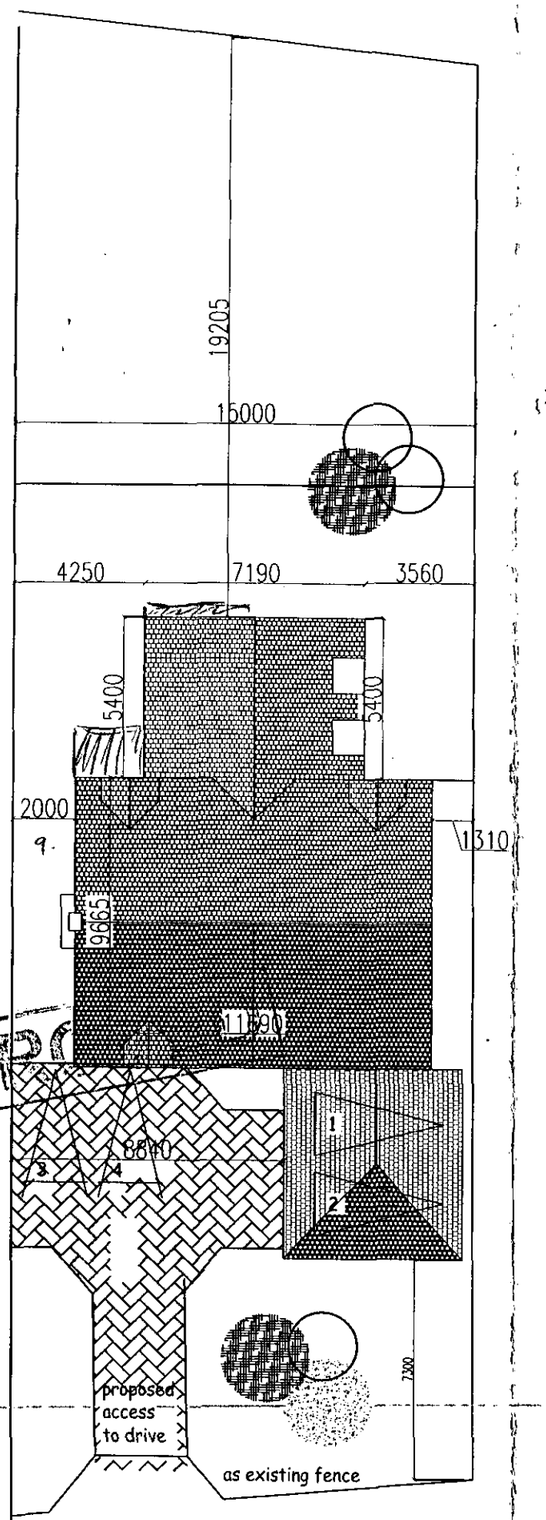
DRAINAGE

091074





EXISTING SITE PLAN 1/200



PROPOSED SITE PLAN 1/200

REVISED PLAN

5937

PLANNING SERVICES	TEL
POL	TLS
DC	EMF
APP	
CS	

11 JUL 2002

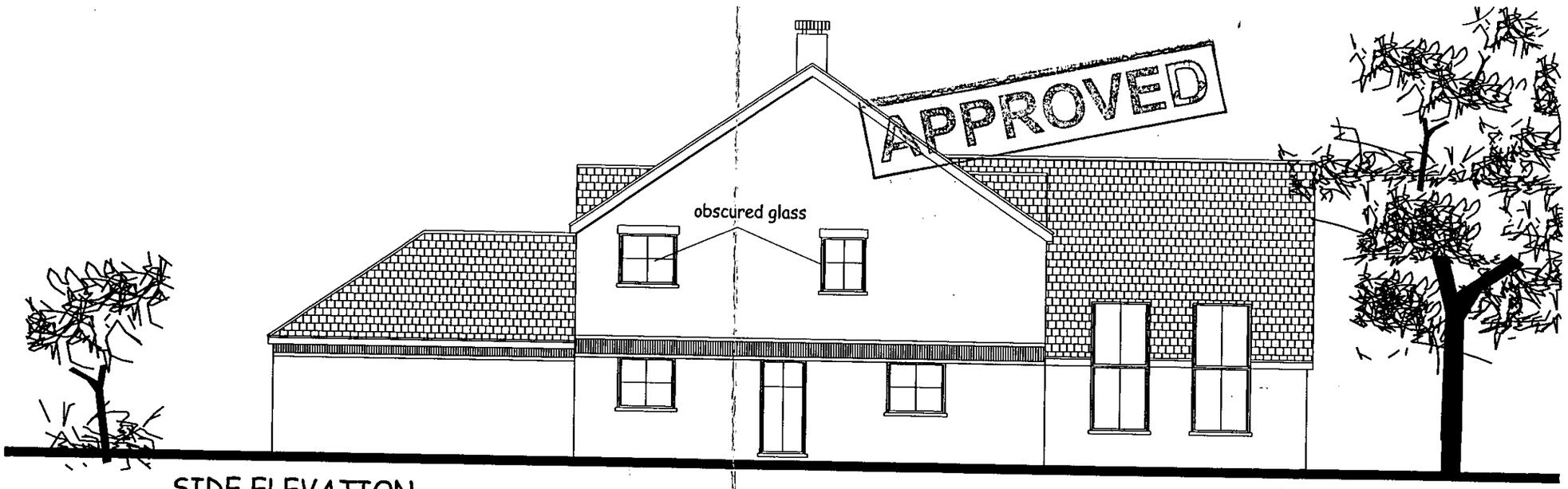
LOCATION 1/1250

KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

CLIENT: Mr J. Ayub		SCALE: 1:200	DATE: FEB.2002
JOB TITLE: 2 Groveland Road Spencers Wood Reading.		DRAWN BY/CHECKED BY:	R B
DRAWING TITLE: SITE PLAN (prop) (exist)		DRAWING NO.:	7374-02-01



FRONT ELEVATION



SIDE ELEVATION

PLANNING SERVICES	HPT
PO:	TJS
DC	ERF
APP	
CS	

11 JUL 2002

COPIES TO	ADC
	FILE

REVISED PLAN

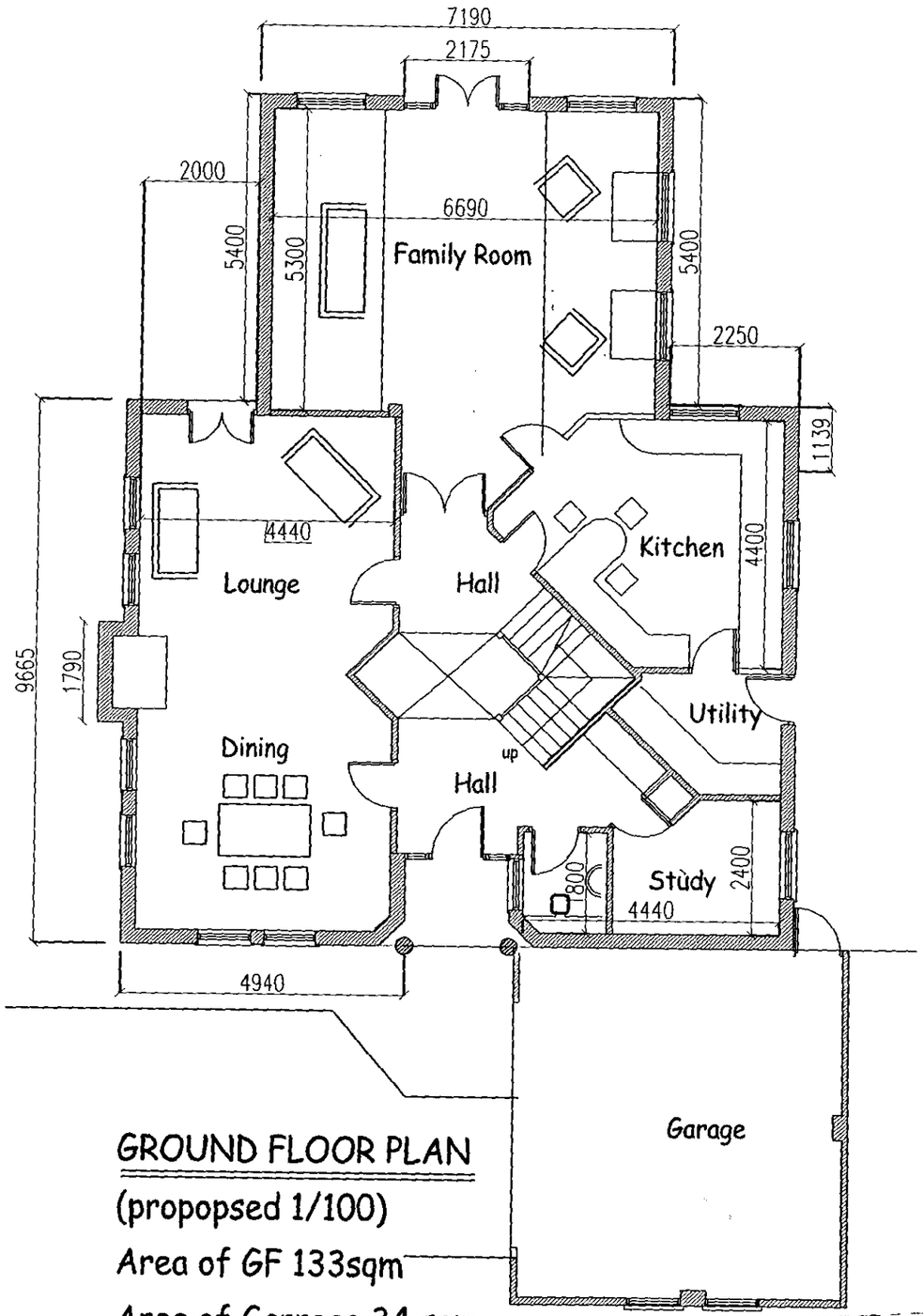
5937

0 10 20 30 40 50 60 70 80 90 100

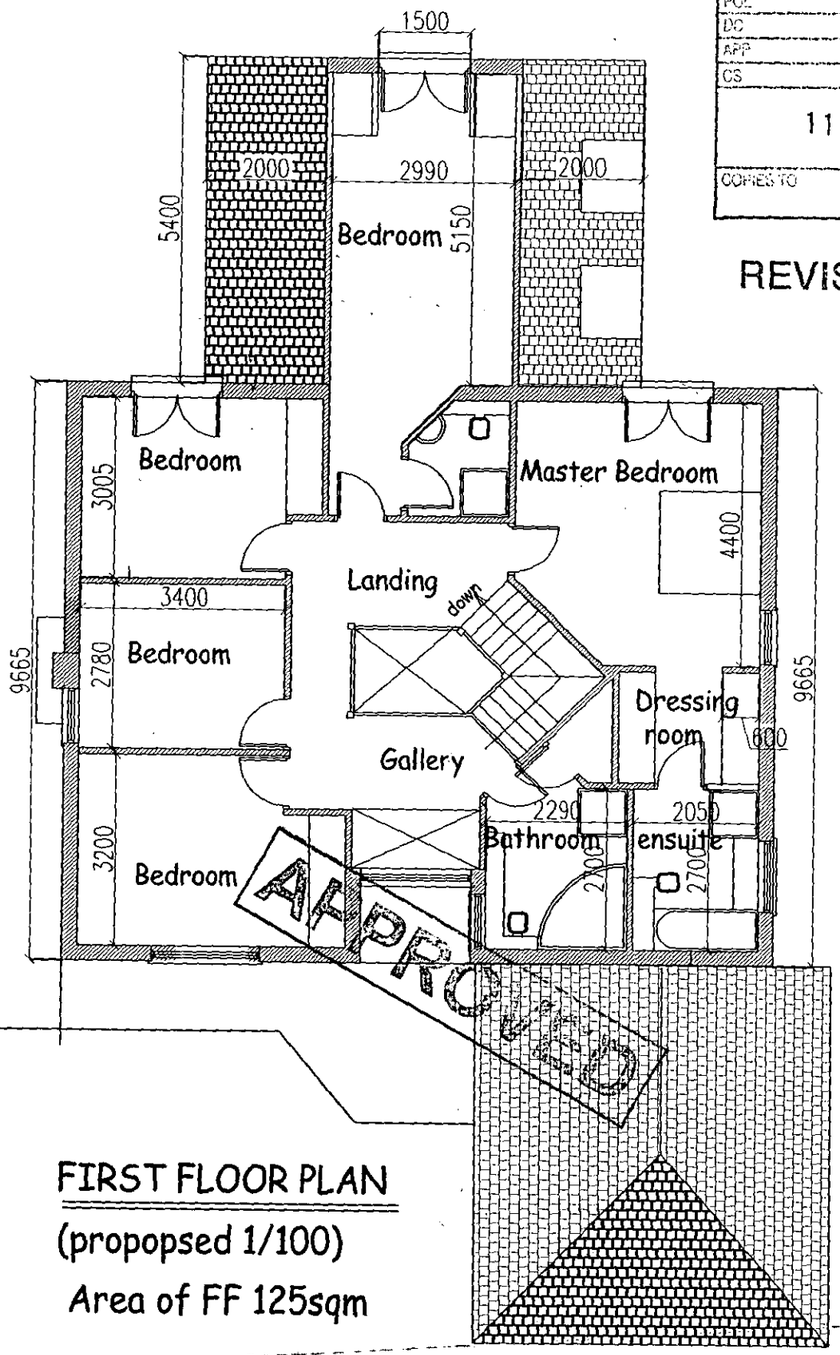
KEEN PARTNERSHIP

TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
NFO@KEENPARTNERSHIP.CO.UK

CLIENT: Mr J. Ayub		SCALE: 1:100	DATE: FEB.2002
JOB TITLE: 2 Groveland Road Spencers Wood Reading.		DRAWN BY/CHECKED BY:	R B
DRAWING TITLE: ELEVATIONS (prop)		DRAWING NO.:	7374-02-03



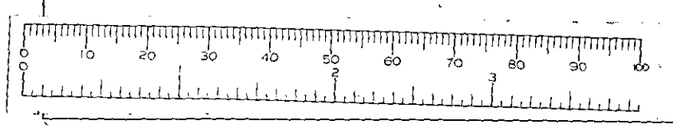
GROUND FLOOR PLAN
(propopsed 1/100)
Area of GF 133sqm
Area of Garrage 34 sqm



FIRST FLOOR PLAN
(propopsed 1/100)
Area of FF 125sqm

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 JUL 2002	
COPIES TO	FOR
	FILE

REVISED PLAN
5937



KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

CLIENT: Mr J. Ayub		SCALE: 1:100	DATE: FEB.2002
JOB TITLE: 2 Groveland Road Spencers Wood Reading.		DRAWN BY/CHECKED BY: R B	
DRAWING TITLE: PLANS (prop)		DRAWING NO.:	



Front Elevation

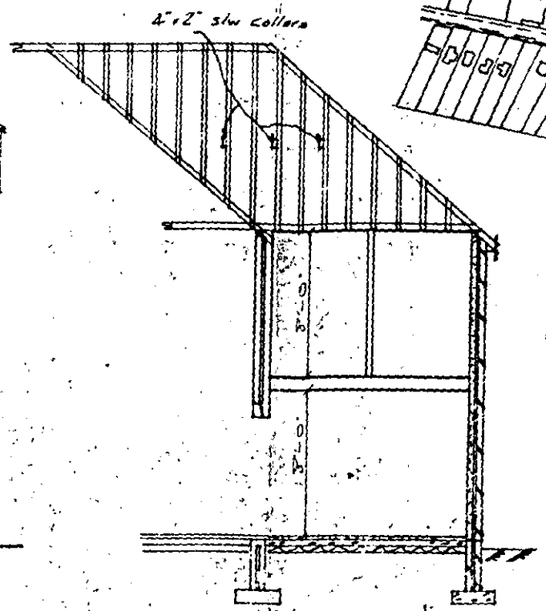


Side Elevation

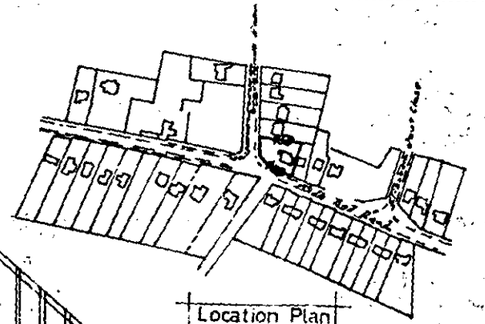


Rear Elevation

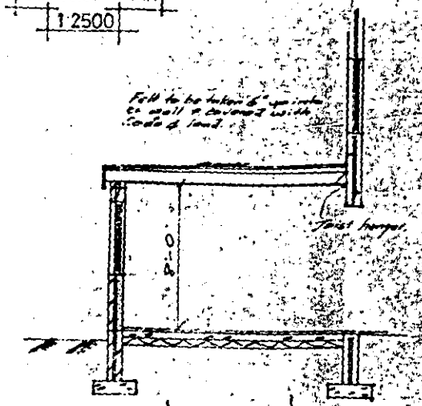
Side Elevation



Section AA



Location Plan
1:2500



Section BB

ROOF CONSTRUCTION

FLAT ROOF

WALL CONSTRUCTION

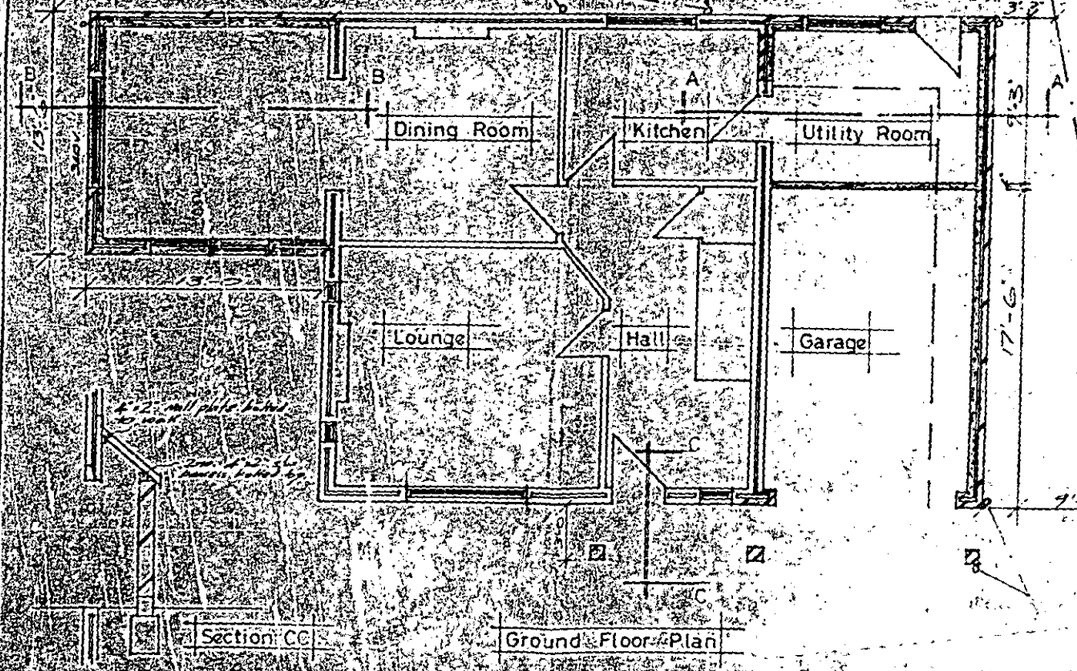
FLOOR & FOUNDATION DETAILS

LINTOLS

FIRST FLOOR CONSTRUCTION

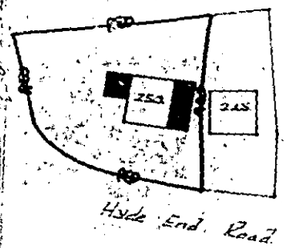
DRAINAGE

RAINWATER GOODS

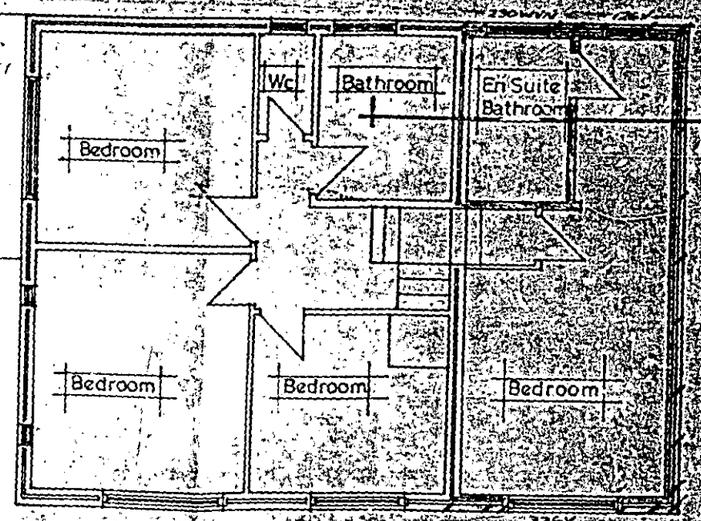


Ground Floor Plan

Section CC



Block Plan
1:500



First Floor Plan

Proposed double and single storey extension at 250 Hyde End Road, Spencers Wood for E. Hubrey esq.

Date: June 1983

Scale: 1/8" = 1 foot

Drg No. CRL/40



REAR ELEVATION

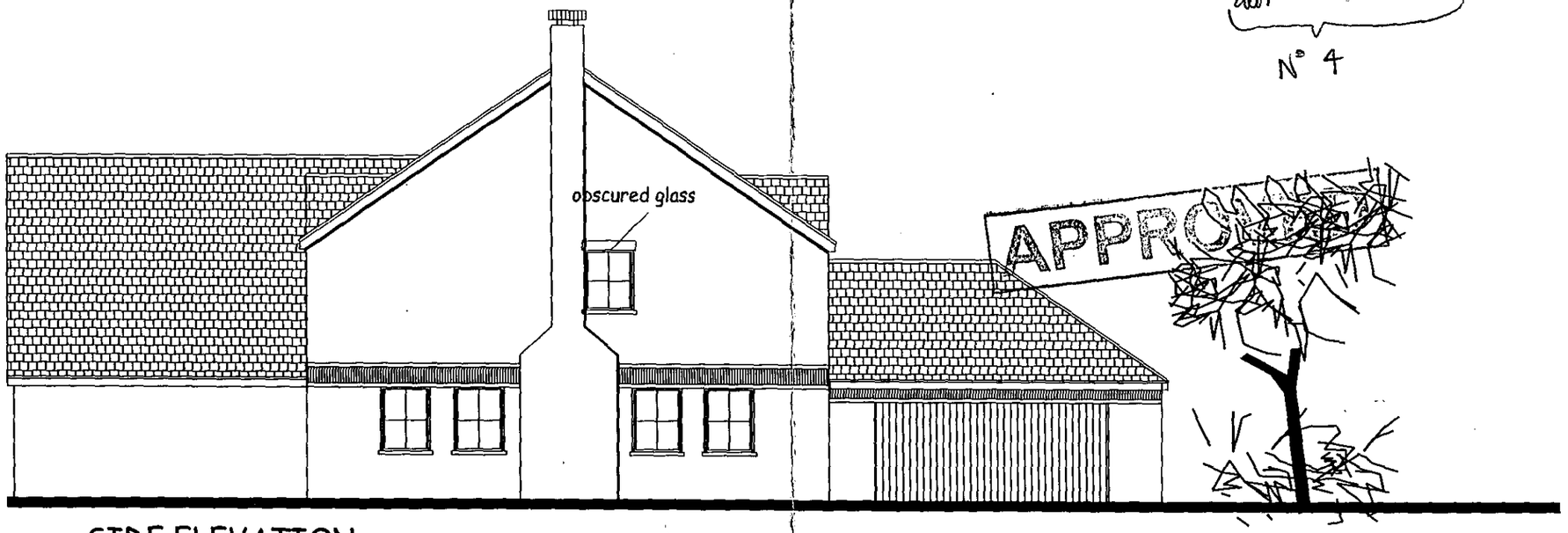
conservatory

kitchen door

N° 4

REVISED PLAN

5937 41



SIDE ELEVATION

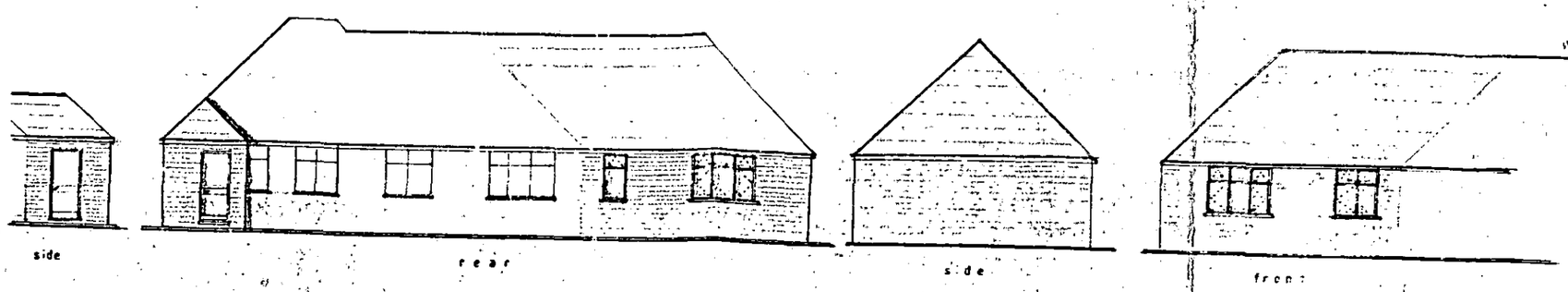
PLANNING CONTROL
11 JUL 2002
COMES
FILE

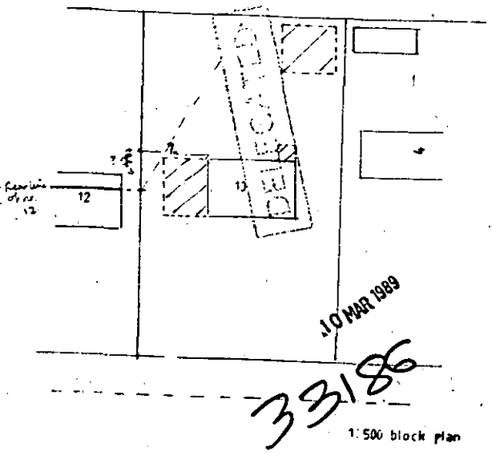
APPROVED

KEEN
PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
NFO@KEENPARTNERSHIP.CO.UK

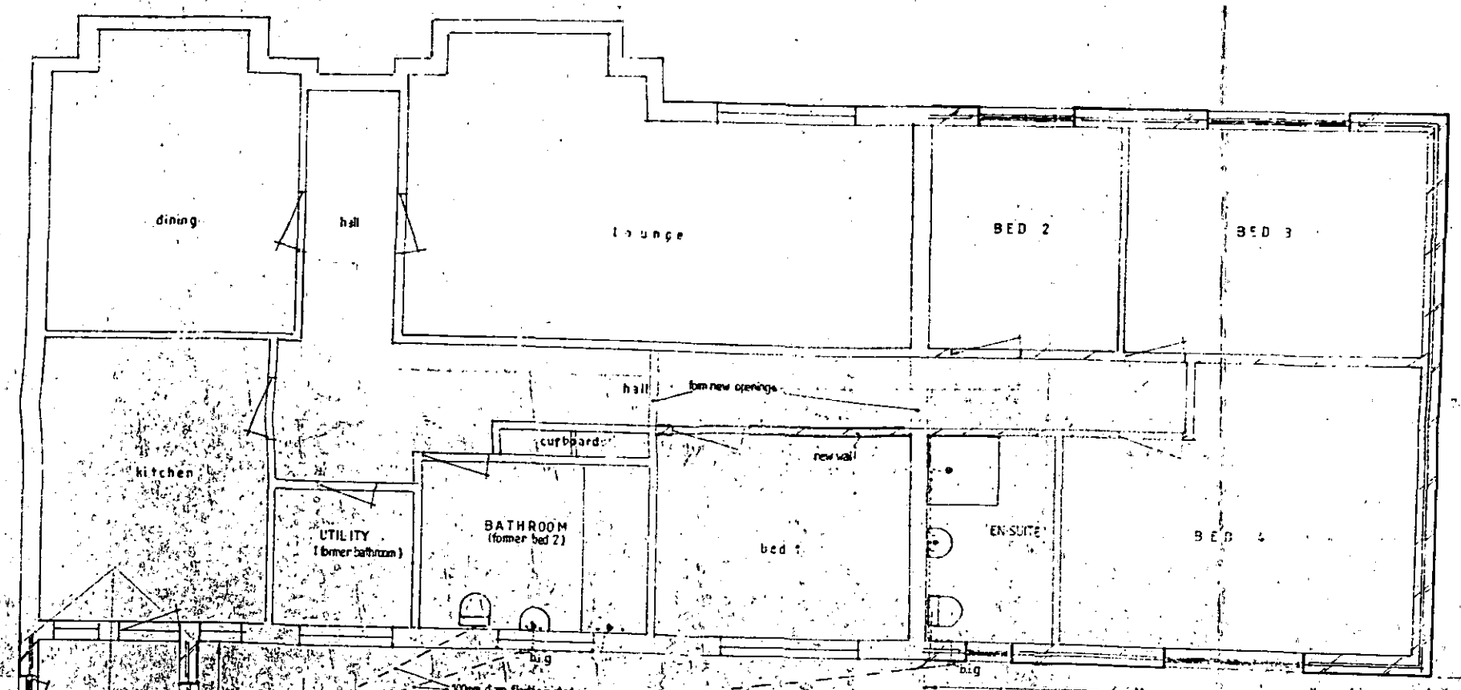
CLIENT: Mr J. Ayub	SCALE: 1:100	DATE: FEB.2002
JOB TITLE: 2 Groveland Road Spencers Wood Reading.	DRAWN BY/CHECKED BY:	R B
DRAWING TITLE: ELEVATIONS (prop)	DRAWING NO.:	7374-02-04

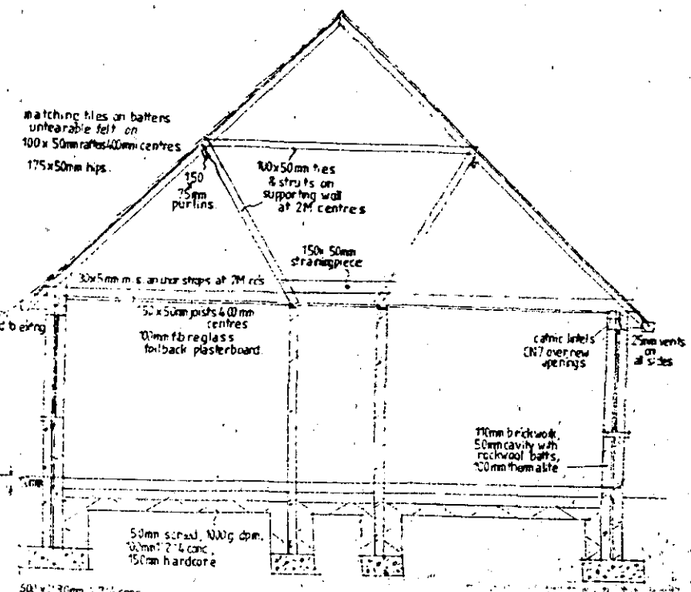
— ELEVATIONS — 1:100 —





1:500 block plan



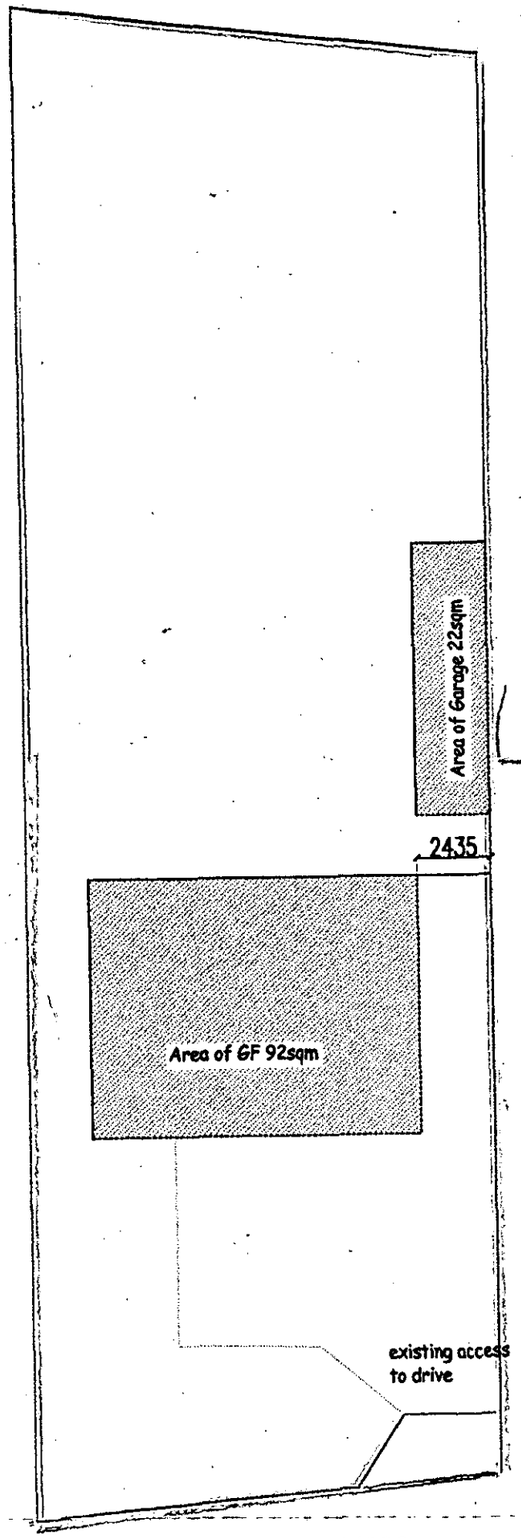




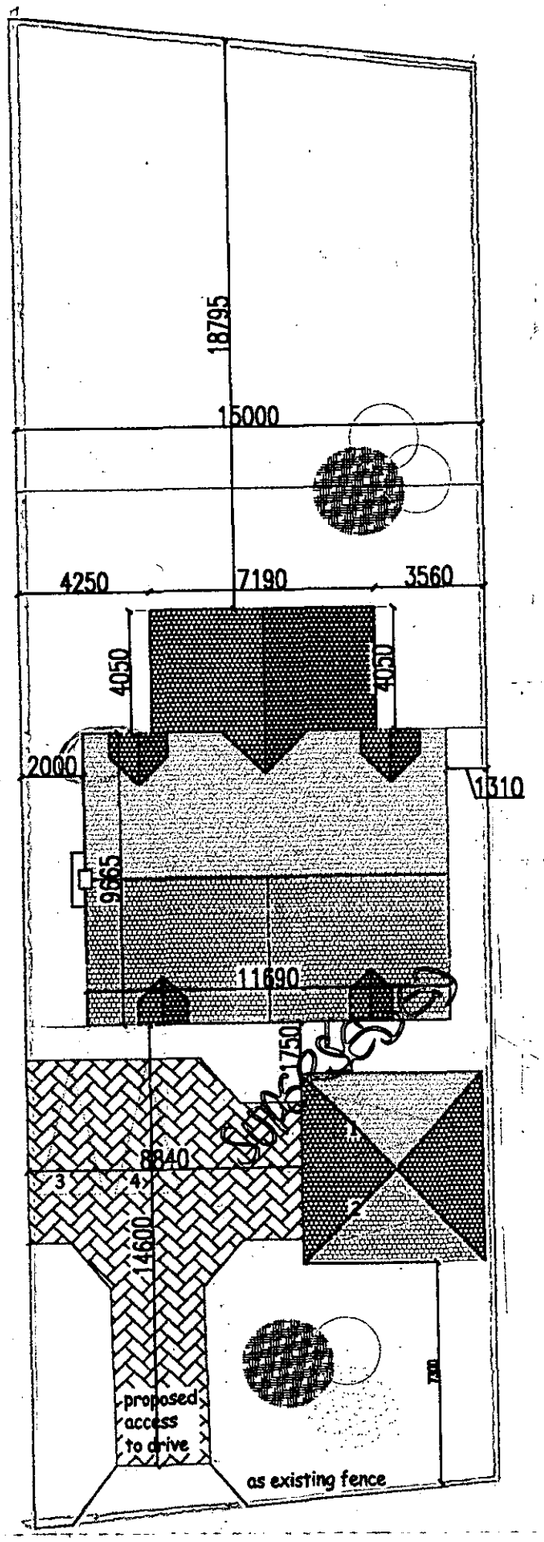
proposed extens on & detached garage at 10 HOLLOW LANE SHINFIELD for Mr & Mrs A CHAFFEY

A2 1/16" 1"=20'-0" 1/2" 1/4" 1:200 1:2500 A2

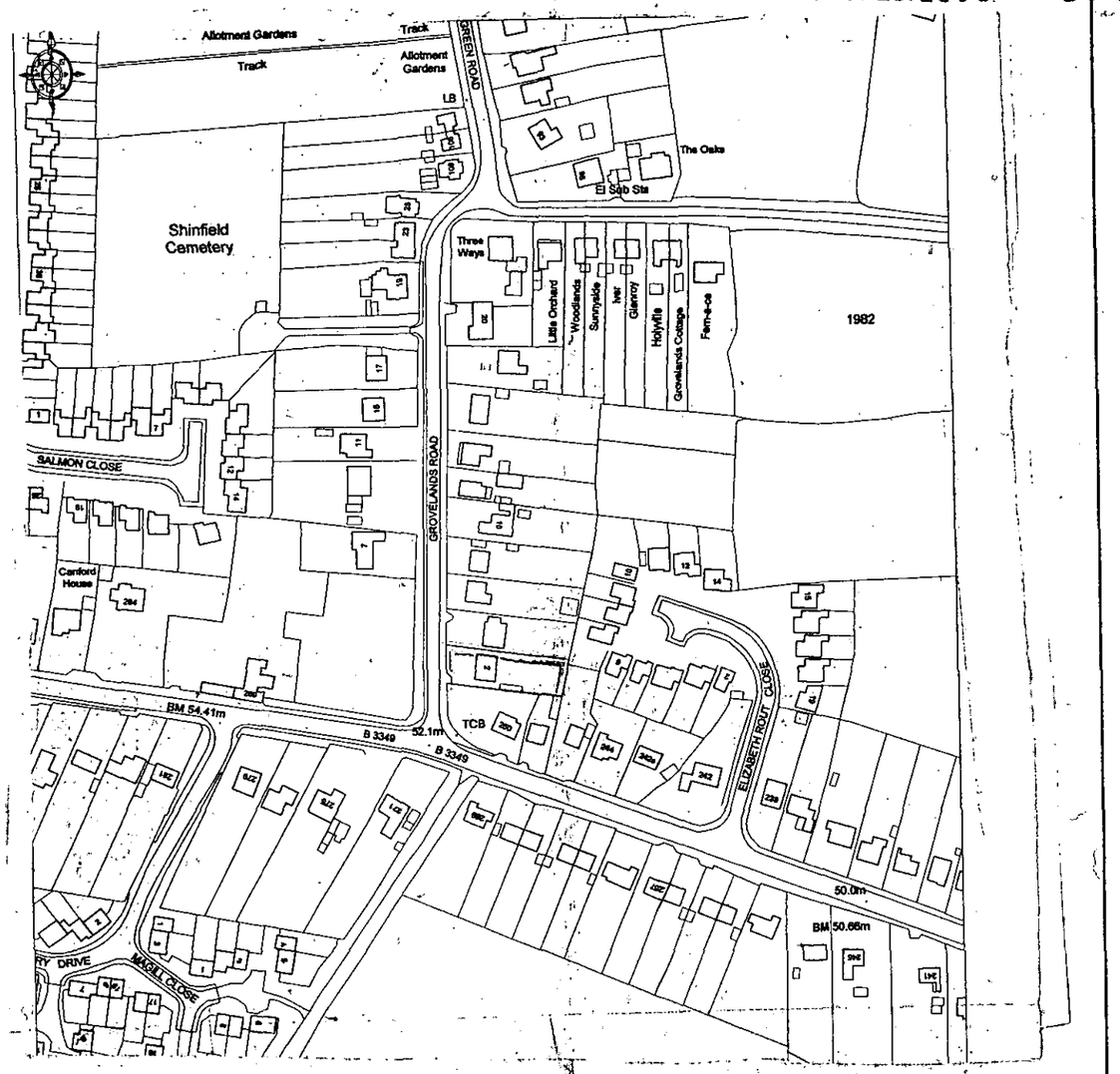
21.FEB.2002* 5937



EXISTING SITE PLAN 1/200



PROPOSED SITE PLAN 1/200



LOCATION 1/1250

KEEN PARTNERSHIP TEL:0118 9510855 FAX: 0118 9510866 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Mr J. Ayub	SCALE: 1:200	DATE: FEB.2002
	JOB TITLE: 2 Groveland Road Spencers Wood Reading.	DRAWN BY/CHECKED BY:	RB
	DRAWING TITLE: SITE PLAN (prop) (exist)	DRAWING NO.	7374-02-01

SUPERSEDED BY PLAN REC'D 11/7/02

21 FEB 2002 5937

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DC TLS
ABP PJT
GS
31 FEB 2002
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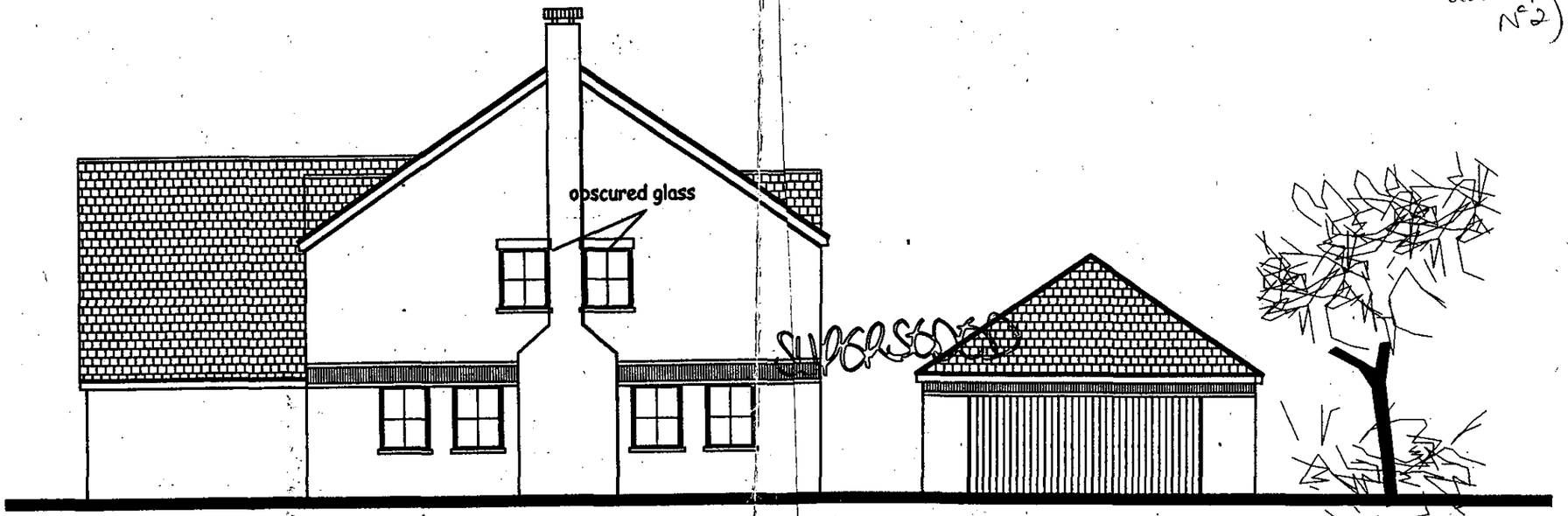
REAR ELEVATION

kitchen door

Side of Nº 4's conservatory (in line with part main dw & part lowered ridge at rear Nº2)

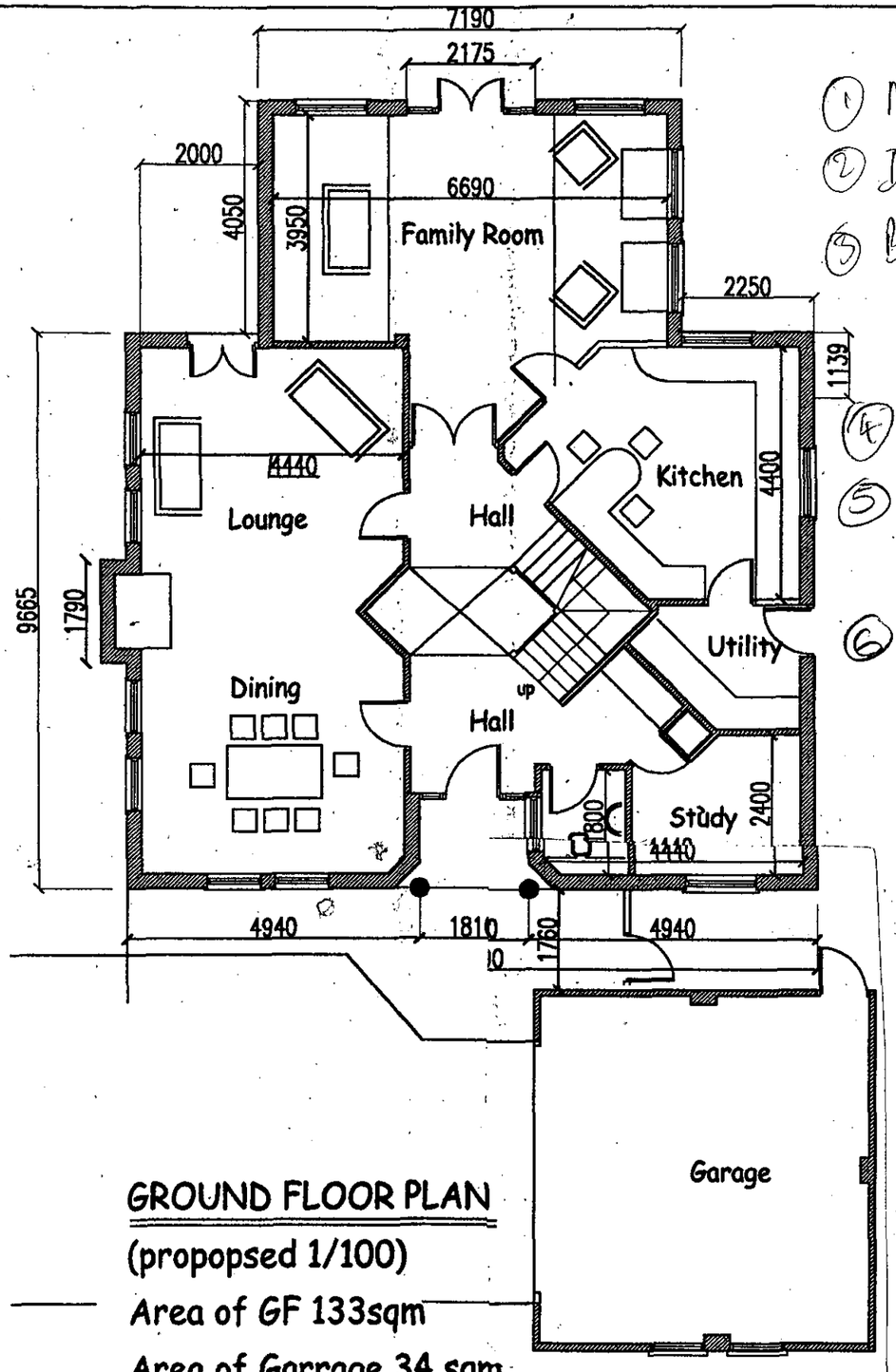


SUPERSEDED

SIDE ELEVATION

KEEN PARTNERSHIP TEL:0118 9510855 FAX: 0118 9510866 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Mr J. Ayub	SCALE: 1:100	DATE: FEB.2002
	JOB TITLE: 2 Groveland Road Spencers Wood Reading	DRAWN BY/CHECKED BY:	R B
	DRAWING TITLE: ELEVATIONS (Prop)	DRAWING NO.:	7374-02-04

SUPERSEDED BY PLAN REC'D 11/02/02



GROUND FLOOR PLAN

(propopsed 1/100)

Area of GF 133sqm

Area of Garrage 34 sqm

① No. 1st flr side windows

② Delete/move side bedroom

③ Bring house forward - as before - same as no. 4 } as far as poss to reduce impact on though marginal to refuse as is

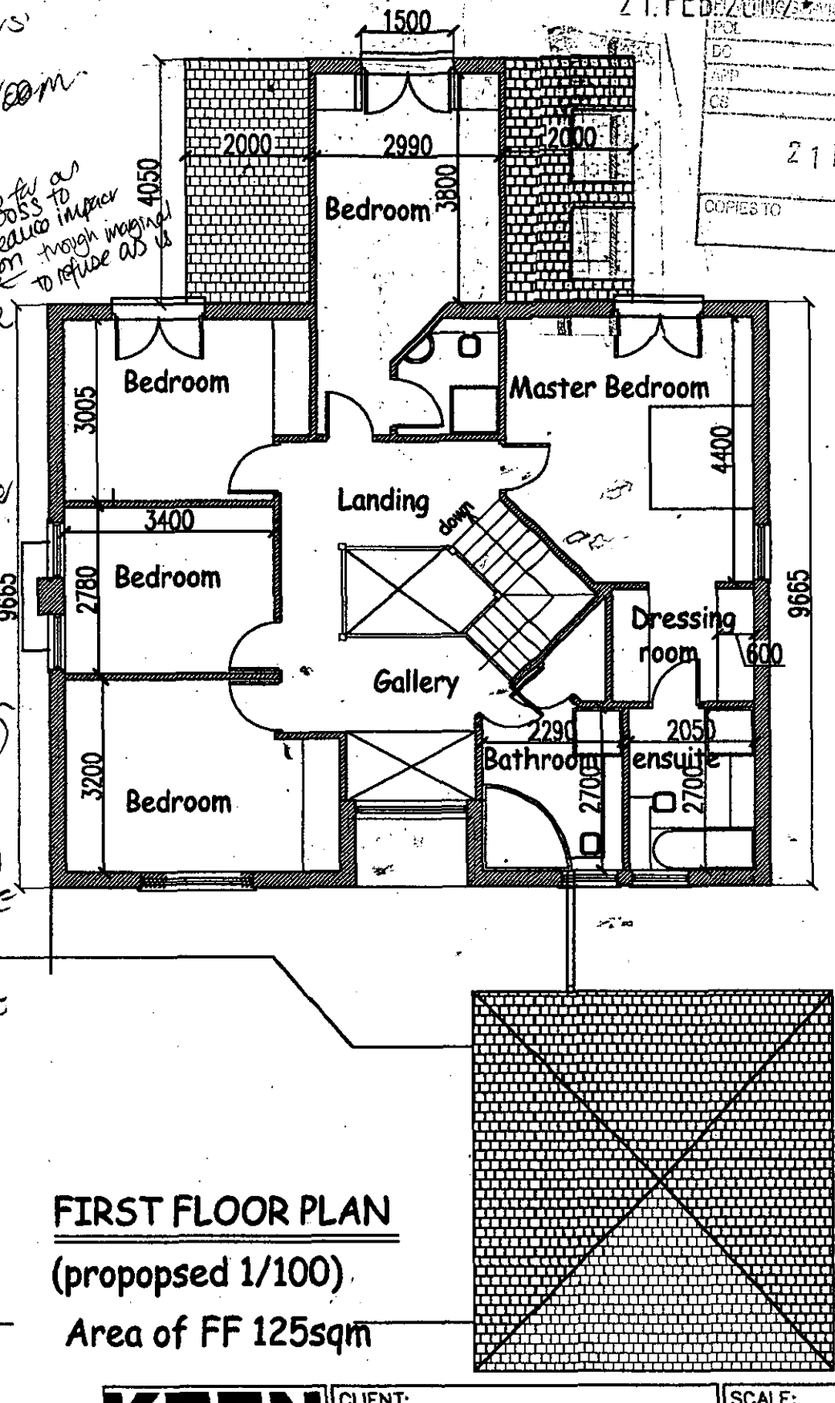
④ Garage - omit or single

⑤ make sure that extends no further at rear than proposed

⑥ make sure rear main part proposed dwelling level with main part (ex. conser) of No 4

phoned & left msg with agent req above 15.35 5/6

phoned applicant 15.45 5/6



FIRST FLOOR PLAN

(propopsed 1/100)

Area of FF 125sqm

21 FEB 2002 5937

21 FEB 2002

KEEN PARTNERSHIP TEL:0118 9510855 FAX: 0118 9510866 E-MAIL: INFO@KEENPARTNERSHIP.CO.UK	CLIENT: Mr J. Ayub	SCALE: 1:100	DATE: FEB.2002
	JOB TITLE: 2 Groveland Road Spencers Wood Reading.	DRAWN BY/CHECKED BY: RB	
	DRAWING TITLE: PLANS (prop)	DRAWING NO.: 7374-02-02	

PLANNING SERVICES | EPT
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APE
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SUPERSEDED

SUPERSEDED BY DRAWINGS REC'D 11/7/02

KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL: INFO@KEENPARTNERSHIP.CO.UK

CLIENT: Mr J Ayub		SCALE: 1:100	DATE: FEB.2002
JOB TITLE: 2 Groveland Road Spencers Wood Reading.		DRAWN BY/CHECKED BY: RB	
DRAWING TITLE: ELEVATIONS (prop)		DRAWING NO.: 7374-02-03	