APPLICATION NO:
F/2000/1672

LOCATION:
17 School Green, Shinfield Reading.

APPLICANT:
Mrs Malone

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Malone
17 School Green
Shinfield
Reading
RG2 9EE

Application Number: F/2000/1672

Parish: **SHINFIELD**

Location: **17, School Green, Shinfield, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

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

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1672	EXC
BUILDING CONTROL NUMBER	FP 2000/0823	Ale
APPLICANT/~~AGENT~~	Mr K. Malone	
ADDRESS OF SITE	17. School Green SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		Location
ELEVATIONS	recd 3/7/00	7/6/00
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/8/00.	

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 : Emy Circuit

Application Number : F/2000/1672

Applicant : Mrs Malone .

Location : 17, School Green, Shinfield, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		27 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27 June 2000

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 :

Environmental Health - no objections.

Environment Agency - no objection

Planning Issues :

Identified Settlement
(local shopping centre adjacent)
Neighbours / streetscene

Application Number: F/2000/1672
17 School Green, Shinfield

Appraisal: The proposal is for a single-storey rear extension, replacing an existing small lean-to. This would project 2.8 metres to the rear of the property, adjoin the boundary with 19 School Green and project 1.2 metres towards 15 School Green. It would be 2.8 metres high.

The adjoining property, 19 School Green, already has a single-storey, flat-roofed extension of a similar depth and, as this does not have any windows in the wall adjacent to the boundary, there would not be any significant impact on this neighbour.

The kitchen door and window at 15 School Green are at the side, 4 metres from the boundary and No 17 lies to the south. The extension could cause this room to feel somewhat more enclosed but as it would be 2 metres from the boundary it is not considered that the extension would be overbearing or cause an unacceptable overshadowing or reduction in daylighting.

All the proposed windows would serve bathrooms and, hence, should be obscure glazed to protect the privacy of both occupants and neighbours.

The extension would be to the rear of the property and would not, therefore, have a significant impact on the street scene or character of the area.

Recommendation: conditional approval

Application Number F/2000/1672
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03			

John Metcalfe
1/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 17 School Green
Shinfield Reading.

APPLICATION NUMBER: F/2000/1672

OFFICER: Emy Circuit

DATE OF SITE VISIT: 27 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on front gate

2. DESCRIPTION OF SURROUNDINGS
Mixed residential with some retail + offices -
immediate neighbours are dwellings

3. DESCRIPTION OF SITE/BUILDING
two-storey semis

brick, part painted white (rear)

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 15 has kitchen door/window on side
No 19 has flat roof ext of similar design depth

5. SITE CONSTRAINTS

TREES /

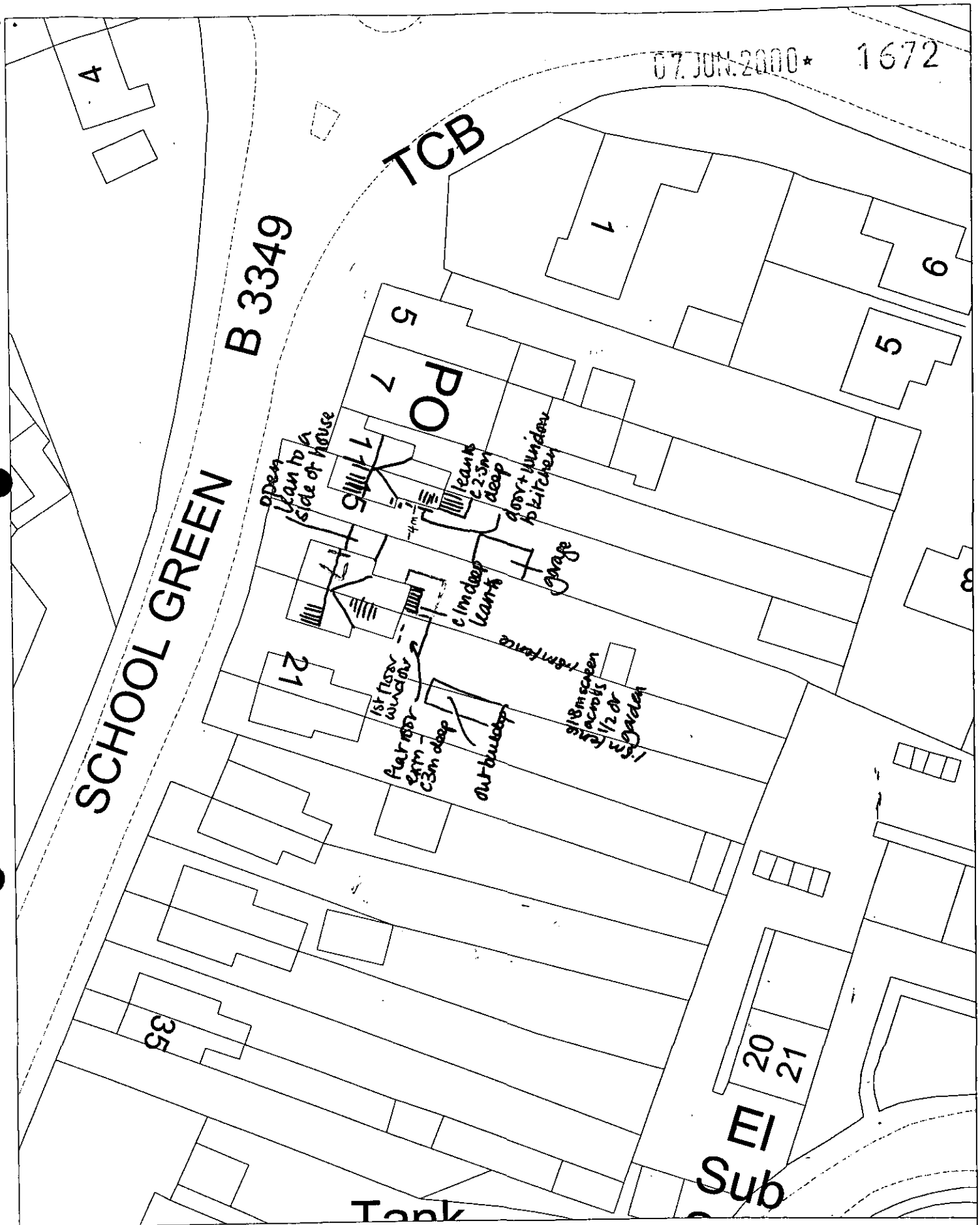
ACCESS/PARKING no change, (drive from School green)

LEVELS /

BOUNDARY TREATMENT 1·8m fences at rear

OTHERS /

07 JUN 2000* 1672



Site Plan, Scale: 1 to 500

MAZONE

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Date: 31 May 2000

N W E S

Received by Wokingham District Council

Application No: F/2000/1672

Proposal:
Proposed single storey rear extension to dwelling.

Location:
17, School Green, Shinfield, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

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

Tel: (0118) 974 6479

Date: **14 June 2000**

My ref: F/2000/1672

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/2000/1672
17, School Green, Shinfield, Reading.
Proposed single storey rear 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1672**
17, School Green, Shinfield, Reading.
Proposed single storey rear 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 June 2000**

My ref: F/2000/1672

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1672**
17, School Green, Shinfield, Reading.
Proposed single storey rear 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 June 2000**

My ref: F/2000/1672

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/2000/1672
17, School Green, Shinfield, Reading.
Proposed single storey rear extension to dwelling.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1672**
17, School Green, Shinfield, Reading.
Proposed single storey rear 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**********

* PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	7 JUN 2000
Officer: EXC	Application No. F/2000/1672

Map No. 71.. Site ..05..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 17 SCHOOL GREEN

Parish: SHINFIELD Ward: Shinfield 14.6.2000

Applicant: MRS MALONE
registered disabled

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 200m landfill
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: .....
Encroachment	✓

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:

* PRE-APP ATTACHED

NEIGHBOURS:

S/N + 15, 21 + 4 SCHOOL GREEN ✓

24 + 25 CHESTNUT CRESENT

Our ref: SP\2000\001908/001
Your ref: F/2000/1672

Date: 27th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Emy Circuit

Dear Madam

PROPOSED SINGLE STOREY REAR EXTENSION AT 17 SCHOOL GREEN, SHINFIELD

Thank you for your letter dated 14 June 2000 which was received on 20 June 2000. You are asked to quote the following reference in any correspondence: SU76NW/14/4. The Environment Agency has the following comments:

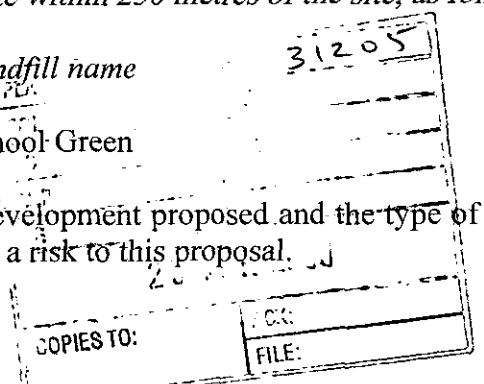
The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 732 678	150m	School Green



In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

cc. Mr Malone, 17 School Green, Shinfield, Berks

FAO Emy Circuit

17 School Green
Shinfield
Berks
RG29EE

Application number:F/2000/1672

23/6/00

Dear Miss Circuit

I would like to confirm that no part of our development will encroach onto, over or under any neighbouring property, also the plan showing the dining room and existing kitchen etc. is a scale of 1-50 and the large plan is a scale of 1-25 although we would like it to extend an extra 400mm (please find enclosed plan)

We hope this is all ok but if there are any more queries please do not hesitate to contact us.

Yours sincerely

Paula Malone.

Mrs P Malone

PLANNING SERVICES	HPT
POL	ILS
DC	
APP	31035
CS	
26 JUN 2000	
COPIES TO:	

FAO Emy Circuit

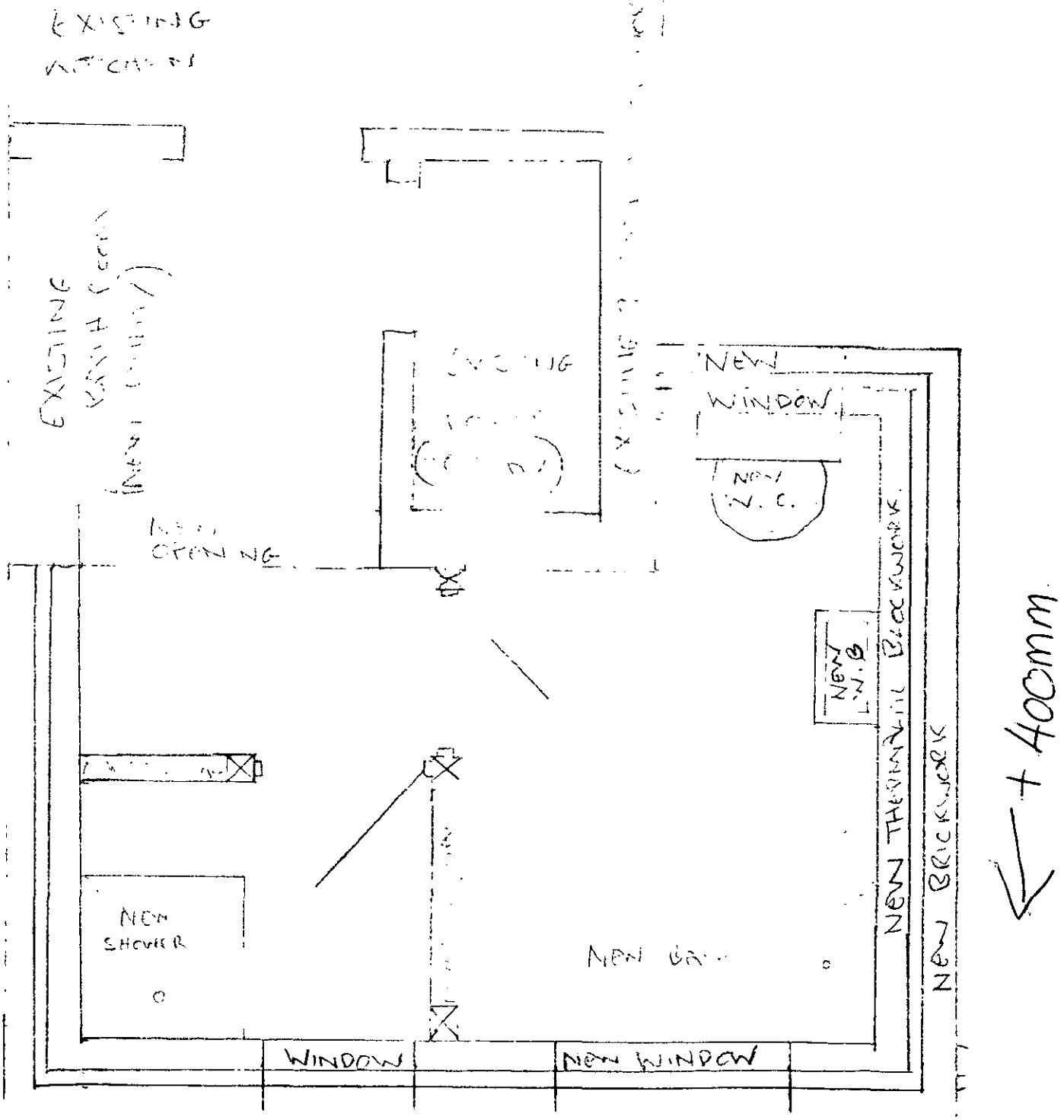
MALONE 17 School Green Shirfield

F/2000/1672.

W N S E

SCALE 1-25

Slightly Smaller than actual extension



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Protection and Housing

My Ref: JRM/JS

To: Emy Circuit
Planning

Your Ref:

Date: 19 June, 2000

APPLICATION NO F/2000/1672
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING
LOCATION: 17 SCHOOL GREEN SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney
Environmental Health Officer

PLANNING SERVICES	HPT
POL	TLS
DC	
COPIES TO:	

07 JUN. 2000* 1672

Tel. Extn:

My ref:

Your ref:

May 23, 2000

Community Services Department
Wokingham Social Services South
Wellington House
Wellington Road
Wokingham
Berkshire RG40 2QB
Tel: (0118) 974 6800
Fax: (0118) 978 9261

Dear Sirs

PRESCRIBED FEES FOR PLANNING & BUILDING REGULATIONS APPLICATIONS

This is to confirm that: **Mrs P Malone, 17 School Green, Shinfield Reading, RG2 9EE** is registered with this Department as a disabled person in accordance with the Chronically Sick and Disabled Persons Act 1970, and therefore fees for the proposed work are waived.

Yours faithfully

Gaynor Brady
Occupational Therapist/Care Manager

ADDRESS 17 SCHOOL GREEN PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR23294	MR. MALONE, MISS ALFORD	INT. ALTS ETC.	20.8.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr & Mrs Malone - S/St R. Ext - 15.05.00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 07.JUN.2000* 1672

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	MALONE
	Address and postcode	17 School Green Shinfield RG2 9EE
	Phone number	0118 9883345
	Agent's Name	
	Address and postcode	N/A
	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.	17 School Green Rear of property
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey Rear extension
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.	Existing b/w painted, new b/w to match fascia painted black timber to match ex
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: No Change
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.

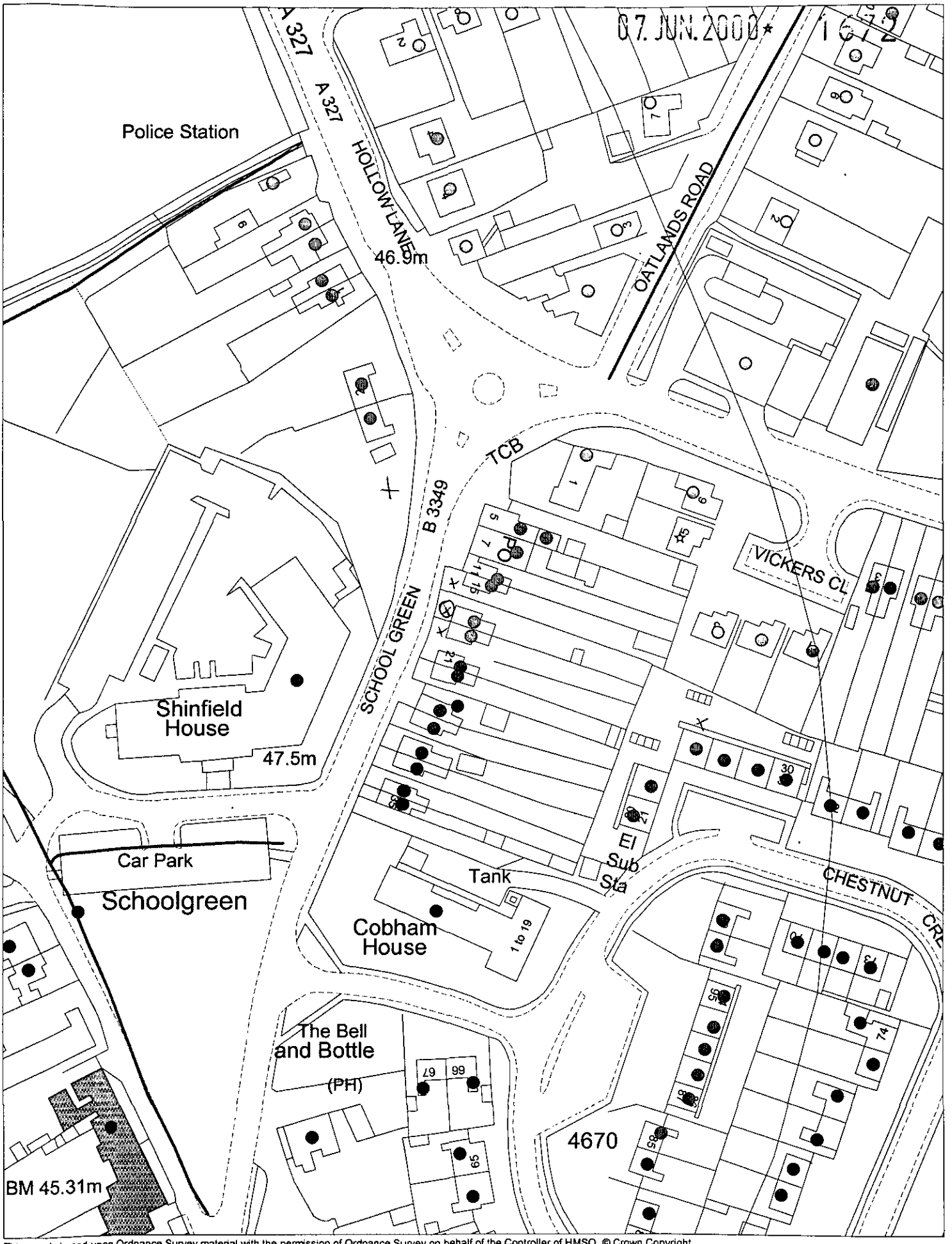
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: _____ on behalf of _____

Date _____

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



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

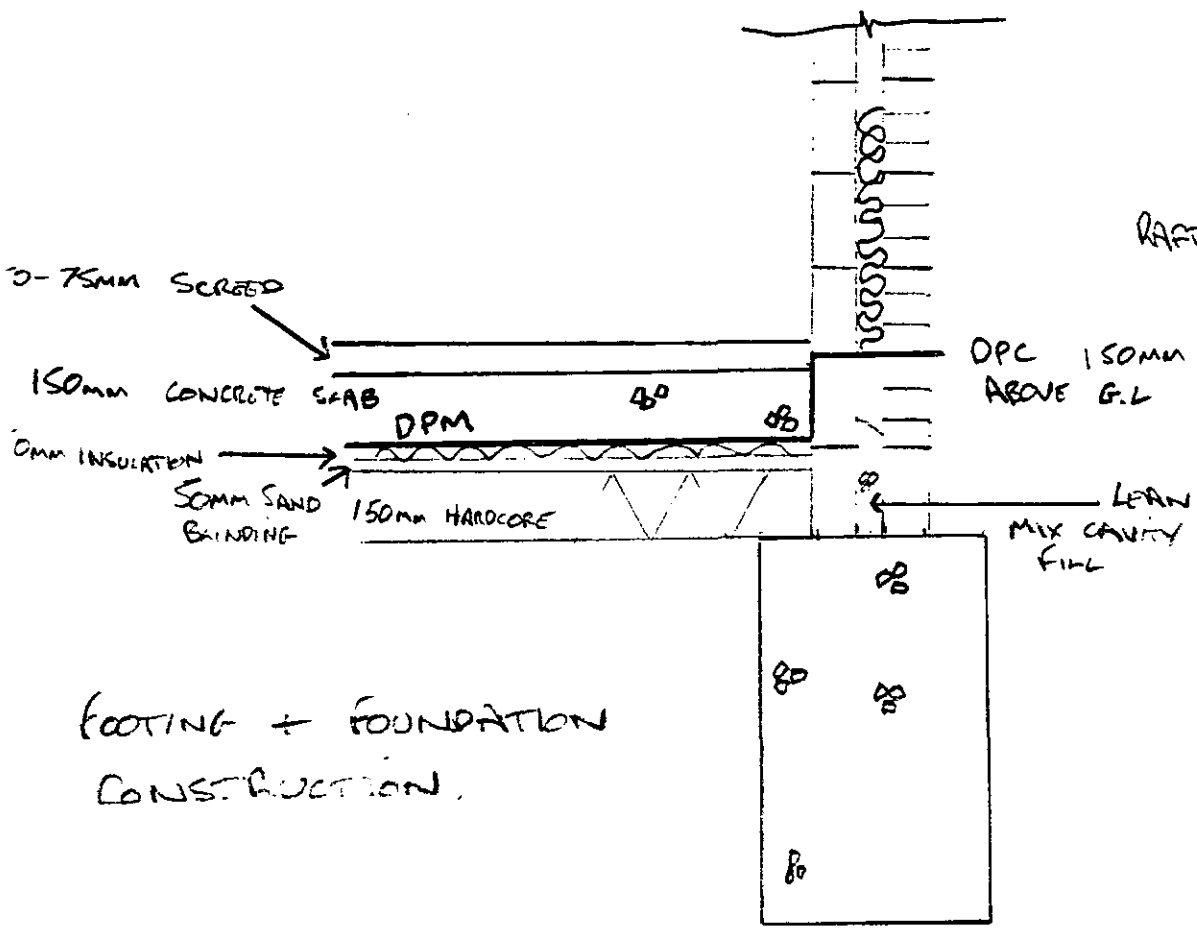
N W E S

REF. MALONE

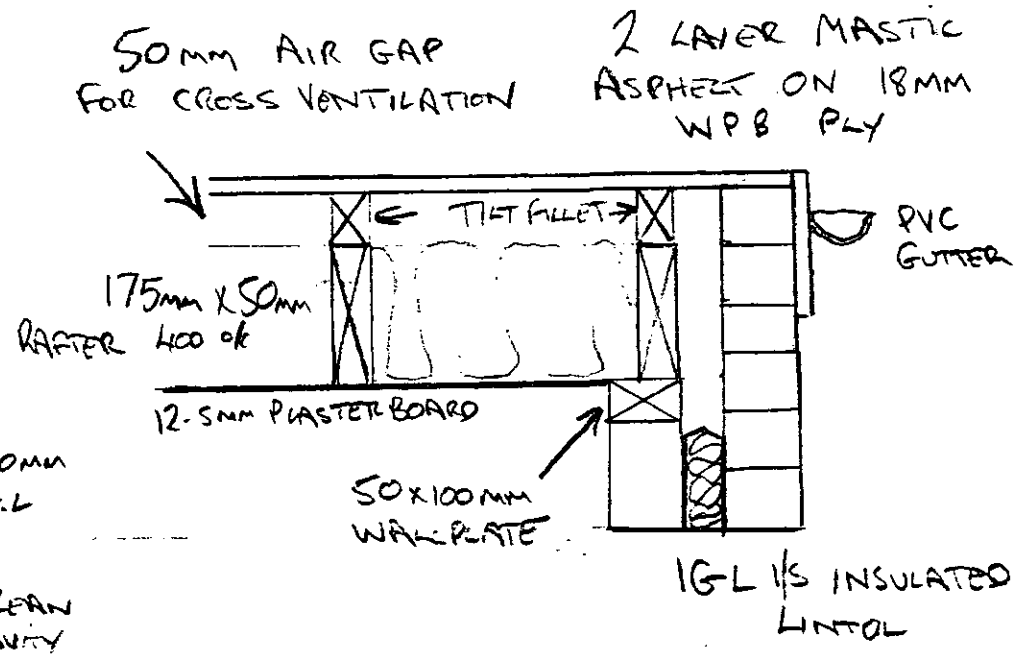
17 SCHOOL GREEN

SHINFIELD

RG2 9EF



FOOTING + FOUNDATION CONSTRUCTION.



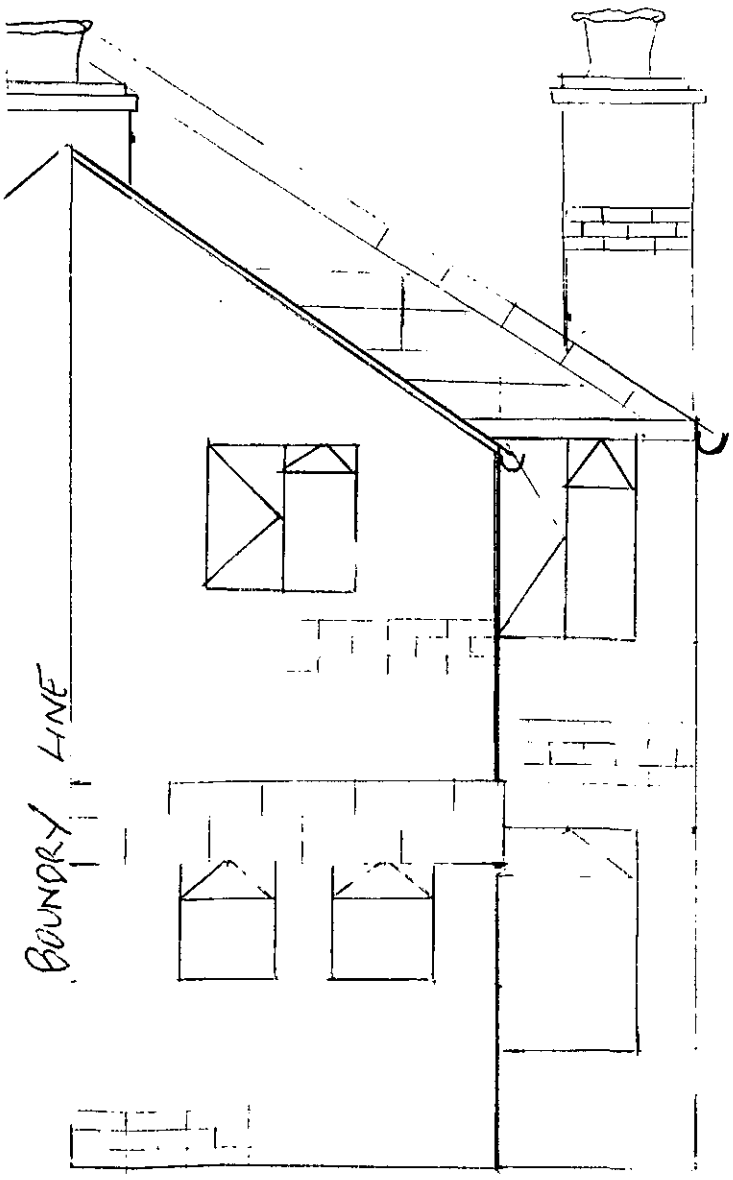
ROOF DETAIL

REF: MALONE

17 SCHOOL GREEN
SHINFIELD
RG2 9EE

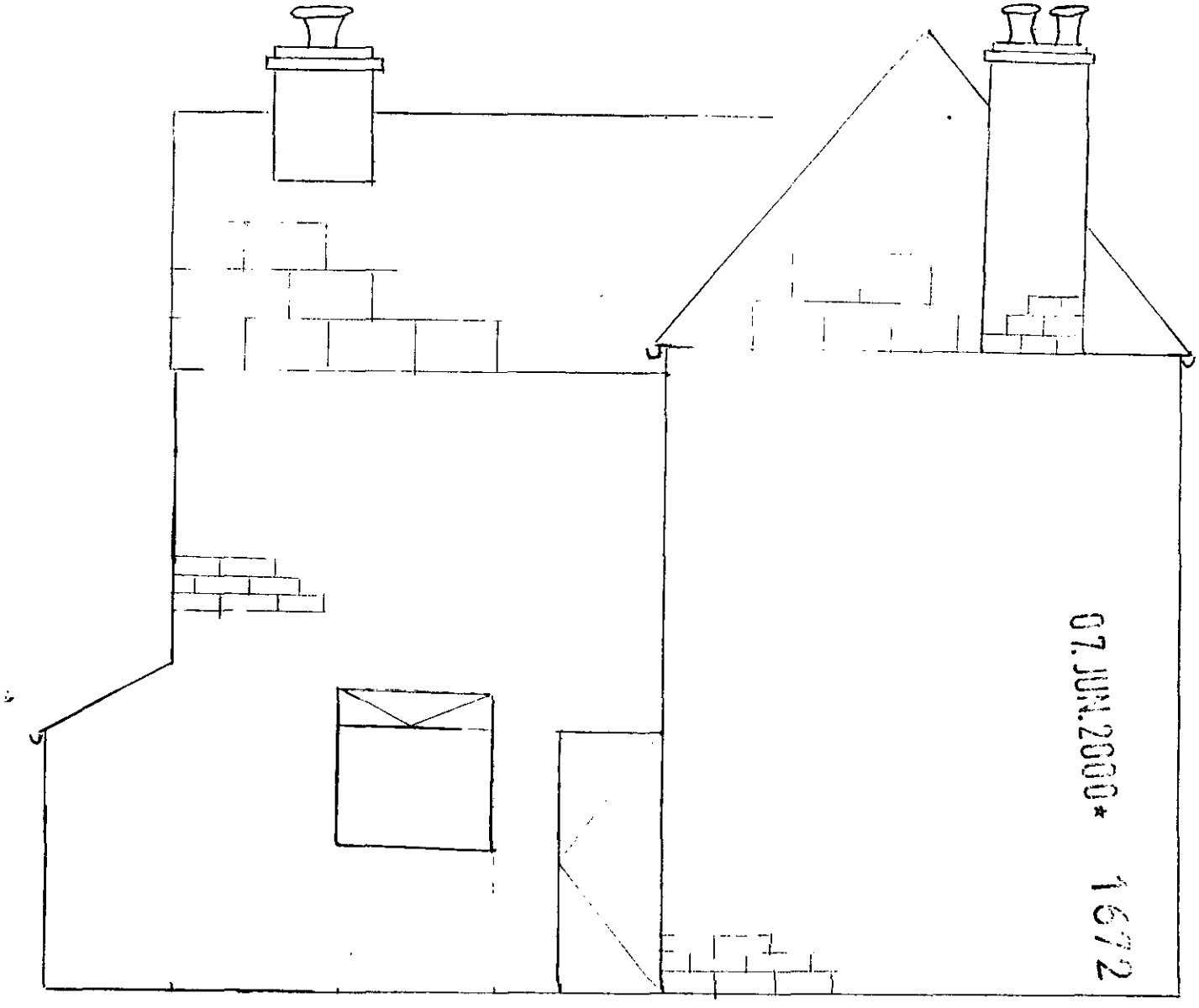
07. JUN. 2000* 1672

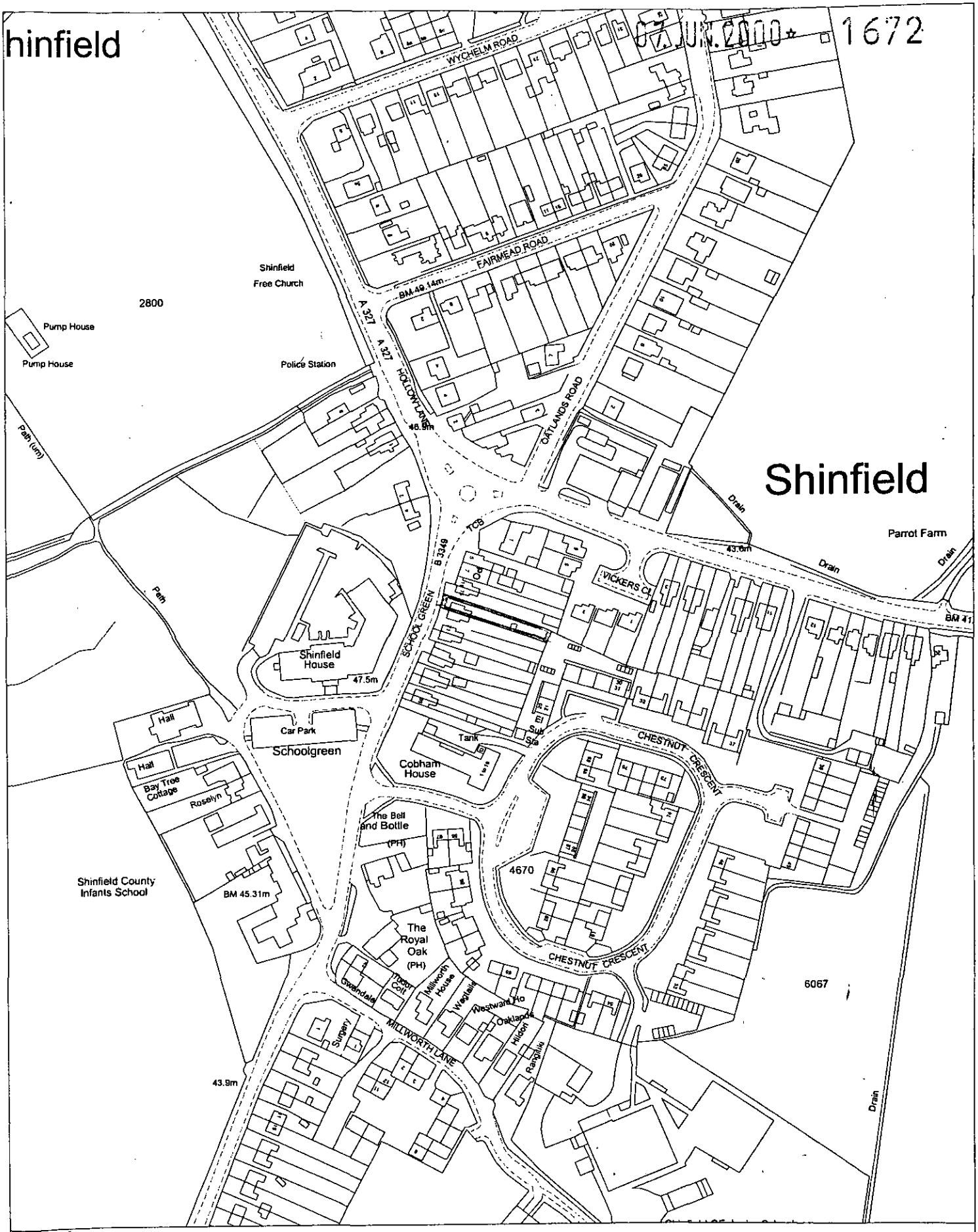
EXISTING EAST ELAVATION
SCALE 1-50



REF: MALONE
17 SCHOOL GREEN
SHINFIELD
RG2 9EE

EXISTING NORTH ELAVATION
SCALE 1-50.





MALONE

Site Plan, Scale: 1 to 2500

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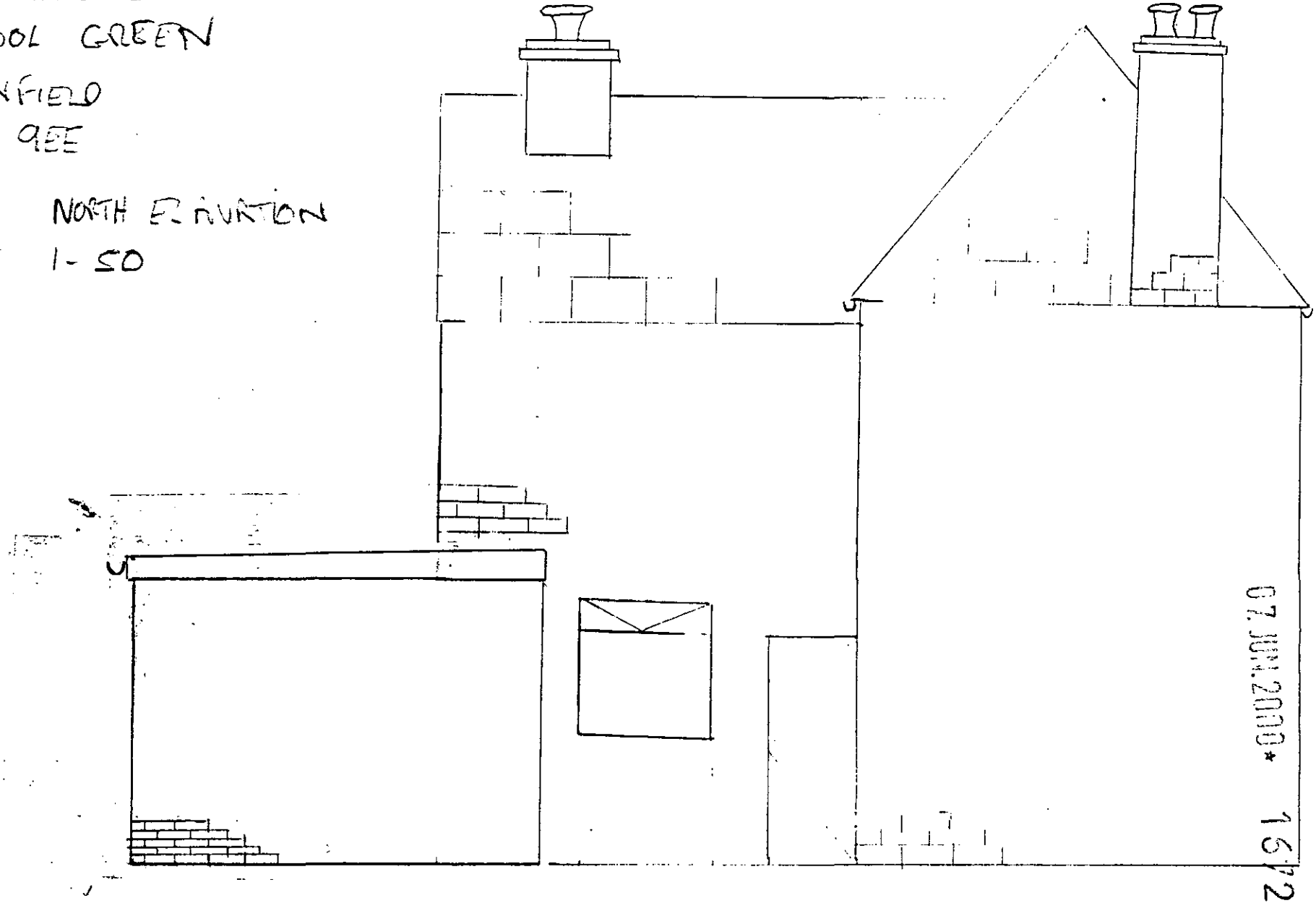
Date: 31 May 2000

N
W E
S

Ref. MALONE
17 SCHOOL GREEN
SHINFIELD
RG2 9EE

PROPOSED NORTH ELEVATION
SCALE 1-50



07 JUN 2000 * 1642

APPROVED

9/11/8/00

Ref MALONE

17 SCHOOL GREEN

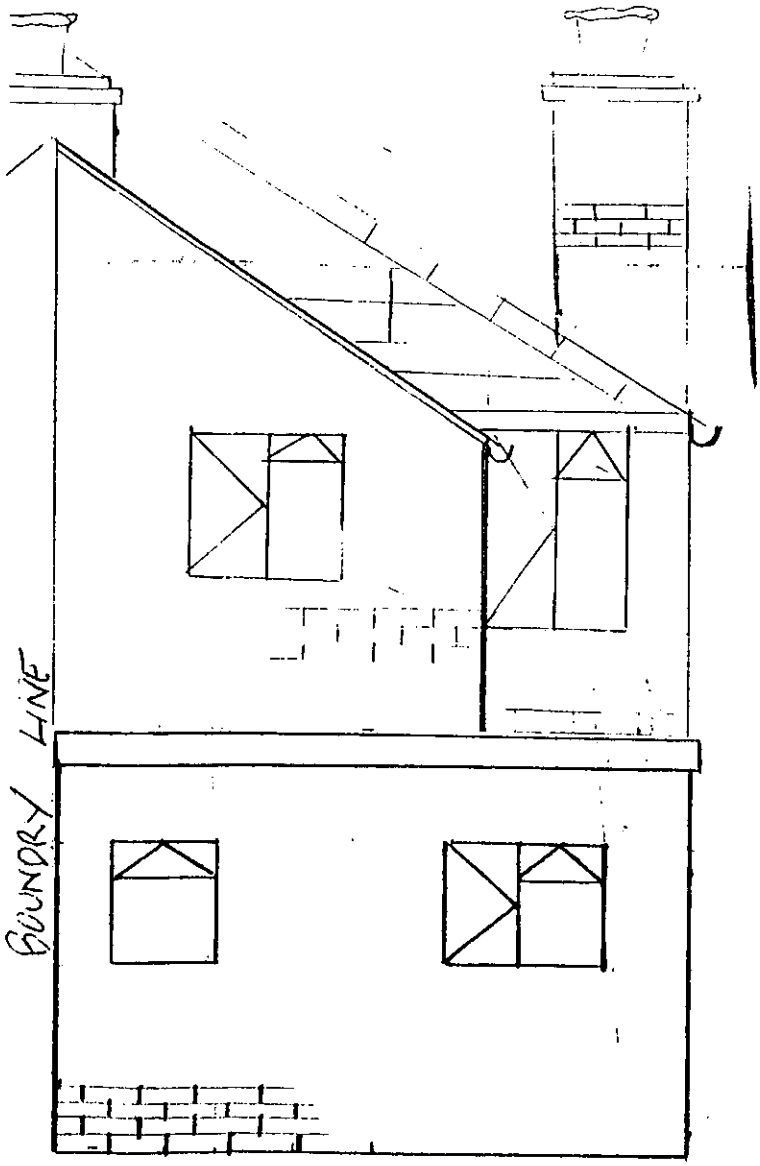
SUTTON FIELD

RG1 9QE

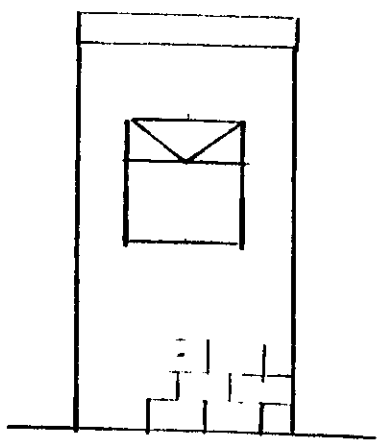
07. JUN. 2000* 1672

PROPOSED EAST ELEVATION

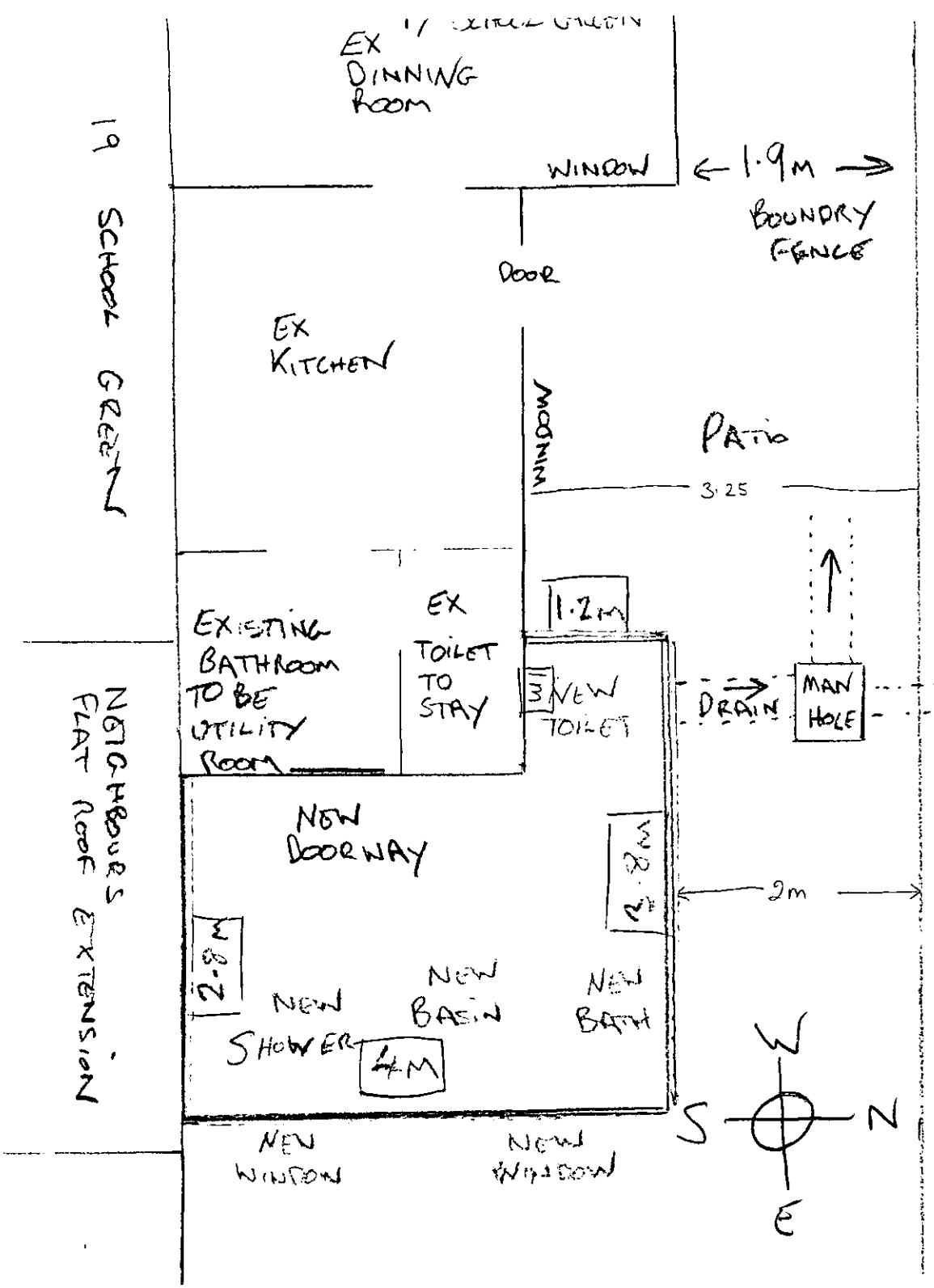
SCALE 1:50



PROPOSED WEST ELEVATION



APPROVED 5/11/2000



Mr + Mrs K. MALONE
17, SCHOOL GREEN
SHINFIELD
RG2 9EE
0118 9883345

PROPOSED EXTENSION TO ABOVE MENTIONED PROPERTY

EXISTING HOUSE DOUBLE STOREY APART FROM BACK HALF OF BATHROOM - TOILET WHICH IS SINGLE STOREY WITH SMALL PITCHED ROOF (SLATE) PROPPOSED EXT (SHOWN IN RED) TO BE SINGLE STOREY WITH FLAT ROOF.

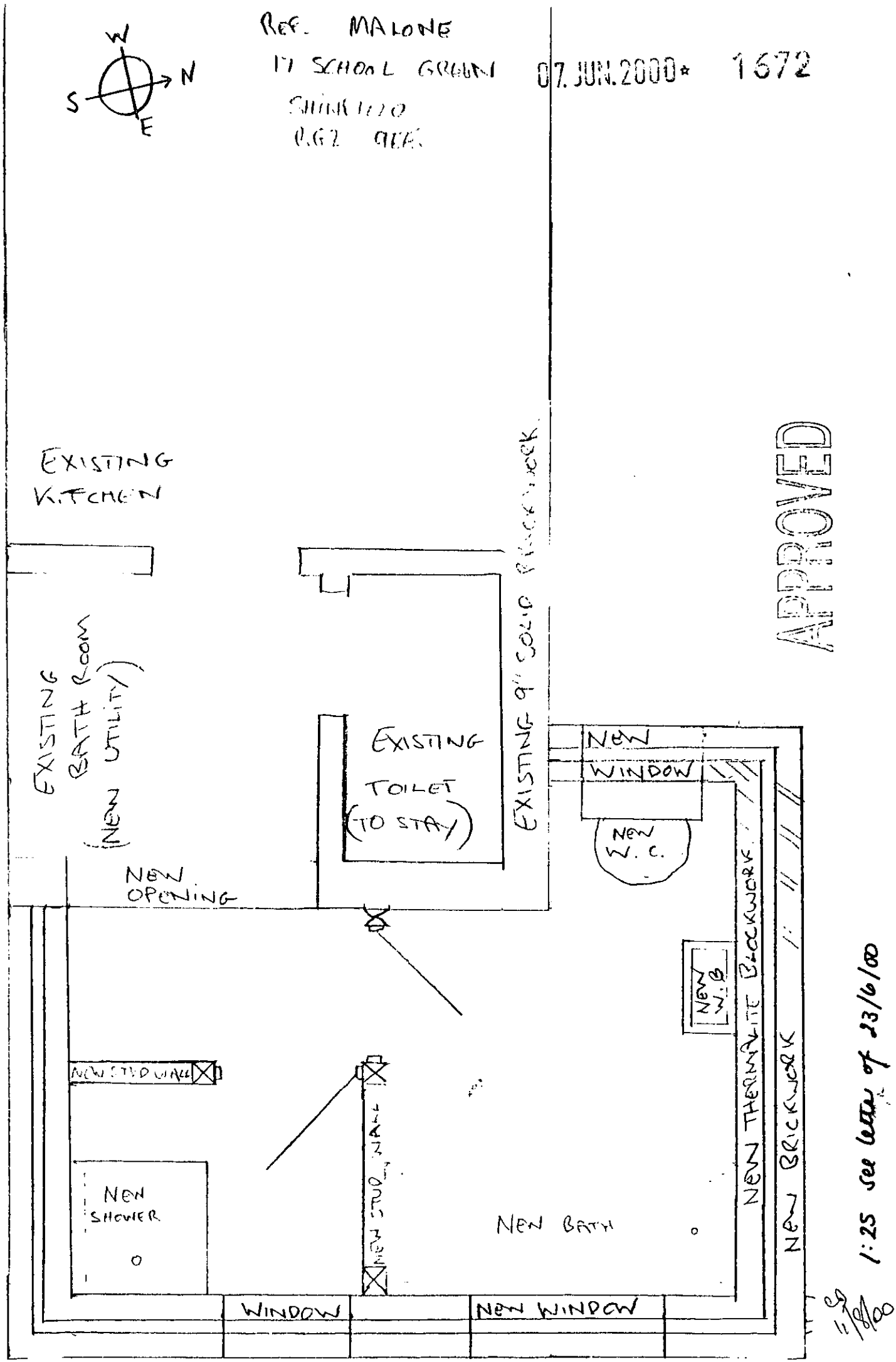
THERE IS TO BE NO STRUCTURAL CHANGE TO EXISTING HOUSE THE NEW DOOR WAY TAKING PLACE OF EXISTING WINDOW

THE EXISTING HOUSE IS BUILT OF SOLID 9" BRICKWORK, EXTENSION TO BE 100MM BRICK 50MM CAVITY 100MM THERMALITE BLOCK

APPROVED

1:50 - see letter of 23/6/00

07 JUN 2000 672


REF. MALONE
17 SCHOOL GREEN
07.JUN.2000* 1672
W
N
S
E
EXISTING KITCHEN
EXISTING BATH ROOM (NEW UTILITY)
EXISTING TOILET (TO STAY)
EXISTING 9" SOLID BRICKWORK
NEW WINDOW
NEW W.C.
NEW OPENING
NEW W.B
NEW THERMALITE BLOCKWORK
NEW BRICKWORK
NEW STUD WALL
NEW SHOWER
NEW STUD WALL
NEW BATH
WINDOW
NEW WINDOW
APPROVED
1:25 see letter of 23/6/00
11/8/00