APPLICATION NO:
F/2000/0815

LOCATION:
3 Askew Drive, Spencers Wood Reading.

APPLICANT:
Mr A Brown

PROPOSAL:
Proposed two storey side extension to dwellin

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Brown
3, Askew Drive
Spencers Wood
Reading
RG7 1HG

Application Number: F/2000/0815

Parish: **SHINFIELD**

Location: **3, Askew Drive, Spencers Wood, Reading.**

Proposal: **Proposed two storey side extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed extension, by virtue of its scale, design and location, would be prominent in the street scene and harmful to the open character of the area. It is therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 05/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0815

Applicant : Mr A Brown .

Location : 3, Askew Drive, Spencers Wood, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		21|3|00

Date of Neighbour Notifications : ✓

Date of Site Visit : 21|3|00

Date Registered : 08/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :

Property - no objections
Highways - conditions
Neighbours - proposal not comparible with immediate area, wrong property identified, has 4 beds already - parking implications, drains, access near junction scale of extension / design.
Shinfield PC - "no comment"

Planning Issues :

Identified Settlement
Neighbours / Street scene

Gap + WHS opposite

Application Number: F/2000/0815
3 Askew Drive, Spencers Wood

Appraisal: 3 Askew Road is a two-storey property located on a corner plot. There is a double garage, which projects 2.5 metres to the front of the house and 3 metres to the side. The proposal is to extend above and to the side/rear of the existing garage.

The extension would project three metres to the side of the garage giving the extension a total width of six metres. One metre would remain to the side boundary. It would be flush with the rear elevation of the house and the first-floor at the front. The ground-floor would project the same distance to the front of the house as the existing garage and would have a lean-to roof. The roof would be a continuation of the existing roof with a gable to the side.

This would represent a significant increase in the scale of the property and, as there would be no break across the front and rear elevations and the ridge line would be continuous, the massing of the property would be considerable. At first-floor, the flank of the existing house is level with the front of the house at the rear, 1 Halfacre Close and if the proposals were implemented the flank would be 6 metres forward of the houses at the rear. As this is an open plan estate with open areas on the corners, the design and location of the extension would cause it to be extremely prominent and, due to the proximity to the side boundary, it would be harmful to the open character of the area.

As the extension would be adjacent to the highway there would be no detrimental impact on neighbouring properties.

The application form states that number of bedrooms would be increased from three to four , although there appear to be five bedrooms shown on the proposed plans. Half the existing garage would be converted to living accommodation but a replacement garage space would be provided in the extension and two spaces would be provided to the front of the garage. This is equivalent to the maximum requirement for a five bedroom property and is equal to the existing provision.

Recommendation: refusal

Application Number F/2000/0815
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed extension, by virtue of its scale, design and location, would be prominent in the street scene and harmful to the open character of the area. It is, therefore, contrary to Policies WOS3 and WBE1 of the WDLPDD and policies LBE1 and LBE2 of the LALP.

John Mitchell

5/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 3 Askew Drive
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0815

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - fence at side of house.

2. DESCRIPTION OF SURROUNDINGS residential - semi-rural setting, open plan frontages, two-storey detached

3. DESCRIPTION OF SITE/BUILDING two-storey detached dwelling, double garage, part integral + part to front/side.

4. RELATIONSHIP TO ADJOINING PROPERTIES side of 1st floor level with 1st floor of 1 Halfacre close to rear-has one small 1st floor side window

5. SITE CONSTRAINTS

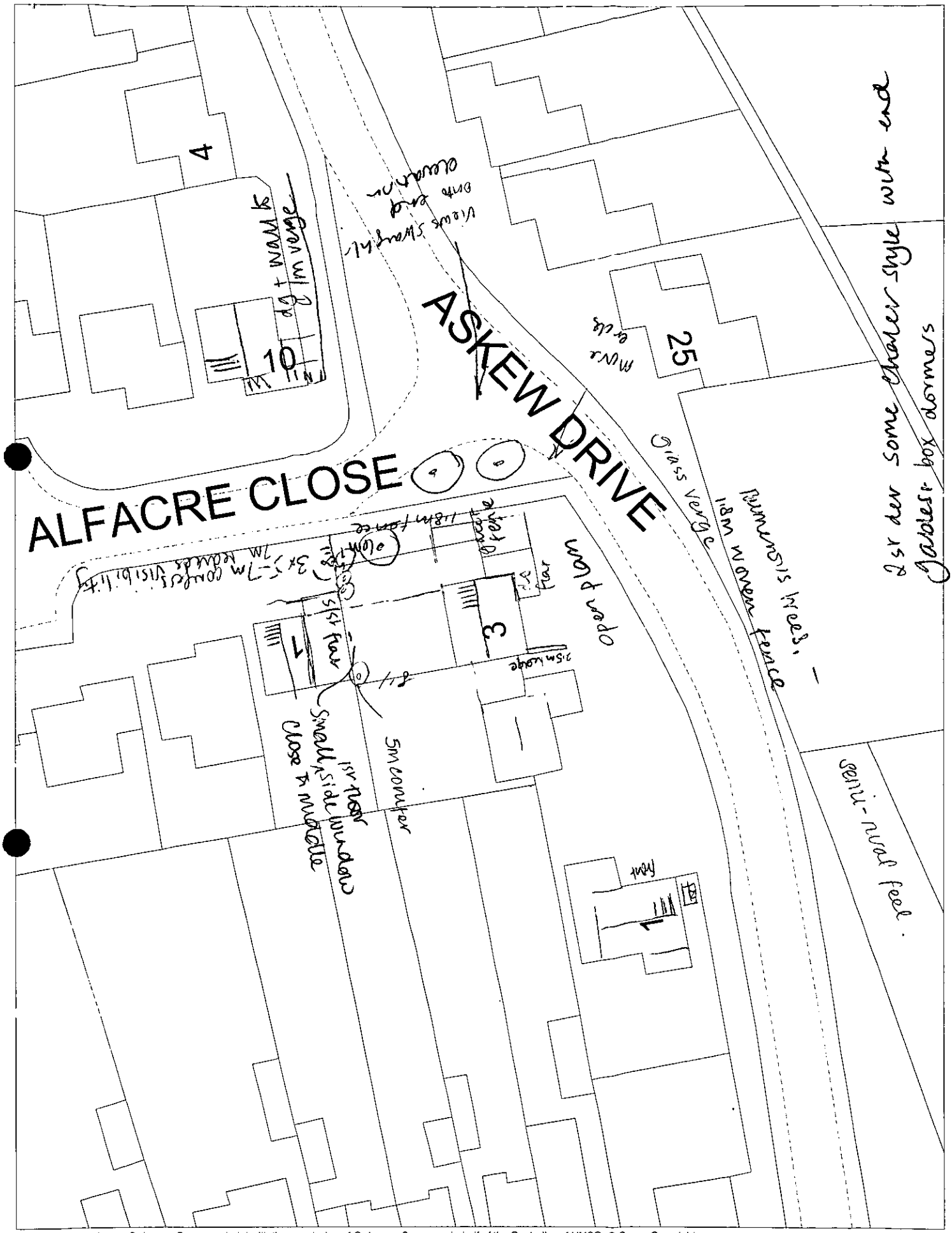
TREES 3 conifers - 5-7m at rear boundary (front of 1 Halfacre)
2 trees on verge.

ACCESS/PARKING

LEVELS /

BOUNDARY TREATMENT - rear garden 1.8m fences

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

20 March 2000 Scale: 1 : 500

N W E S

Applicationo	Name & Address
F/2000/0815	Mr & Mrs D Syrad 1 Halfacre Close Spencers wood Reading Rg7 1DZ
F/2000/0815	I Young 10 halfacre Close Spencers Wood Reading RG7 1DZ
App refused, letter sent 08/06/00	

Received by Wokingham District Council

Application No: F/2000/0815

Proposal:
Proposed two storey side extension to dwelling

Location:
3, Askew Drive, Spencers Wood, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **14 March 2000**

My ref: F/2000/0815

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/2000/0815
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0815**
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **14 March 2000**

My ref: F/2000/0815

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/0815
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0815**
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **14 March 2000**

My ref: F/2000/0815

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/2000/0815
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0815**
3, Askew Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: 08 MAR 2000 ~~- 4 JAN 2000~~	Map No. 78 Site 0.03
Officer: EXC Application No. F/2000/0815	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 3 Askew Drive

Parish: Shinfield Ward: Shinfield
14-3-2000

Applicant: Mr A Brown

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section (H) 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	Name road on plan + house number Scale?	14/1	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale?	14/1	08 MAR 2000 08 MAR 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Existing rear elevation?~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			08 MAR 2000
9	Miscellaneous	Q7 states new access to site. Is this to be new dropped kerb for access to new garage? ~~If so, need details (+ serve notice?)~~	14/1	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....1 & 10 Halfacre Close ✓ + S/N in Askew Drive.....

.....~~Askew Drive~~.....

.....

.....

.....

.....

.....

.....

.....

Date: 01 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0815

Location: 3, Askew Drive, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling

Applicant: Mr A Brown .

Case Officer: Emy Circuit

The new plans show the following: 1:500 and 1:1250 location plans identifying theapplication site correctly.

For information only.

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

(RING ONE)

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

App No. F/2000/0815 (Planaps) / (Ludhouse) Date Rec. 30/5/00

Location: 3 Askew Drive, Spencers Wood

Parish Shinfield

Applicant: Mr A Brown

Description of attached plans ~~Plans~~ 1:500 and 1:1250 location plans identifying the application site correctly.

Drawing No's: /

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: _____

_____ Date for Responses INFO ONLY

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 01.06.RS

Yellow - Part One Copy
Green - Officer's Copy

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 31 May 2000
My ref: EXC/Shinfield 1B/F/2000/0815

Mr A Brown and Ms S Cox
3 Askew Drive
Spencers Wood
READING
Berkshire
RG7 1HG

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

Dear Mr Brown and Ms Cox

CONVERSION OF GARAGE AT 3 ASKEW DRIVE TO LIVING ACCOMMODATION

In response to your letter of 15 May, there are no planning conditions restricting the conversion of the garage at 3 Askew Drive to living accommodation. Therefore, providing the window is flush with the front elevation of the garage and does not project forward of the existing building, planning permission would not be required for the above proposal.

I hope this information is of assistance to you. However, if you require any further advice please contact Emy Circuit on the number above.

Yours sincerely

John Mitchell,
Development Control Manager

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 25 April 2000
My ref: EXC/F/2000/0815

Mr A Brown
3 Askew Drive
Spencers Wood
RG7 1HG

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

Dear Mr Brown

PROPOSED TWO-STOREY SIDE EXTENSION TO 3 ASKEW DRIVE, SPENCERS WOOD

I write regarding the site location plans for the above planning application. Although the site has been identified correctly on the "conveyance and location plan" it appears that the red line identifying the application site boundary on the 1:500 and 1:2500 location plans has been drawn around number 5 rather then 3 Askew Close. It is important that this information is correct. To enable the application to be progressed please submit six location plans, at either 1:500 or 1:1250, with the application site correctly identified.

If you have any queries please contact the case officer, Emy Circuit on the number above.

Yours sincerely

M L Thorp,
Principal Development Control Officer

F/2000/0902
Location: 231 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to replace existing extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0893
Location: 7 Clares Green Road, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0815
Location: 3 Askew Drive Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

0/2000/0560
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
New Plans show: Omitting the garage to plot 1.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land Rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568 for the approval of slab levels & surface water drainage systems.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0974
Location: Land rear of 72-90 plots 71-75 Grazeley Road, three Mile Cross
Proposal: Details to comply with conditions 10 & 11 of consent 99/70568/F for the approval of hard & soft landscaping
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0973
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568/F for the approval of slab levels & surface water drainage systems
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 5 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

Recd 11.55 AM 5.4.00

PLANNING SERVICES	
DL	TLS
DD	ENF
APP	
CS OBS	CS
06 APR 2000	
COPIES TO:	ACK:
	FILE:

Ian Young
10 Halfacre Close
Spencers Wood
Reading RG7 1DZ

Tel: 0118 988 2459
e-mail: ianyoung@clara.net

5 April, 2000

Ref: F/2000/0815

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WH

Dear Mr Wood,

I am writing regarding the proposed extension to 3 Askew Drive.

My wife and I are happy to agree to an extension of some kind, but we are not sure that the one proposed is compatible with the immediate area. I guess we are saying that a little bit more imagination could have been used to achieve a similar result.

By the way, when my wife visited Shute End to look at the plans, she found that the property identified was 5 Askew Drive. The drawings also said that the present house had three bedrooms, when is has four.

Yours sincerely,

Ian Young

~~To:~~
Property Dept

TO ~~From:~~ Emy Circuit

Date: 27 March 2000

Application Number: F/2000/0815

Proposal: Proposed two storey side extension to dwelling.

PLANNING SERVICES	APP 27190
POL	ENS
DC	ENF
APP	
CS	
30 MAR 2000	
COPIES TO:	ACK:
	FILE:

Site Address:
3, Askew Drive, Spencers Wood, Reading.

Applicant:
Mr A Brown .

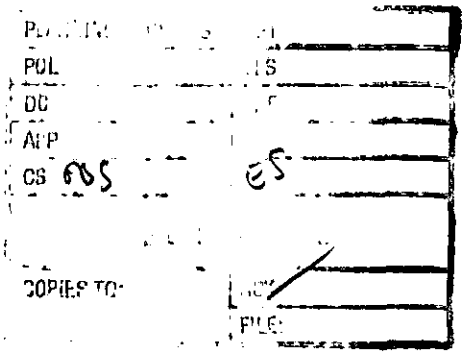
Your observations are required in respect of this application within **7 days** of the above date.

This Section has no objections to the proposed extension.

S. Meyers.
Property Management Officer.

29/3/00.

1 Halfacre Close, Spencers Wood, Reading RG7 1DZ



Emy Circuit, Planning Officer
Wokingham District Council
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

25 March 2000

Dear Ms Circuit

RE: 3 ASKEW DRIVE, SPENCERS WOOD, READING. APP. NO. F/2000/0815.

Thank you for your letter dated 14 March 2000 giving us the opportunity to comment on the above planning application of our immediate neighbour. We have inspected the drawings at Woodley Library and have the following comments.

1. The red line on the location and block plans incorrectly indicate the wrong house, (No. 5). Incidentally, the fence adjoining Halfacre Close has been repositioned immediately adjoining the footpath since the O.S. was updated.

2. The first floor plan omits to title the existing fourth bedroom to the rear, therefore the answer to question 9 on the forms is incorrect stating the extension changes the dwelling from three bedrooms to four. It should read from four bedrooms to five. This may have parking implications.

3. The drain to be built over may be a shared private drain or public sewer.

4. The widening of the drive will move the vehicle access nearer to the junction with Halfacre Close. This is not clearly illustrated on the drawings but may be of concern to the Highways Department.

Whilst we have no objections in principle to an extension to the property, we had expected the extension to extend only the width of one garage and the proposal appears out of scale with the existing house.

As designed, the extension appears to be a bulky intrusion on the corner of the roads and without a set back will lack character and proportion.

We would be grateful if this letter is included with the application documents for consideration.

Yours sincerely

David Syrad D. Arch.(Kingston) R.I.B.A., Chartered Architect.
Sheila Syrad B.A.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 14 March 2000

Application Number: F/2000/0815

Proposal: Proposed two storey side extension to dwelling

Site Address:
3, Askew Drive, Spencers Wood, Reading.

Applicant:
Mr A Brown .

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).

Sc 23- PARKING & GARAGING (SR06)

IN08

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

27-3-00

With Compliments

202 OVERDOWN ROAD
TILEHURST
READING
BERKSHIRE
RG31 6NT
TEL / FAX : 0118 941 6333

0 8 MAR 2000

John Boyce Associates

STRUCTURAL ENGINEERING CONSULTANTS

Please find enclosed requested information, please do not send back the application in future, I would appreciate if you can contact me on the above number if you require additional infomation Regards John Boyce

Tel. 0118 9746429 (Direct Line)

Date 14-01-00

Your ref.

My ref.

Mr A Brown 08.MAR2000* 0815
3 Askew Drive
Shinfield, Berks

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. No Scale Name roads and house numbers	Enclosed ☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ – 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Scale ? 1:200 (on plan)	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed). + 1:500 enclosed	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

P.T.O.

INVESTORS IN PEOPLE UK
Recycled Paper

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: See plans ☑

Q7 says new access, please supply details - is it a dropped kerb - if so need to serve notice on Council as their land.

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

08.MAR2000* 0815

COPY

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 3 ASKEW DRIVE SPENCERS WOOD

I give notice that *(b)* MR. A. BROWN

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* TWO-STOREY SIDE EXTENSION & ALTERATIONS + new access

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* SHUTE END WOKINGHAM BERKS

by *(f)* —

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed A. Brown

† On behalf of —

Date 18/02/00

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

08.MAR2000* 0815

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

Environmental Services

For office use only.
Application number 08.MAR2000* 0815

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. A. BROWN 3 ASKEW DRIVE SPENCERS WOOD RG7 1HG
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	3 ASKEW DRIVE SPENCERS WOOD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTENSION & ALTERATIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES - CONCRETE BROWN FACING BRICK TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- *None of the land forms part of an agricultural holding.*

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: A. Brown

on behalf of

Date 13/12/99

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

3 ASKEW DRIVE

ADDRESS

PARISH SHIMFIELD

PLOT No. 4.

ORD. SHEET No. SU7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/46/69	Mr. Salmon.	Res Dev 4 Acre. adj ts and rear of OAKLANDS	17. 4. 69	N/A Ref
75/70			6 8 70	NA Ref
108/70	Algrey Homes	Det house & garage	14. 12. 70	app N/A
"	" "	" " "	31. 12. 70	NA CA
20343	MR. E. STOKES	RE ADS. & FENCE & ERECT BRICK WALL	17.11.85	N/A CIA
		08 MAR 2000 *	0815	

DATE OF COMPLETION

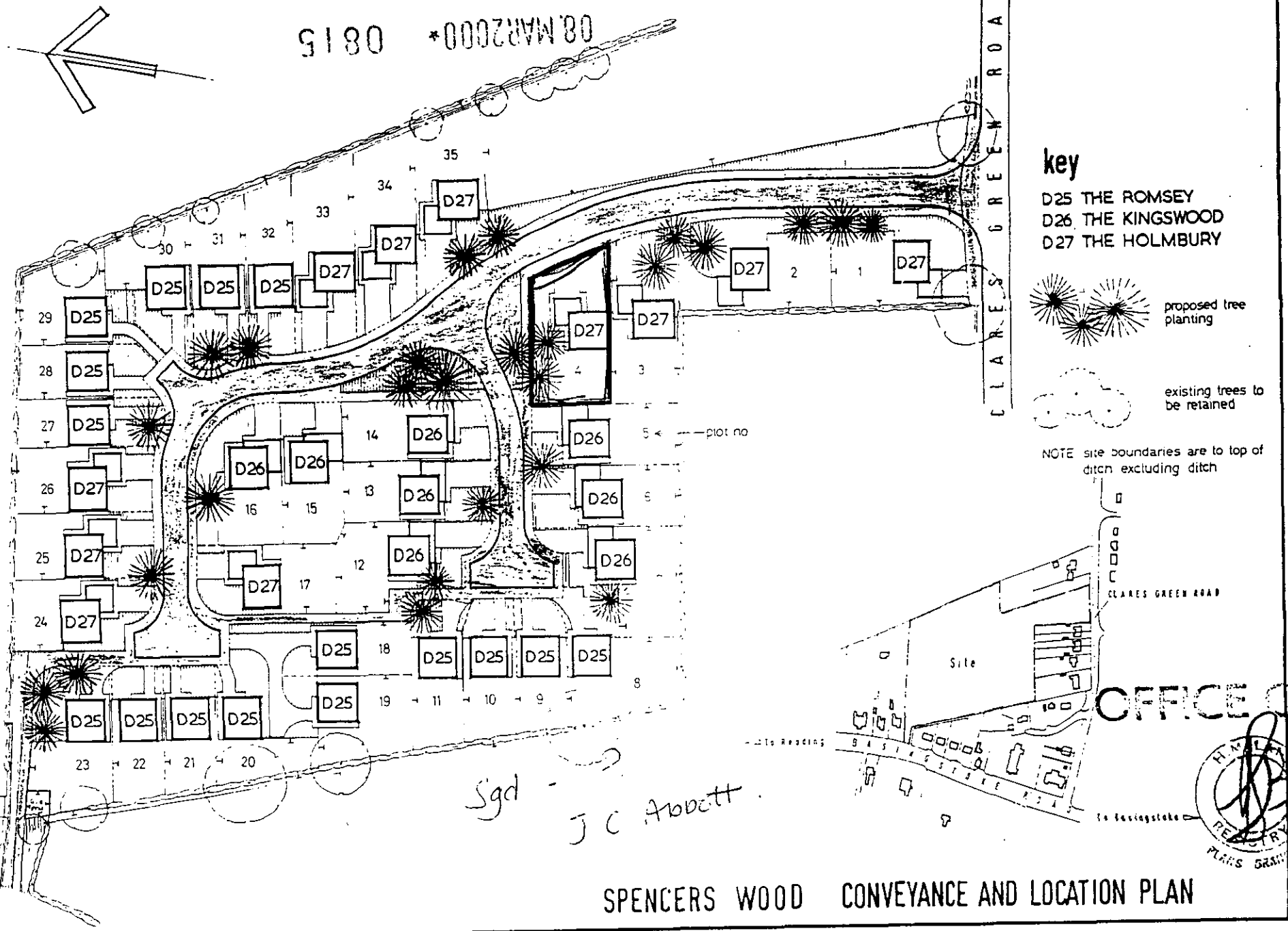
MINISTRY DECISION 0/46/69 allowed on appeal 15. 5. 70

SPECIAL ORDERS

DRAINAGE

091074

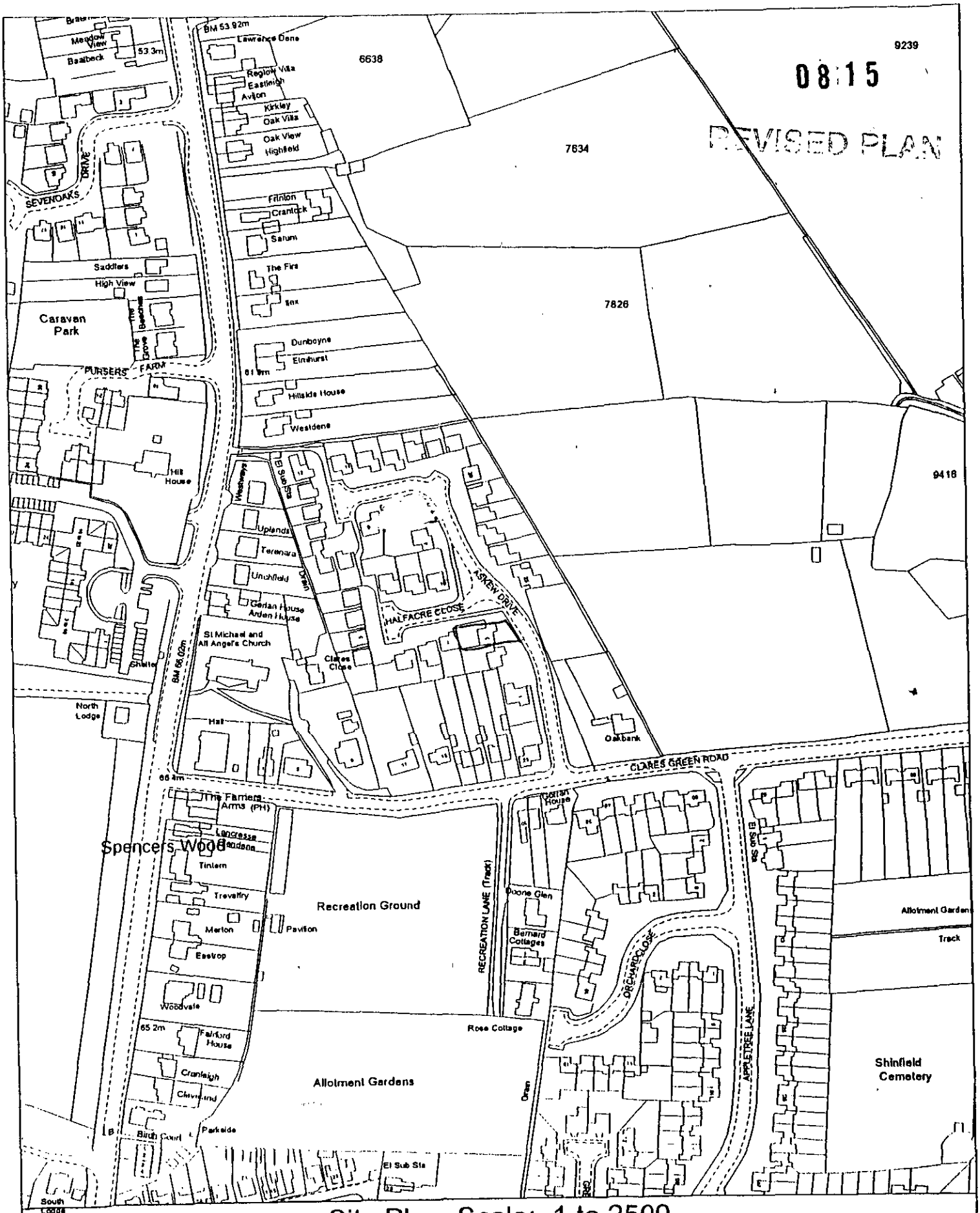
08.MAR2000* 0815



Sgd - J C Abbett.

OFFICE COPY

SPENCERS WOOD CONVEYANCE AND LOCATION PLAN



Site Plan, Scale: 1 to 2500

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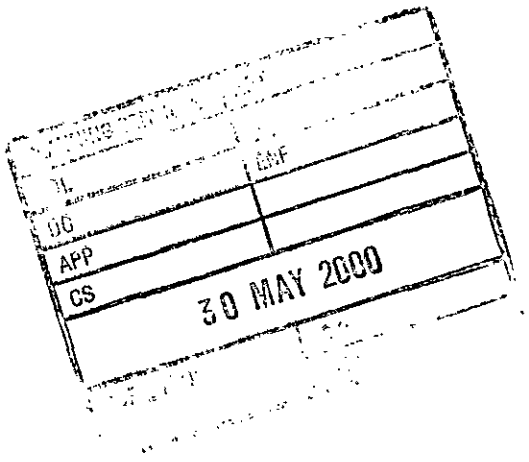

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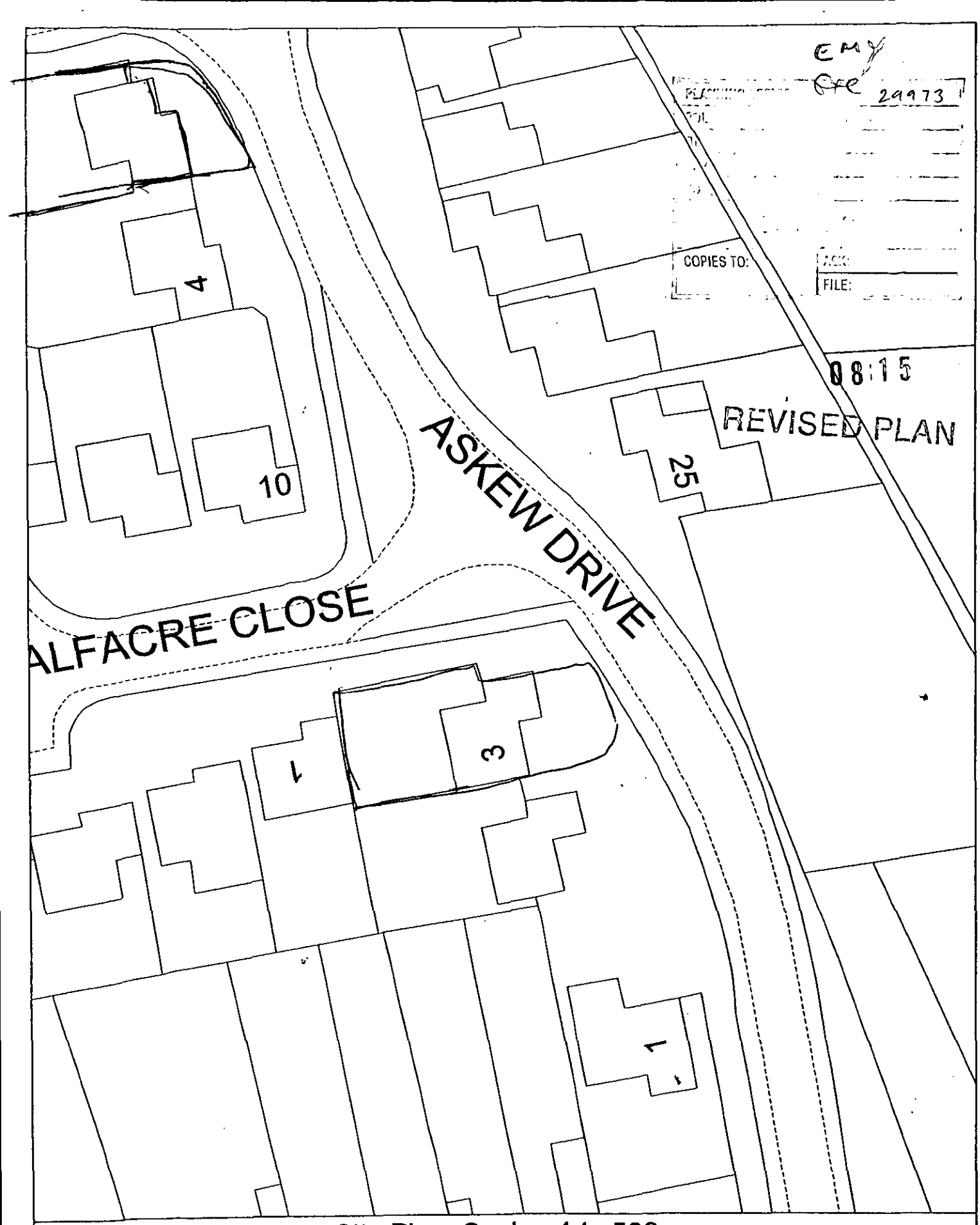

Site Plan, Scale: 1 to 500

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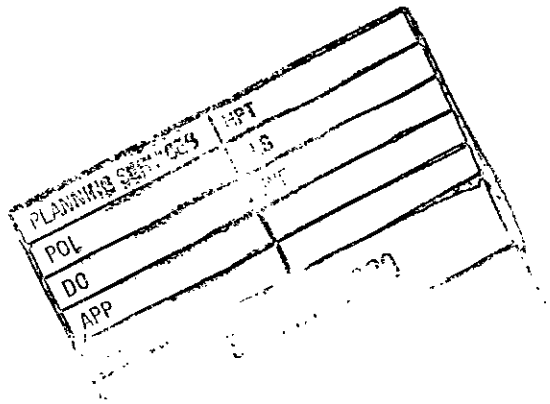
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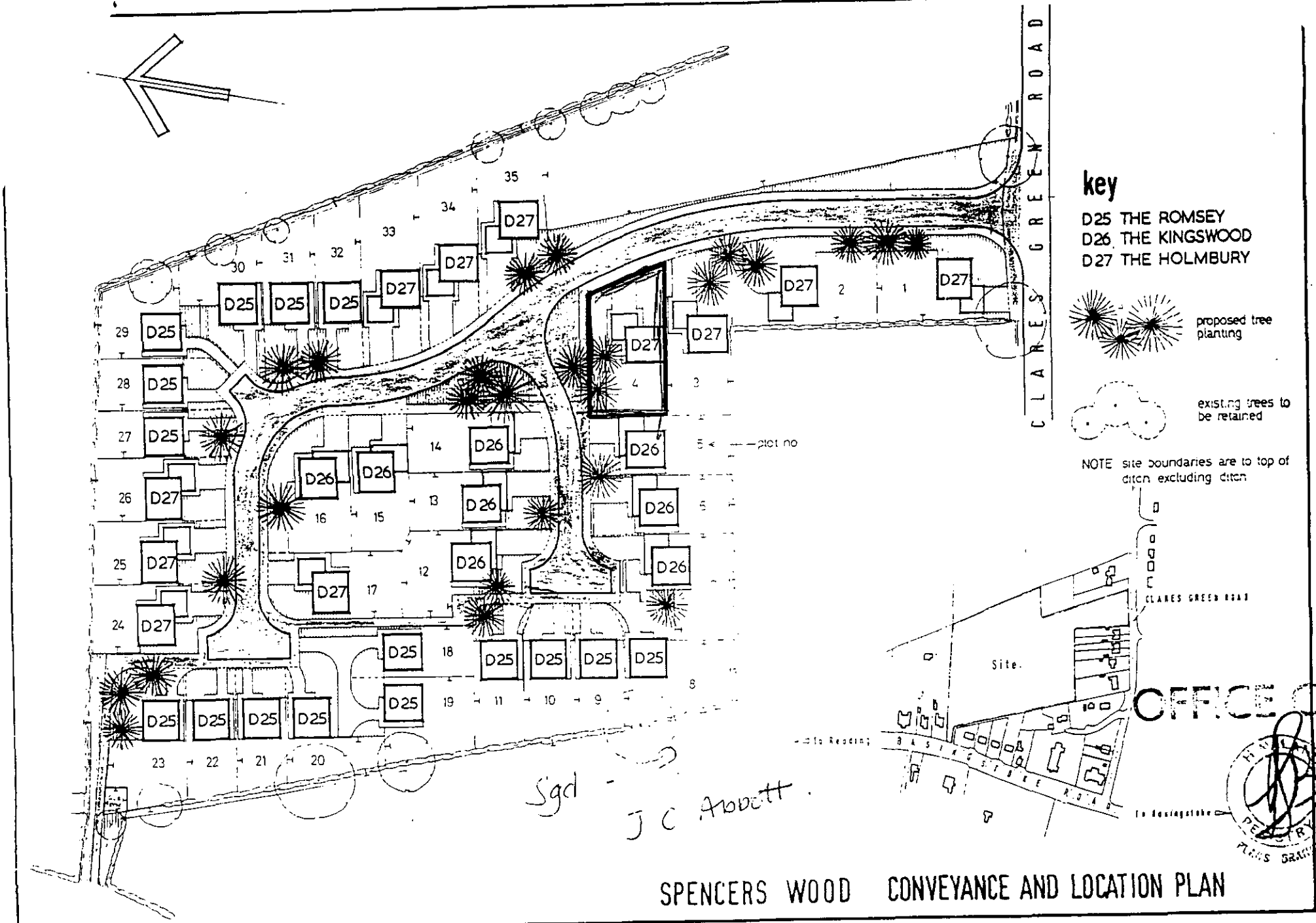
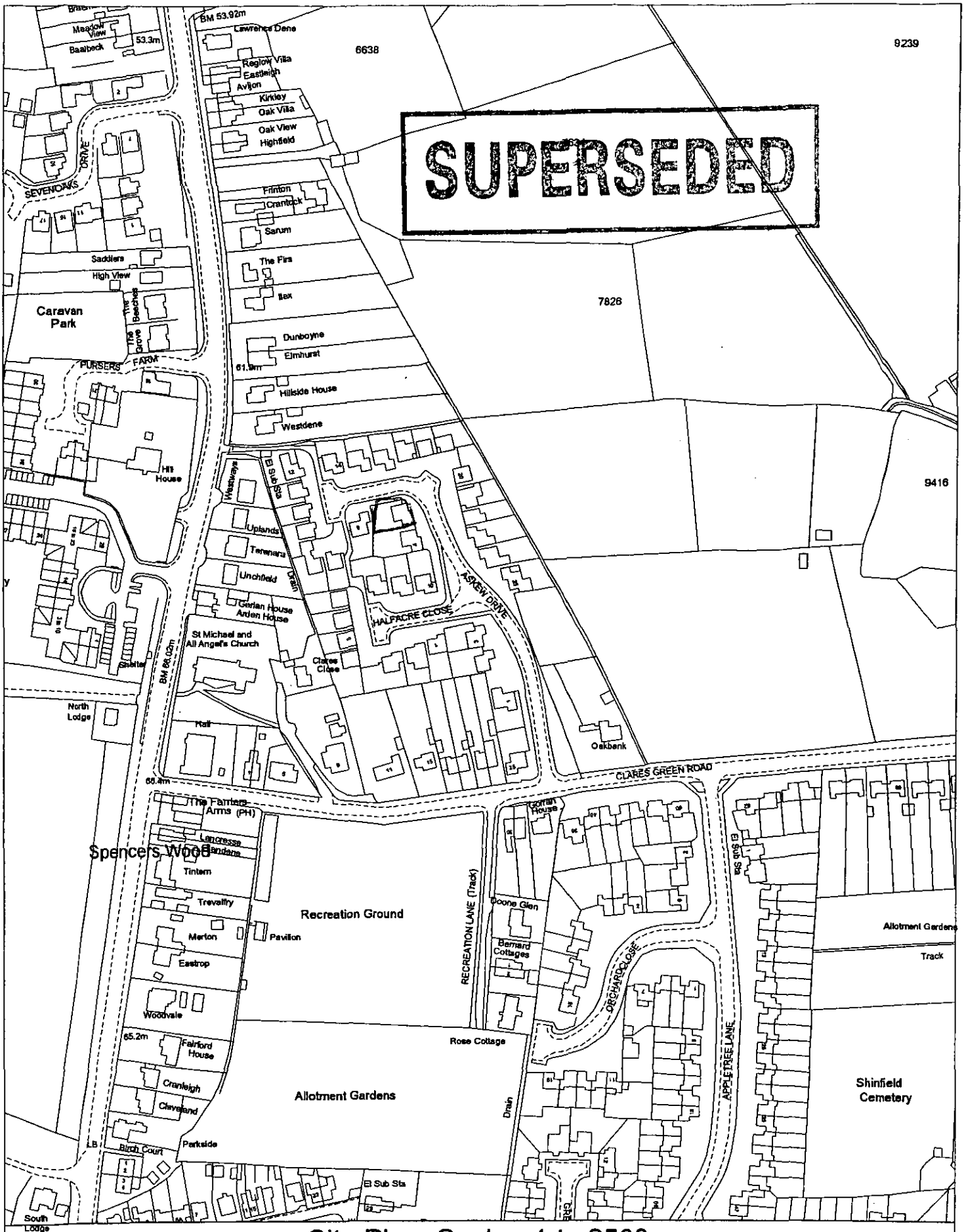


SPENCERS WOOD CONVEYANCE AND LOCATION PLAN

08.MAR2000* 0815



Site Plan, Scale: 1 to 2500

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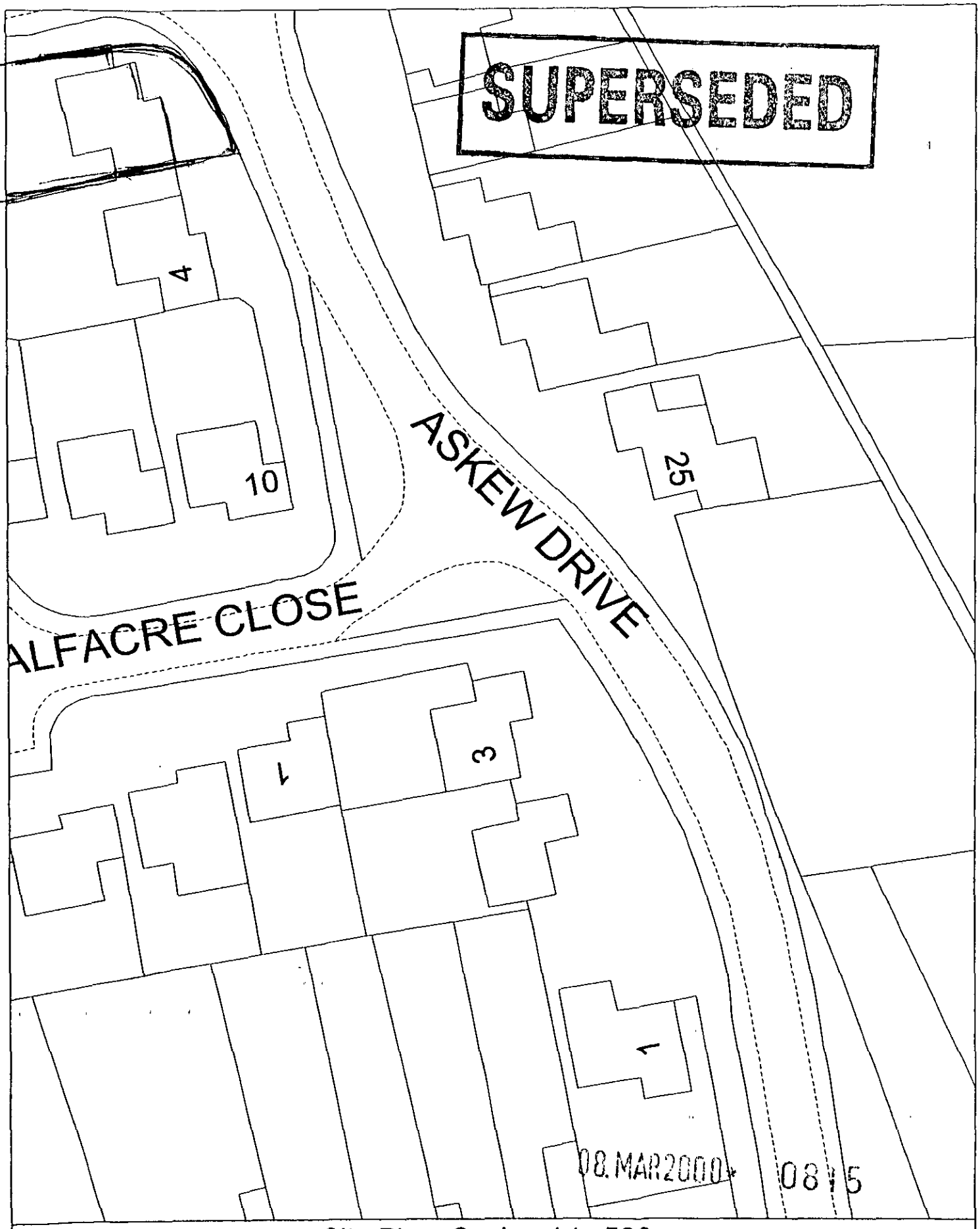

Site Plan, Scale: 1 to 500

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