APPLICATION NO:
F/2000/1654

LOCATION:
Woodvale House Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mrs A M Sheard C/O Jim Arthur

PROPOSAL:
Proposed conversion of coach house to form annexe to main dwelling.

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
20/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A M Sheard
C/O Jim Arthur
13 Kings Road
Willesden Green
LONDON
NW10 2BL

Application Number: F/2000/1654

Parish: **SHINFIELD**

Location: **Woodvale House, Basingstoke Road, Spencers Wood, Reading**

Proposal: **Proposed conversion of coach house to form annexe to main dwelling**

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

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

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

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing numbers 102/002A and 003A submitted to the Local Planning Authority on 1st August 2000 showing alterations to proposed first floor windows.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor north, west or south elevations of the building.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Informative
1. The applicant is advised that the use of this building as an independent unit of residential accommodation will require planning permission.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1654	AO
BUILDING CONTROL NUMBER	BP 2001/1696	Alan
~~APPLICANT~~/AGENT	Mr J. Arthurs.	
ADDRESS OF SITE	Woodvale House Basingstoke Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	conversion of coach house to form annexe to main dwelling.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	102 002 D	102 002 A
ELEVATIONS	102 003 D	102 003 A
FLOOR PLANS	102 002 D	102 002 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC -	2 velux windows increased - internal alterations. - ground floor door to window - chimney removed	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1654

Applicant : Mrs A M Sheard C/O Jim Arthur.

Location : Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed conversion of coach house to form annexe to main dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 25/05/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application will have expired on: 20/07/2000. 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 : Letter from Fairford House (on S. side) of no comment, but wish to be kept informed of any alterations (they have been advised of rev. plans)

Planning Issues : 1. Principle of Proposal.
2. Effect on neighbouring properties.

Application Number: F/2000/1654

Appraisal :

Correspondence with the agents, legal advice, perusal of the Encyclopedia has determined that p.p. is not needed for use of the building ~~for~~ as living accommodation, as it is an existing 'Class E' building. However, p.p. is needed for the alterations if they are material as if it is used as living acc. it is no longer in class E use & it does not fall within Class A as it is not physically part of the dwelling house. Due to concern about potential overlooking from windows in N & ~~W~~ elevations, have had these altered in the revised plans to be higher level. Dormers at rear (E) will not overlook as face recreation ground.

As proposed releases will have a min of 1.7m floor to ~~[illegible]~~ bottom of glass level, and upper door with high level window is as existing on N. side at approx 1.6m from floor level, consider this overcomes the potential overlooking problem.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1654
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	☒ work.
3	SC04	SR04	☒ permission ☒ drawings Nos. 102/002A & 003A ☒ 1.8.00
			☒ alterations to proposed first floor windows
4	SC08	SR05	first floor ~~on~~ north, west or south elevations of the building
		INF	The applicant is advised that the use of this building as an independent unit of residential accommodation will require planning permission

15/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Woodvale House
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2000/1654

OFFICER: Angela Odell

DATE OF SITE VISIT: 22-6-00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.6.00

2. DESCRIPTION OF SURROUNDINGS Established residential dwellings along main road.

3. DESCRIPTION OF SITE/BUILDING Existing Victorian detached house. At rear single storey brick store & single storey (part tally) 'coach house' outbldg beyond it.

4. RELATIONSHIP TO ADJOINING PROPERTIES To S, Fairford Ho. has no side windows. To N. Ettrop has detached garage at side, with small side window above & side kitchen? window below. Rec. Gr. adjacent.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING At front.

LEVELS Land falls slightly to rear.

BOUNDARY TREATMENT 1.8m fence to S. 2m hedge to N.

OTHERS

Applicationo	Name & Address
F/2000/1654	Mrs P Green Fairford House Basingstoke Rd Spencers Wood RG7 IAE

App approved,
Letter sent 18/08/00

Date: 02 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1654

Location: Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed conversion of coach house to form annexe to main dwelling.

Applicant: Mrs A M Sheard C/O Jim Arthur.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed first floor windows. Drawing nos 102/002A & /003A.

Comments are required by 12/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) F/2000/1654 (Ludhouse) Date Rec. 1-8-00

Location: Woodvale House, Basingstoke Rd., Spencers Wood

Parish Shinfield.

Applicant: Mrs A M Sheard.

Description of attached plans Showing alterations to proposed first floor windows

Drawing No's: 107/002A & 003A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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: Eastrop & Fairford House & Bas. Rd.

Date for Responses today.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 02.08.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT 32528
POL | TLS
DC AO | ENF
APP |
CS |
01 AUG 2000
COPIES TO: | ACK:
FILE:

Angela Odell
Wokingham District Council
Planning Department
PO Box 157
Shute End , Wokingham,
Berks. RG40 1WR

JIM ARTHUR *architect*
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
0207 267 1531

Ref: JA/JA/102/6.3/05
28th July 2000

Dear Mrs.Odell

Re: Woodvale House, Spencers Wood, RG7 1AE
Application no.F/2000/1654

Further to our telephone conversation today please find enclosed 4 copies of revised drawings nos.102 /002A & 003A showing amendments to the first floor windows in the coach house as discussed. We trust this is now acceptable and look forward to receiving the Approval Notice in due course.

Yours sincerely

Jim Arthur.

Jim Arthur

CC A.Sheard / P.Hyde

1654

REVISED PLAN

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

Tel: (0118) 974 6445

Date: **12 June 2000**

My ref: F/2000/1654

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/1654
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed conversion of coach house to form annexe to main dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1654**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed conversion of coach house to form annexe to main dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6445

Date: **12 June 2000**

My ref: F/2000/1654

CONFIDENTIAL

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

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1654**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed conversion of coach house to form annexe to main dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6445

Date: **12 June 2000**

My ref: F/2000/1654

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/1654
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed conversion of coach house to form annexe to main dwelling.

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1654**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed conversion of coach house to form annexe to main dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 12 June 2000

Application Number: F/2000/1654

Proposal: Proposed conversion of coach house to form annexe to main dwelling.

Parish: SHINFIELD PARISH

Site Address:
Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mrs A M Sheard C/O Jim Arthur.

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

✓ below as applicable;

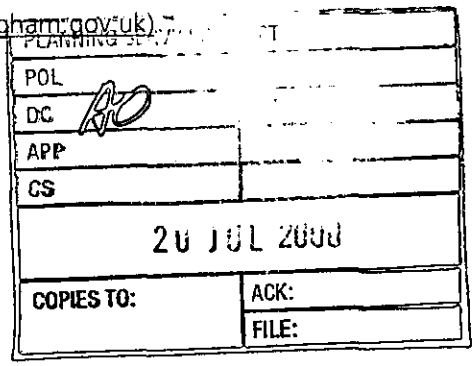
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Please could highways have a plan showing the additional spaces for 2 vehicles within the curtilage of the property, including the existing parking and access arrangement.

Signed: _____ **Print name:** Stephanie Knowles.

17/07/00.

By post and e mail (Angela.Odell@wokingham.gov.uk)



13 Kings Road
Willesden Green
London
LW10 2BL

Mrs Angela Ordell
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Ref: P1000/TG / KJM

18 July 2000

Dear Mrs Ordell

Woodvale House, Spencers Wood, RG7 1AE, Planning Ref F/2000/1654

Further to our conversation yesterday, I am writing as to whether the proposal of alterations to the existing outbuilding referenced above requires planning permission. As we discussed, your interpretation of Class E leads you to believe permission is required. I have now had the opportunity of reading Class E including the section you quoted and I am afraid I disagree and feel that permission is not required. You quoted the section below,

> **"the view is taken that for a proposal to qualify as permitted development..., it should not include any accommodation that could be regarded as adding to or extending the normal living accommodation of the dwellinghouse."**

It goes on to state that bedrooms would be included as part of the normal living accommodation (primary accommodation) and as such would not be permitted development. Given the proposal involves the creation of bedrooms, you take this section as stating that permission is required. However, the following paragraph draws a difference between new buildings permitted under Class E and conversions of existing buildings.

> **"But this distinction between primary purposes and incidental purposes relates only to the justification for providing the building in the first place. It does not govern subsequent changes in use, and in this respect the fact that s.55(2)(d)refers only to "incidental" uses is irrelevant. A building in the**

curtilage may be put to any use which is either a primary residential use or incidental to such a use."

The guidance then goes on to quote from a 1987 appeal decision which states that provided the unit remains in single family occupation it merely constitutes an integral part of the main use of the planning unit as a single dwellinghouse and does not therefore involve any material change of use. As has been made clear to the Local Authority the outbuilding will remain part of the existing planning unit. I enclose below the full relevant extracts from Class E.

I hope the above is clear and I would welcome the opportunity to discuss this matter further with you, to this end I will call shortly.

Yours sincerely,

pp

Jim Arthur

cc. Peterhyde@compuserve.com

Enc.

Class E: building within the curtilage

(1) General principles

The Act itself (s.55(2)(d)) confers the right to use any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such. This covers not only the use of buildings, but also other incidental activities not in themselves constituting development, such as the storage of a touring caravan, or a canal narrow boat (appeal decision at [1988] J.P.L. 283), but not commercial vehicles (see, e.g. [1978] J.P.L. 200; [1988] J.P.L. 202).

(2) Purposes incidental to the enjoyment of the dwellinghouse

There is often some difficulty in assessing what constitutes a purpose incidental to the enjoyment of the dwellinghouse. Two principles have emerged. First, that something which is "incidental" cannot itself be a dwellinghouse; nor, therefore, can it be something for the provision of a primary dwellinghouse purpose, such as a bedroom or kitchen. In an appeal decision reported at [1987] J.P.L. 144, the Secretary of State rejected the argument that a granny annex which was separate from the dwelling would fall within this Class:

" ... the view is taken that for a proposal to qualify as permitted development under the provisions of Class [E of Pt. 1] of the GDO, it should not include any accommodation that could be regarded as adding to or extending the normal living accommodation of the dwellinghouse. Additions to the normal, basic, domestic living accommodation of a dwellinghouse, such as bedrooms, which are normally to be expected as part and parcel of any dwelling's normal facilities, are not regarded, as a matter of fact and degree, as being `incidental' to the enjoyment of the dwellinghouse as such for the purposes of Class [E]; they are an integral part of the ordinary residential use as a dwellinghouse (see [1983] J.P.L. 683). The view is taken that the word `incidental,' on the other hand, means something occurring together with something else and being subordinate to it. Accordingly, a purpose which is incidental to the enjoyment of a dwellinghouse is distinct from activities which constitute actually living in a dwellinghouse. Incidental purposes are regarded as being those connected with the running of the dwellinghouse or with the domestic or leisure activities of the persons living in it, rather than with the use as ordinary living accommodation."

But this distinction between primary purposes and incidental purposes relates only to the justification for providing the building in the first place. It does not govern subsequent changes in use, and in this respect the fact that s.55(2)(d)refers only to "incidental" uses is irrelevant. **A building in the curtilage may be put to any use which is either a primary residential use or incidental to such a use**. In the words of the Secretary of State in an appeal decision at [1987] J.P.L. 144:

" ... the Department's present view is that the use of an existing building in the garden of a dwellinghouse for the provision of additional bedroom accommodation is not now to be regarded as being `incidental' to the enjoyment of the dwellinghouse as such for the purpose of s.22(2)(d) [now s.55(2)(d) of the 1990 Act]: it merely constitutes an integral part of the main use of the planning unit as a single dwellinghouse and, provided that the planning unit remains in single family occupation, does not therefore involve any material change of use of the land; in those circumstances it is now considered that there is therefore no need to rely on s.22(2)(d) ."

It is, however, a matter of fact and degree for the decision maker as to what is the appropriate planning unit for these purposes: Uttlesford District Council v. Secretary of State for the Environment [1992]J.P.L. 171.

Secondly, a "purpose incidental to the enjoyment of the dwellinghouse as such" is a broad concept. Although the building must be "required" for the incidental purpose, it is a matter primarily for the occupier to determine what incidental purposes he proposes to enjoy. Whilst a purely commercial purpose would be outside the scope of the permission, a wide range of recreational purposes is within it. Under Class E.2, the keeping of livestock is included, and recreational ponies would appear to fall within that definition, thus permitting the erection of stabling and other required facilities within the permitted tolerances. So too recreational facilities, such as swimming pools (now expressly included) and games rooms (see, e.g. appeal decision reported at [1987] J.P.L. 733, where a games room to house a billiard table was held to satisfy this requirement, though on the facts it was not within the prescribed tolerances). In Emin v. Secretary of State

for the Environment [1989] J.P.L. 909, the High Court held that an inspector was wrong in concluding that archery was not a possible incidental purpose, although it was primarily an outdoor sport. The Court accepted that since it could, as the appellant contended, be a hobby and be practised in a building, such a building was capable of being required for a purpose incidental to the enjoyment of the dwellinghouse. The Court held that the inspector was also wrong to have considered that the proposed buildings (for archery, billiards and pottery) could not reasonably be said to be required for a use reasonably incidental to the enjoyment of the dwellinghouse as such, because they would provide more accommodation for secondary activities than the dwellinghouse provided for primary activities. It was held that this was not part of the test as to what buildings fell within this Class.
However, the test must retain an element of "objective reasonableness" (Wallington v. Secretary of State for Wales (1990) 62 P. & C.R. 150, and the Court of Appeal in Croydon London Borough Council v. Gladden [1994] 1 P.L.R. 30 was unanimous in holding that no one could regard it as reasonable to keep a large wooden replica of a Spitfire in the curtilage of a dwellinghouse as something incidental to the enjoyment of the dwellinghouse as such. That, after all, had not actually been its actual purpose: "Indeed, it is plain that it was put there solely for the purpose of teasing the local planning authority. That is no doubt good sport and not unlawful provided the defendant does not infringe planning control ... " (per Stuart-Smith L.J. at 37).

In Peche d'or Investments v. Secretary of State for the Environment [1995] J.P.L. B63; [1996] J.P.L. 311 the High Court held that an inspector had been wrong to rule, as a matter of law, that a curtilage building containing a study or music room, a passage hall, and W.C. and shower facilities, was outside this class. The court stressed that it must be a matter of fact and degree in each case.

31230

COPIED

Angela Odell
Wokingham District Council
Planning Department
PO Box 157
Shute End , Wokingham,
Berks. RG40 1WR

JIM ARTHUR *architect*
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
0207 267 1531

Ref: JA/JA/102/6.3/04
29th June 2000

By email and letter

Dear Mrs.Odell

Re: Woodvale House, Spencers Wood, RG7 1AE
Application no.F/2000/1654

Further to your letter dated 26th June 2000 we confirm that there are currently five bedrooms in the main house although my clients are currently changing one for use as a study. I am sure it is also worth mentioning at this stage that my clients between them have six children under the age of 22 and this is the main reason for wanting to add additional bedrooms to the coach house.
I also wish to confirm that since the Application was lodged my clients have now become owners of the property in question.
If you require any further information please do not hesitate to contact me,

Yours faithfully

Jim Arthur.

Jim Arthur

CC A.Sheard
P.Hyde

Angela Odell
Wokingham District Council
Planning Department
PO Box 157
Shute End , Wokingham,
Berks. RG40 1WR

JIM ARTHUR *architect*
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
0207 267 1531

Ref: JA/JA/102/6.3/04
29th June 2000

By email and letter

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I also wish to confirm that since the Application was lodged my clients have now become owners of the property in question.
If you require any further information please do not hesitate to contact me,

Yours faithfully

Jim Arthur

CC A.Sheard
P.Hyde

0118 988 5315

Shinfield
Parish Council

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

10th July 2000

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/2000/0893
Location: 7 Clares Green Road, Spencers Wood
The new plan show: Parking and turning for 5 cars
Case officer: Emy Circuit
Observations: No comment

F/2000/1652
Location: 225-227 Hyde end Road, Shinfield
Proposal: Proposed erection of two detached dwellings and demolition of existing dwellings.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1628
Location: 5 Rosecroft Way, Shinfield
Proposal: Proposed first floor and rear dormer extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1654
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed conversion of coach house to form annexe to main dwelling
Case officer: Mrs A Odell
Observations: No comment

Continued...

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 June, 2000
My ref. AO/F/2000/1654
Your ref. JA/JA/102/6.3

Mr J Arthur
13 Kings Road
Willesden Green
LONDON
NW10 2BL

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

Dear Mr Arthur

PLANNING APPLICATION F/2000/1654
PROPOSED CONVERSION OF COACH HOUSE TO FORM ANNEXE TO MAIN DWELLING AT WOODVALE HOUSE, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Following comments I have received from the highway officer, please state the number of existing bedrooms in the main house.

It is important that the additional information is submitted to me within two weeks, i.e. by 11 July 2000, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately.

However, I advise you that the above refers to highway matters and in no way implies that the application is otherwise considered acceptable.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Received by Wokingham District Council

Application No: F/2000/1654

Proposal:
Proposed conversion of coach house to form annexe to main dwelling.

Location:
Woodvale House, Basingstoke Road, Spencers Wood, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. 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

12 June 2000

Fanford Hse, Basingstoke Rd
Spencers Wd RG7 1AE.
23 June 2000

PLANNING SERVICES	RPT
POL	TLS
DC	
APP	
CS	

28 JUN 2000

COPIES TO: | ACK: | FILE:

FAO Angela Odell, Planning Services, WDC.

Dear Ms Odell

Planning Application P/2000/1654

I have seen the above application and have no comment. However will you please ensure that I am kept informed of any alterations etc that may be made to the proposed conversion of the coach house.

Yours sincerely,

(Mrs) Patricia Green

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.12.999/1654. relates.

Address of site Woodvale House, Spencers Wood, Basingstoke Road, RG7 1AE

Signed Jane Arthur.

Date 16/6/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUN 2000	
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	FILE:

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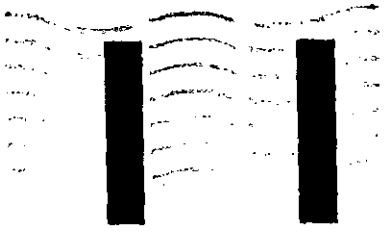


Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 MAY 2000
Officer: AO	Application No. F/2000/1654

Map No. 86 Site ..0:10.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF COACH HOUSE TO FORM ~~INTO~~ ANNEXE TO MAIN DWELLING

Location: WOODVALE HOUSE, BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 12.6.2000

Applicant: MRS STEARD

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SCALE? 1:50	phoned	
6	Floor plans	SCALE? 1:50	8/6	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12:6:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps

NEIGHBOURS:

S/N + EASTROP } BAISINGSTOKE ROAD
FAIRFORD HOUSE }
WOODVALE HOUSE

1789/a

SECTION 66 CERTIFICATE

25.MAY2000*

Application No.

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
DR & MRS TATT	WOODVALE HOUSE (SITE ADDRESS)	15/05/00

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 . . . . . (JIM ARTHUR)

On behalf of . . . . . ANGELA SHEARD . . . . . .

Date . . . 23/05/00 . . . . . .

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

25.MAY2000* 1654

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

JIM ARTHUR *architect*
13 KINGS ROAD
WILLESDEN GREEN
LONDON
NW10 2BL
020 8459 3569

Ref: JA/JA/102/6.3
23 May 2000

Dear Sirs

Re: Woodvale House, Spencers Wood, RG7 1AE

Please find enclosed 6 copies of a planning application for alterations at the above property along with a cheque for £95, and drawing nos.102/002 & 003 showing the plans and elevations. Please note that the alterations to the existing two storey coach house are to provide additional accommodation for the main house and will therefore not be self-contained.
Should you require any further information please do not hesitate to contact me,

Yours faithfully

Jim Arthur.

Jim Arthur

CC A.Sheard
P.Hyde

1933

WOODVALE

ADDRESS BASINGSTOKE ROAD **PARISH** SHINFIELD (86)

PLOT No. **ORD. SHEET No.** SU 7066-7166

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/48/62	Mr. O.C.T. Jenkins	Change of use from Rest to Guest House	22.3.62	N/A C/A
A/10/62	Mr. O.C.T. Jenkins	Advertisement sign	9.8.62	N/A C/A

MINISTRY DECISION

SPECIAL ORDERS

1769a

25.MAY2000* 1054

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

25.MAY2000* 1054

1.	APPLICANT'S NAME	MRS. A.M. SHEARD
	ADDRESS	WILLOW HOUSE, 19 KNUTSFORD ROAD, WILMSLOW, CHESHIRE
	POST CODE	SK9 6JB PHONE 01625 524228
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	JIM ARTHUR
	ADDRESS	13 KINGS ROAD, WILLESDEN GREEN, LONDON
	POST CODE	NW10 2BL PHONE 0207 467 1500
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	WOODVALE HOUSE, BASINGSTOKE ROAD, SPENCERS WOOD, NR. READING. RG7 1AE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERSATION OF EXISTING COACH HOUSE TO FORM ANNEX TO MAIN HOUSE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·1375 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	102/002 & 003

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[x]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[x]	
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	[ ]

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industriel, etc. If the site is vacant say so, and also state its previous use and when that ceased.	EXISTING BUILDING IS USED FOR STORAGE
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.	TIMBER CLADDING, WINDOWS AND DOORS. CLAY ROOF TILES, RED BRICKWORK 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.	BY EXISTING HEDGES / FENCES
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO GARDEN
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	ACCESS TO THE PROPERTY IS NOT AFFECTED
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	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
ANNEX OTHER	/ 4 *	/ *	/ *

* 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.	£95 (NINETY FIVE POUNDS)

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 Jan Arthur ON BEHALF OF ANGELA SHEARD DATE 23/05/00

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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

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

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.

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.'

HASLAMS

0118 960 1000

Woodvale House, Basingstoke Road, Spencers Wood RG7 1AE



Price Guide £400,000

An individual house with character, generous and adaptable family accommodation in a favoured residential address to the South of Reading. This twin gable-fronted property incorporates five bedrooms, the master with a range of wardrobes and en-suite facilities; the whole has been well-maintained with care to retain the appeal of original character, particular features including panelled doors, sash windows, period fireplaces, picture rails and deep skirting boards. An impressive entrance hall gives access to the bay-fronted drawing room, there are two further reception rooms in addition to a breakfast room and utility. The kitchen has been refurbished to feature a neat range of units including appliances. There is a ground floor cloakroom. The gardens are a particular feature of the property, providing a pleasant setting and outlook with ample parking space; a two-storey former stable-block offering possible potential for conversion (subject to appropriate planning approval).

155 Friar Street Reading Berkshire RG1 1HE Fax: 0118 960 1044 e-mail: sales@haslams-online.co.uk

Agents' note: These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice.

ACCOMMODATION

ENTRANCE PORCH

Courtesy light, tiled step, leaded light stained glass front door flanked by leaded light stained glass window.

ENTRANCE HALL

Ornate cornice, sash window to front, radiator, panelled doors to ground floor rooms; central archway with feature stairway and oak banisters, rising to upstairs hall. Further door to inner hall with radiator, sash window to rear, understairs storage space, access to breakfast room and cloakroom, additional stable door to conservatory.

CLOAKROOM

Two-piece suite comprising wash basin with tiled splashback, wc. Frosted sash window to rear.

DRAWING ROOM

5.18m(17'0") x 3.96m(13'0")
Front aspect sash bay window, ornate cornice, picture rail, cast-iron fireplace with tiled hearth and marbled surround, pine mantel above, feature arched alcove to either side. Two radiators, french doors to side garden.



MORNING ROOM

3.97m(13'0") x 3.52m(11'7")
Dual aspect room with sash windows to both side and rear, french doors to conservatory, radiator, cast-iron fireplace with tiled hearth, carved wood surround and mantel. Picture rail.

DINING ROOM

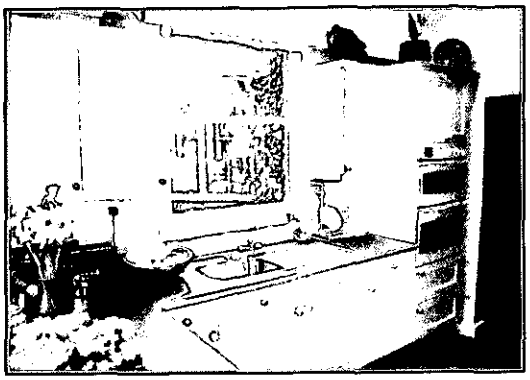
4.93m(16'2") x 4.62m(15'2")
Front aspect sash bay window, cast-iron fireplace with tiled hearth, carved wood mantel and surround. Picture rail, ornate cornice, radiator, panelled door to walk-in storage cupboard (2m x 1.70m, with fluorescent overhead lighting and fitted shelves).

BREAKFAST ROOM

4.64m(15'3") x 3.26m(10'8")
Twin sash windows, radiator, exposed floorboards, fitted full-height stripped pine storage cupboard with double doors. Panelled doors to utility room and boiler room (quarry-tiled floor, housing gas-fired boiler for heating system).



WALK THROUGH TO KITCHEN *3.25m(10'8") x 3.13m(10'3")*



L-shaped room incorporating a comprehensive range of eye and base level units; laminated work surfaces with tiled surrounds and concealed lighting, inset stainless steel sink unit with mixer tap, built-in oven, fitted four-ring stainless steel gas hob with extractor hood above, integrated dishwasher. Twin pillars flanking serving hatch to breakfast room, quarry-tiled floor. Dual aspect room with sash windows to side and rear, recessed overhead spotlighting. Part-glazed door to garden, sliding door to walk-in pantry with quarry-tiled floor and slate shelving, featuring windows to side and rear.

UTILITY ROOM *2.42m(7'11") x 1.70m(5'7")*

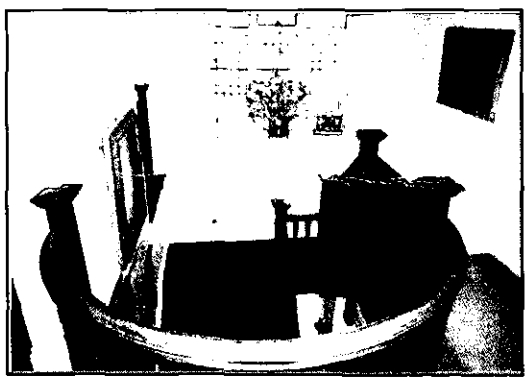
Fitted with a range of eye and base level units incorporating laminated work top and tiled surrounds; inset stainless steel sink unit, appliance space with plumbing for washing machine. Sash window to side.

CONSERVATORY *4.10m(13'5") x 2.22m(7'3")*



Exposed brickwork, double-glazed windows and french doors overlooking and opening to garden, exposed floorboards. Power point and overhead lighting, additional wall-light.

STAIRWAY TO FIRST FLOOR



Radiator at half-landing; feature box bay leaded light stained glass window. Galleried landing with oak balustrade, panelled doors to first floor rooms, feature archway, sash window overlooking garden, walk-in airing cupboard housing hot water cylinder with slatted shelving.

MASTER BEDROOM *6.34m(20'10") x 3.85m(12'8") into bay*

Say bay window to front, additional front aspect sash window, two radiators, range of built-in wardrobes with panelled doors, additional cupboards above. Further panelled door giving concealed access to en-suite.

EN-SUITE SHOWER ROOM

Three-piece suite comprising tiled shower cubicle, vanity wash basin with cupboard beneath, bidet. Pine-clad ceiling, cork-tiled floor, extractor fan, recessed overhead spotlight.

BEDROOM TWO

4.92m(16'2") x 4.50m(14'9")
Dual aspect, with sash windows to both front and side. Cast-iron fireplace with surround and mantel, radiator.

BEDROOM THREE

3.98m(13'1") x 3.52m(11'7")
Dual aspect room, with sash windows to side and rear; radiator, wash basin with tiled splashback.

BEDROOM FOUR

3.42m(11'3") x 3.39m(11'1")
Stripped pine sash bay window to side, wash basin, radiator.

BEDROOM FIVE

3.45m(11'4") x 2.78m(9'1")
Side aspect stripped pine sash window, radiator, wash basin. Stripped pine door to built-in wardrobe.

BATHROOM

Two-piece suite comprising panel-enclosed bath with Victorian-style mixer tap and shower attachment, vanity wash basin with cupboard beneath. Part-tiled walls, wall-light points, picture rail, radiator, sash window. Hatch access to loft space.

SEPARATE LAVATORY

Wc, radiator, frosted sash window, part-tiled walls.

Note: The property is fitted with a security alarm system.

OUTSIDE

GARDEN



The house stands back from the road skirted by established private grounds. To the rear of the property an attractive block-paved patio with low brick border has shallow steps beneath a rose arch leading to a level expanse of lawn with well-stocked flower and shrub beds. The garden features rustic fencing and a further rose arch, mature shrub borders adding screening and year-round colour. The garden extends to the side of the house with a further lawned area edged by fencing and evergreens. There is an outside water tap and external lighting for security and convenience.

DRIVEWAY

The property is approached by gated driveway allowing ample off-road parking, a courtyard giving access to several outbuildings.

OUTBUILDINGS

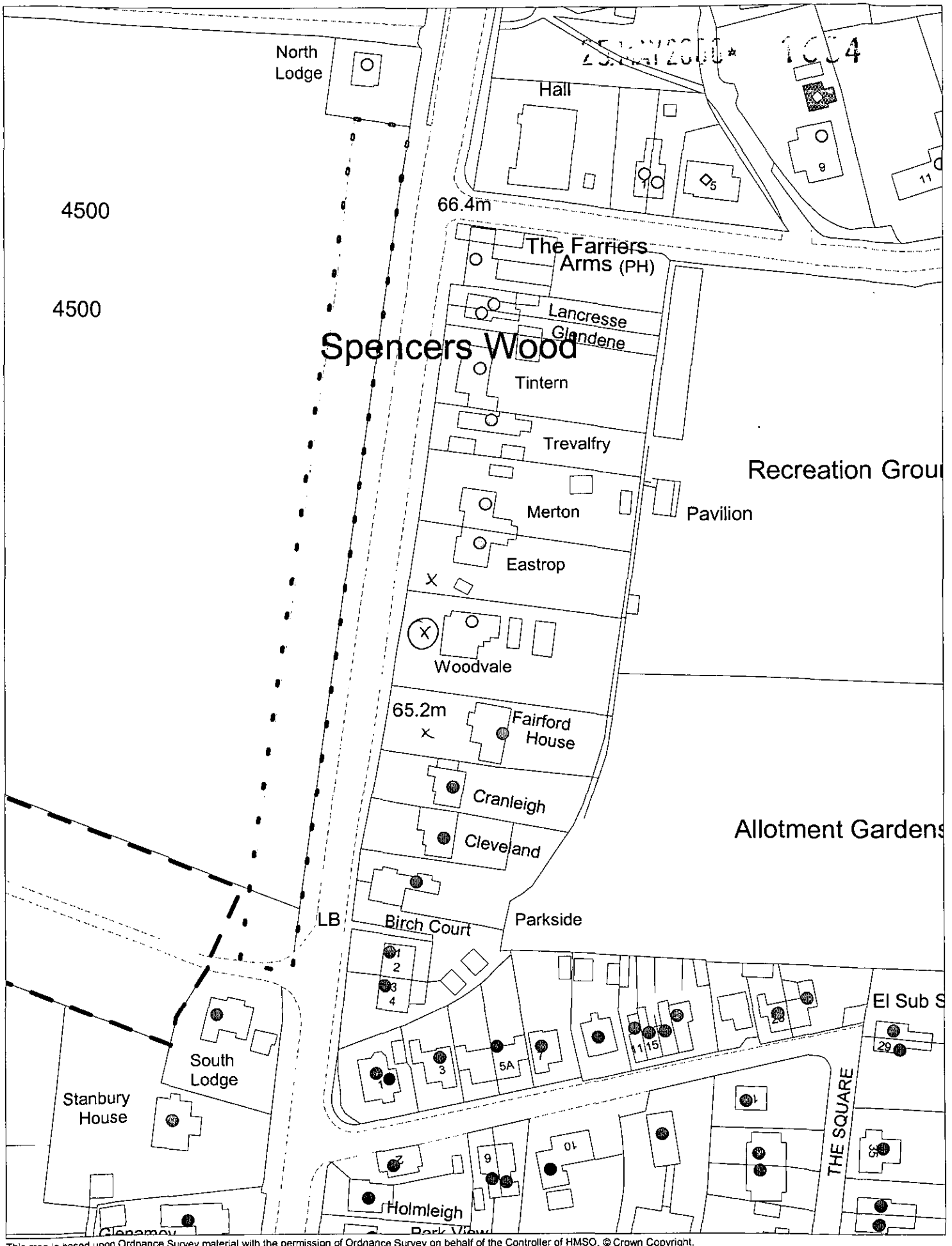


Store-room: 4.32m x 1.90m: detached, with lighting and power, window to front, housing an additional store-room with window to side.

Stable block: two-storey, detached, divided into three, the first two rooms measuring 4.28m x 3.68 and 4.28m x 1.68 respectively; the second giving access to a sizeable upper floor featuring vaulted ceiling.

DIRECTIONS

Leave Reading town centre along Basingstoke Road, crossing the motoway to turn left at the roundabout towards Spencers Wood. Continue past the Parish Church and the Farrier's Arms to find the property for sale; a white, five-bar gate on the left-hand side.



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1 June 2000

Scale: 1 : 1250