APPLICATION NO:
F/2001/3608

LOCATION:
4 Beech Hill Road, Spencers Wood Reading. Swinfield

APPLICANT:
Mr & Mrs Callaway C/lo B D S Chartered Surveyors

PROPOSAL:
Proposed two storey side extension to dwelling and new front boundary wall.

EARLIEST DATE FOR DECISION: **27/04/2001**
28 day exp: 1/5/01
APPLICATION WILL HAVE EXPIRED ON: 15/05/2001

CASE OFFICER: **Natalie Brown** APPROVED

RAILEX
Marbleboard

EASIFILE EP7

21

103

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Callaway
C/O B D S Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2001/3608

Parish: **SHINFIELD**

Location: **4, Beech Hill Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey side extension to dwelling and new front boundary wall.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension facing 2, 4 and 6 Clements Close hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

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

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

Informative
1. This permission relates to the application as amended with revised plans, drawing number 5164:01:2 Rev A submitted to the Local Planning Authority on 26 April 2001 showing front sections of wall reduced in height at Highway Authority's request to 0.6m minimum and does not approve the proposals as originally submitted.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/06/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3608

Proposal:
Proposed two storey side extension to dwelling and new front boundary wall.

Location:
4, Beech Hill 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2001. 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

03 April 2001

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

Tel: (0118) 974 6492

Date: **03 April 2001**

My ref: F/2001/3608

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/2001/3608
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front boundary wall.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/3608**
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front boundary wall.
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 6492

Date: **03 April 2001**

My ref: F/2001/3608

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/2001/3608
4, Beech Hill Road, Spencers Wood, Reading.
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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3608**
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front boundary wall.
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 6492

Date: **03 April 2001**

My ref: F/2001/3608

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/2001/3608
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front boundary wall.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3608**
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front boundary wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 22 November, 2001
My ref. BC/DC/2001/3608

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs N Callaway
c/o BDS
Windward House
Hollow Lane
Shinfield
RG2 9AB

Dear Sirs

PLANNING PERMISSION 2001/3608
SITE: 4 BEECH HILL ROAD, SPENCERS WOOD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3608 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3608	NB
BUILDING CONTROL NUMBER.	FP 2001/213 Central	
~~APPLICANT~~/AGENT	BDS	
ADDRESS OF SITE	4 Beech Hill Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	JFS 5164.01.1A	JFS 5164.01.1
ELEVATIONS	01.2B	01-2A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	21/8/01.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2001/3608	Mrs Sugam K Vasudev 2 Clements Close Spencers Wood READING RG7 1HJ
F/2001/3608	R S Hatchett 4 Clements Close Spencers Wood READING Berkshire RG7 1HJ
F/2001/3608	Mr and Mrs N A Spratley-Kemp 6 Clements Close Spencers Wood READING Berkshire RG7 1HJ
Application Approved	Letter sent 05/07/01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3608

Applicant : Mr & Mrs Callaway C/lo B D S Chartered Surveyors.

Location : 4, Beech Hill Road, Spencers Wood, Reading.
Proposal : Proposed two storey side extension to dwelling and new front boundary wall.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4

Date of Neighbour Notifications : .....

Date of Site Visit : .....17/4.....

Date Registered : 20/03/2001

Earliest Date for Decision : 27/04/2001

Latest Consultation Date/Site Notice Expiry Date : 27/04/2001

This application will have expired on: 15/05/2001. 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 :

Shinfield PC: 2/6: No comment.

Property: no objection to revised plans

Highways: 5/4: Request additional plan to show visibility splays. (requested 18/4).
4/5: parking, garaging, turning + visibility splay condition

Letters of representation: 19/4 · N°2 Clements close - concerns that their driveway would be rendered useless + be impossible to open car doors with wall in place.

Planning Issues : (10'd sett). 23/4 N°4 Clements: concerns that current proposal still overbearing, claustrophobic in rear garden, dust, noise etc, reduction of light to lounge no access to be granted on his property.

30/4 N°6 Clements close: danger to family during construction would refuse permission for access to their property; claustrophobic; damage to tree.

REVISED HIGHWAY PLANS RECEIVED 26/4

Application Number: F/2001/3608

Appraisal :

See attached sheet

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

Application Number F/2001/3608
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5yrs
	C014	R014	Ex. finishes to match
	C044	R044	No windows
			Ins: side elevation facing 2, 4 + 6 Clements close.
	C045	R045	ob. glazing
			Ins: Bathroom window Rear elevation
			Del: H shall be fixed shut.
	C049	R049	Garaging
	C022	R122	Parking + turning before occupation
	C128	R128	visibility splays (Private drives)
		NO2	REVISED PLANS
			Ins: Plans (drawing 5164 : 01 : 2 Rev A)
			Ins: 26 April 2001
			Ins: front sections of wall reduced in height at highway authority request to 0.6m minimum
		NO6	within curtilage

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2, LT5, LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, ~~WBE9~~, WBE1, WT6, WT7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

A Cronin

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 25.6.01.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Beech Hill Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2001/3608

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/4

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS as previous f/2000/2919.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/3608

Development

The site lies within the identified settlement of Shinfield (Spencer's Wood). The dwelling is semi-detached and the side of the property backs onto the rear gardens of 2, 4 & 6 Clements Close (which are terraced properties). The dwelling is currently 2.93m from the boundary with these properties. The terrace properties are 11m from this boundary.

The proposed development is for a two-storey side extension & a front boundary wall, (notice has been served to No. 2 Beech Hill Road with regards to encroachment – no objections have been received), and is a resubmission of the refused application F/2000/2919.

	Refused application	Current application
Two storey roof type	Gable end (dormer in front elevation)	Full hipped roof (dormer removed)
Two storey ridge height	7.5m	7.3m
Length whole extension (along side boundary)	13.3m	10.6m
Length 2s side extension	7.8m	6.8m

The two-storey side extension would have a lower ridge compared to the main dwelling by 0.9m, and have a full hipped roof along the boundary with 2, 4 & 6 Clements Close, and be central to the side elevation. The two-storey extension would not extend beyond the existing rear/front building lines. The garage element of the extension would extend a further 0.5m beyond the rear building line (compared to 3.8m in the refused application), and have a mono-pitched roof 2.1m at the eaves and 3m at the ridge.

1) Impact upon neighbouring properties

Letters of representation have been received from 2, 4 and 6 Clements Close, on the grounds of cutting out/reducing light, encroachment, and access to the parking space at No.2. Notice has been served to 2 Beech Hill Rd. With regards to the parking space at No.2 Clements Close – this is not a planning issue. The wall would be along the boundary and not cause any encroachment. In any case, the owners of No. 2 Clements Close should not be using the land of 4 Beech Hill Road to walk to gain access to and from their car. The other issues have been noted.

It is considered that compared to the previous application, the two-storey extension in reducing its length and having a hipped roof improves the relationship between the Clements Close properties, which are approximately 10m from this boundary. The hipped roof helps to take the massing away from the neighbouring properties. The existing properties (2&4 Beech Hill Road) are already orientated in that they may reduce the sunlight to the Clements Close properties. It is not considered that the proposed development would cause any overlooking (it is recommended that a condition is added to ensure than no windows are added to the side elevation). The

single storey rear extension element of the proposal has been reduced by 3.2m compared to the previous application.

With regard to the wall along side the parking space of 2 Clements close, a 1m wall can be added along the boundary without requiring planning permission, (it is within the curtilage of 4 Beech Hill Rd). A 1.1m high wall with 1.2m high brick piers is not a significant increase over what is classed as 'permitted development' as to warrant a refusal. In any case the Highways department have no objection to the wall part of the proposal.

2) Impact upon the streetscene
The two-storey extension in being set back from the front and rear building lines with a reduced ridge height with hipped roof would be subservient to the main dwelling. The rear gardens of the Clements Close properties lie between the Clements Close properties and No. 4, so there is no issue of a terracing effect within the streetscene. Materials are proposed to match existing. The proposed wall would be 1.1m high (1.2m height of the piers) and be 0.4m high with 0.6m piers at the front of the property at the Highway departments request (see below). It is not considered that the proposed wall and extension would have any adverse effect to the character of the streetscene.

3) Impact upon highway safety (parking provision)
There are 4 bedrooms proposed. There would need to be provision for 3 off-road parking spaces in order of Council parking standards to be satisfied. This requirement has been met. Subject to conditions that parking/garaging remain and that no gates are provided (to ensure vehicles can be driven on and off the site without obstruction), there would be no detrimental effects to highway safety and the Highways department would have no objection to the proposal.

The highways department requested a revised plan to show pedestrian visibility splays of 2.4m by 2.4m or the wall reduced in height to 0.6m. The applicant has done the latter.

4) Impact upon tree
It was noted by the Arboricultural Officer that the Cypress tree in the adjoining garden was of poor quality, and of little significance other than for screening between the properties. The proposed extension comes to within approximately 1.5m of the tree, which is closer than ideal and may result in some damage to the root system. However, as the tree is of poor quality and of insufficient value to warrant refusing planning permission.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

86/94

Start date: 20 MAR 2001	Map No. ..... Site 003
Officer: NAB / Application No. F/2001/3608	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND NEW FRONT BOUNDARY WALL

Location: 4 BEECH HILL ROAD

Parish: SHINFIELD Ward: Shinfield 3.4.01

Applicant: MR/MRS CALLAWAY
resubmission 2000/2919 - refused.

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			
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 : 3.4.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓ .....
(Property) .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

..... no pre-apps: .....
.....
.....

NEIGHBOURS:

..... site notice + see map for neighbour notices. .....
.....
.....
.....
.....
.....
.....
.....
.....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 19th June 2001

Location: 4, Beech Hill Road, Shinfield.

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Application Number: F/2001/3608

In response to your consultation dated 8th May 2001 for the above application, the arboricultural comments are as follows:

There is a poor quality Cypress tree in the adjoining garden. This tree has been poorly pruned in the past and is of little significance other than for screening between the properties. The proposed extension appears to come to within approximately 1.5 metres of this tree. This is closer than is ideal and may result in some damage to its root system. However, as already stated it is a poor quality tree and of insufficient value to warrant refusing planning permission.

If this tree were to die or be removed would the impact of the proposed extension on neighbouring properties be acceptable? In order to construct the extension it may be necessary to erect scaffolding on neighbouring property, is this an issue that needs considering?

Neil Etherington
Senior Arboriculturist

4/5

Please can trees be notified
of the following application:

F/2001/3608

4 Beacon Hill Rd.

(I only have one set of plans)

Thanks

Natalie

8-5-01

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Date: 30 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3608

Location: 4, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Applicant: Mr & Mrs Callaway C/O B D S Chartered Surveyors.

Case Officer: Natalie Brown

The new plans show the following: Front sections of proposed wall reduced in height at Highway Authority request to 0.6m maximum. Drawing no 5164:01:2 Rev A.

Comments are required by 10/05/2001.

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

CONDITIONAL APPROVAL.

1/ C049, R049.
2/ C122, R122.
3/ C128, R128.

Adam C 4/5/01



Date: 30 April 2001

FROM: ~~Property Department~~

TO: NATALIE BROWN

We have received Revised Plans for the following planning application:

Application Number: F/2001/3608

Location: 4, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Applicant: Mr & Mrs Callaway C/O B D S Chartered Surveyors.

Case Officer: Natalie Brown

The new plans show the following: Front sections of proposed wall reduced in height at Highway Authority request to 0.6m maximum. Drawing no 5164:01:2 Rev A.

Comments are required by 10/05/2001.

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

This section has no objections to the revised plans for the proposed extension.

Sarah Hunter
Property Section.

FROM: Natalie Brown

DATE: 03 April 2001

DELEGATED

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2001/3608

Proposal: Proposed two storey side extension to dwelling and new front boundary wall..

Site Address: 4, Beech Hill Road, Spencers Wood, Reading.

Applicant: Mr & Mrs Callaway C/lo B D S Chartered Surveyors.

Your observations are required in respect of this application **by 27/04/2001** .

DS
02 MAY 2001
COPIES TO:
ACK:
FILE:

No comment

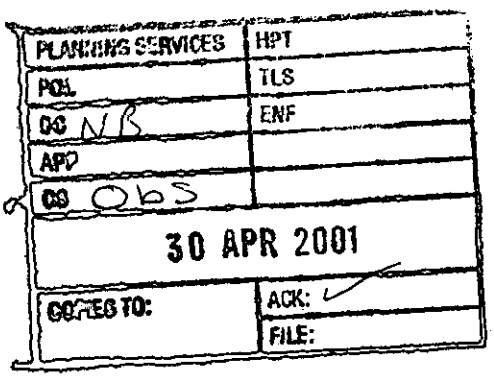
SIGNED: Dale Britton for Clerk To Shinfield Parish/Town Council.

DATE: 30 April 2001

MR & MRS N A SPRATLEY-KEMP
6 CLEMENTS CLOSE
SPENCERS WOOD
READING
BERKSHIRE
RG7 1HJ

20 APRIL 2001

MS NATALIE BROWN
ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR



REF NO: F/2001/3608

Dear Ms Brown

Thank you for the letter regarding planning application no: F/2001/3608.

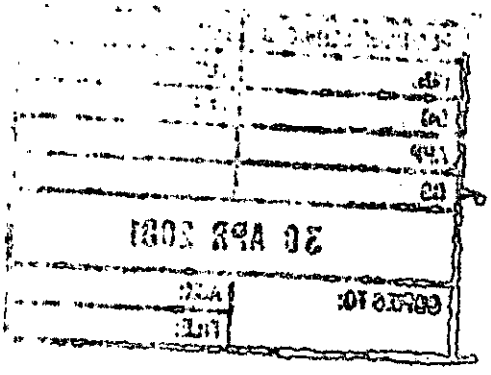
I have taken time to view plans that have be re submitted and as such still object to the proposed building being given or granted any further building consent.

My objections are based on the original reasons given, when the original application was made (F/2000/2919) they were:

1) The proximenty of the intended building extension would appear to extend to the near by boundaries and would constitute a possible danger to my family during construction.

2) Due to the close proximenty of the building construction any scaffolding erected would be likely to encroach over my property, which would not be given my permission under any circumstances, permission for access to the building site via my property would also be refused.

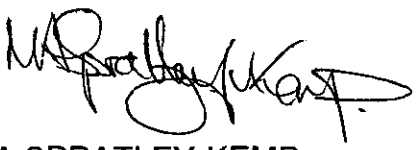
3) At the present time there is a mature fir tree at the corner of my garden, and any excavations of the footing for the proposed extension would almost certainly damage the roots system and as such may have a deptremental effect on the tree stability. The affect of this damage could be either immediately or at some time in the further and could result in falling and possibly damaging property or injuring somebody.


30 APR 2021

4) As the proposed extension extends to the fence it will have a claustrophobic affect on the adjacent properties.

There would be a major concern for security of all the adjacent properties during the construction period, plus several months of noise and pollution in addition to a loss of privacy during construction period.

Yours sincerely



N A SPRATLEY-KEMP

Date: 30 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3608

Location: 4, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Applicant: Mr & Mrs Callaway C/O B D S Chartered Surveyors.

Case Officer: Natalie Brown

The new plans show the following: Front sections of proposed wall reduced in height at Highway Authority request to 0.6m maximum. Drawing no 5164:01:2 Rev A.

Comments are required by 10/05/2001.

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

1970

(RING ONE)

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

App No. F/2001/3608 (Planaps) / (Ludhouse) Date Rec. 26/4/01

Location: 4 Beech Hill Road.

Parish Shirfield.

Applicant:

Description of attached plans front sections of proposed wall reduced in height at Highway Authority request to 0.6m Maximum

Drawing No's: 5164 : 01 : 2 Rev A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Property

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

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

NEIGHBOURS: As application + if not on original; Nos 2 + 4 Clements Close

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAS

Consultations Sent by Admin. on 30.04.PS

Yellow - Part One Copy
Green - Officer's Copy

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

Ms N Brown
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG41 1WR

Our ref JS 5164-6
F/2001/3608
15 April 2001

REVISED PLAN
3608

Dear Ms Brown

RE: PROPOSED TWO STOREY SIDE EXTENSION AT 4 BEECH HILL ROAD SPENCERS WOOD, READING

Further to your letter of 18 April, please find enclosed revised plans as requested.

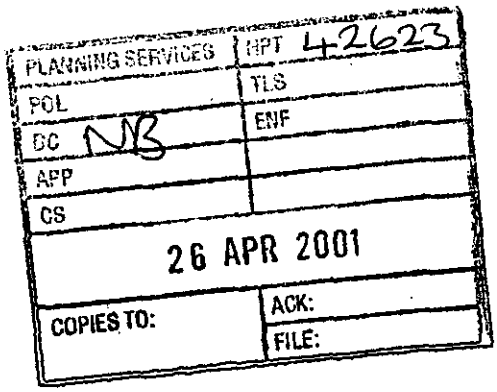
I trust this meets with your approval, however should you have any queries please do not hesitate to contact me.

Yours sincerely

J. Sutt

J SUTTON

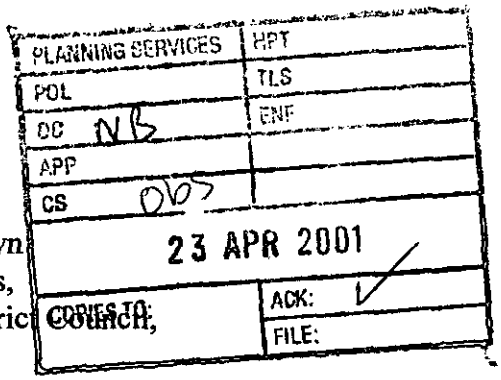
Encl



Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C.Coleman C.Eng.,M.I. Struct.E.
C.A.D. Manager: Tony C.Grover Dip. Surv.

4 Clements Close
Spencers Wood
Reading
Berks.
RG7 1HJ

19th April 2001



Mrs Natalie Brown
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham
Berks.
RG40 1RW.

Your Ref: F/2001/3608

Dear Mrs Brown

Thankyou for your letter concerning the above planning application dated 3rd April 2001. Having finally viewed the plans for the new proposal and having read the decision notice for application number F/2000/2919 at your offices on Thursday 19th April 2001, I still strongly object to the new proposal.

1. The decision notice for the previous application F/2000/2919 stated that the extension was to "overbearing" to the occupants of numbers 2, 4 and 6 Clements Close. I still strongly feel that this is the case with the new proposed extension. Now, rather than having to look at a large area of brickwork on an end wall, I have a slightly smaller wall and a sloping roof as well.
2. The rear of my property, already being fairly small, will only be made to feel even more claustrophobic.
3. The conifer tree at the bottom of my neighbour's garden (which incidentally has been heavily pruned to reduce its height), already cuts out a significant amount of light not only entering the garden, but into the lounge as well. Adding the extension to the rear would only serve to reduce the existing light hole and adding the second storey would reduce the amount of light entering the lounge.
4. The dust and noise pollution from the building work would cause significant aggravation, as I will have no privacy to my **small** garden, which I use as much as possible with my family.
5. There will be no access granted to my property for building work to be carried out on the proposed extension, because of the use by my children.

I hope to here from you shortly on the outcome of the proposal.

Yours sincerely

R.S.Hatchett

Mrs. Sugam K. Vasudev
2 Clements Close
Spencers Wood
Reading RG7 1HJ
(Berkshire)

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
PP	
CS Obs	
19 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

16th April, 2001

The Planning Officer
Ms. Natalie Brown
Wokingham District Council
Wokingham

Dear Madam,

Reference: Planning application No. F/2001/3608 from 4 Beech Hill Road, Spencers Wood

We are next door neighbours to the property in question. We have received a letter from your dept. dated 03-04-2001, regarding the proposed extension to the above dwelling particularly the new front boundary wall.

OUR OBJECTION :

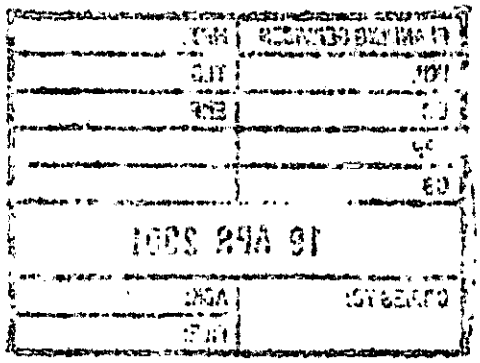
With the new boundary wall that is proposed to be constructed around the front of the property, our one & only drive way at the rear of the house, will be rendered useless. Our driveway is adjacent to theirs and at present is just an OPEN AREA. This facilitates easy parking for both houses within our driveways. Once the boundary wall is built, our car would be able to get in BUT it will be impossible to open the doors for people to get out of it from the driver's side. Infact, the driver will not be able to get out of the car at all as there will be no room because of the new wall.
More importantly, while reversing on to the main road, the wall will block the view to enable safe reversing of the car as there could be pedestrians coming from that side.

In our view, the front boundary wall is something, which will render our driveway unusable and cause us considerable inconvenience. We therefore request the Wokingham Council **NOT** to allow building of a boundary wall to the above-referred property.

Please inform us when you are likely to visit the site or if you would like to talk to us on this issue.

Thank you,

Mrs. Sugam Vasudev
(Home owner)



F/2001/3608 - 4 Beech Hill Road
18/4/01

Posted 1st class 18/4.

Further to our telephone conversation, please find enclosed a copy of the Highways Department comments requesting additional information.

If you would send me a revised plan as soon as possible, I will put them through for reconsultation.

Regards,

Natalie Brown
(Case Officer)

With Compliments

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 April 2001

Application Number: F/2001/3608

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Parish: SHINFIELD PARISH

Site Address:
4, Beech Hill Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs Callaway C/lo B D S Chartered Surveyors.

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

✓ below as applicable;

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

Comment

Highways require a revised plan that shows pedestrian visibility splays of 2.4 metres by 2.4 metres at the intersection of the driveway and adjacent footway and/or the ~~text~~ proposed wall reduced in height to 0.6 metres (maximum).

Signed: _____ **Print name:** Adam Coggins 05/04/01

18/4 : 9.35
left a msg re/ 4 Beech Hill Rd + want to discuss highways issues.

10.10
he phoned back + I said that highways wanted visibility splays + I would send him a copy of the highways comments.

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

20.MAR2001* 3608

Ms N Brown
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG41 1WR

Our ref JS 5164-1
Your ref F/2000/2919
19 March 2001

Dear Ms Brown

RE: SINGLE STOREY FRONT EXTENSION AND TWO STOREY SIDE EXTENSION TO 4 BEECH HILL ROAD, SPENCERS WOOD

With regard to our recent communications for the above project, please find a resubmission of the amended drawings.

I trust this meets with your approval, however, If you have any queries, please do not hesitate to contact me.

Yours sincerely

J SUTTON

Encl

New app!

PLANNING SERVICES RPT 41388
MAR
20 MAR 2001
COPIES TO: ACK: FILE:

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C.Coleman C.Eng.,M.I. Struct.E.
C.A.D. Manager: Tony C.Grover Dip. Surv.

20.MAR.2001 * 3608

COPY

NOTICE

UNDER ARTICLE 6 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at 4 BEECH HILL ROAD
SPENCERS WOOD
READING

Description of proposed development
TWO STOREY EXTENSION AND NEW FRONT BOUNDARY WALL

Name of applicant MR & MRS N CALLAWAY
Signed
On behalf of MR & MRS N CALLAWAY
Date 19.03.01

An application for planning permission is being made to Wokingham District Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: Wokingham District Council, Planning Dept, Council Offices P.O. Box 157, Shute End, Wokingham, Berks RG40 1WR

4 BEECH HILL ROAD

SHINFIELD 1487

ADDRESS

PARISH ~~SWALLOWFIELD~~

PLOT No. Plot 2

ORD. SHEET No.

BUILDER Semi det house WDC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/65	Mr M.J.S. McGill	O/L Res dev plot A & B	7. 1. 65	N/A Ref
1541/72	Federation Homes Rtd	Res Dev	28. 9. 72	N/A Ref
* 316/73	" "	Outline Res Dev	22. 2. 73	N/A Ref
01989	" "	Details 41 houses 48 flat	20. 3. 75	N/A CA
BR2672	" "	Roads 87 house flats	9. 6. 75	Ref N
BR3033	" "	Erection " "	8. 7. 75	App N/A
03723	" "	Change of design	27. 11. 75	N/A CA
BR3879	" "	Revision elevat 2 flats 44 Maurice	22. 12. 75	App N
F/2000/2919				

DATE OF COMPLETION

MINISTRY DECISION* 316/73 Appeal granted 2.9.74.

SPECIAL ORDERS PD Eng. Proposed Fence. Mr N. Callaway. 19/4/99.

DRAINAGE

091074

ENVIRONMENTAL SERVICES

20.MAR2001 3608

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR & MRS N CALLAWAY
	ADDRESS	4 BEECH HILL ROAD
		SPENCERS WOOD
		READING
	POST CODE	RG7 1HL TEL.NO.
2	AGENT'S NAME	BDS Chartered Surveyors (Jim Sutton)
	ADDRESS	Windward House,
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	RG2 9AB TEL.NO. 0118 988 4477
3	SITE LOCATION	4 BEECH HILL ROAD
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	SPENCERS WOOD
		READING
		RG7 1HL
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION
		AND NEW FRONT BOUNDARY WALL
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK AND RENDER TO MATCH
		EXISTING, BROWN INTERLOCKING
		TILES 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES

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**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	RESUBMISSION		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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

* None of the land forms part of an agricultural holding.

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
W.D.C HOUSING	**2 BEECH HILL ROAD, SPENCERS WOOD**	**19.03.01**

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR & MRS CALLAWAY**

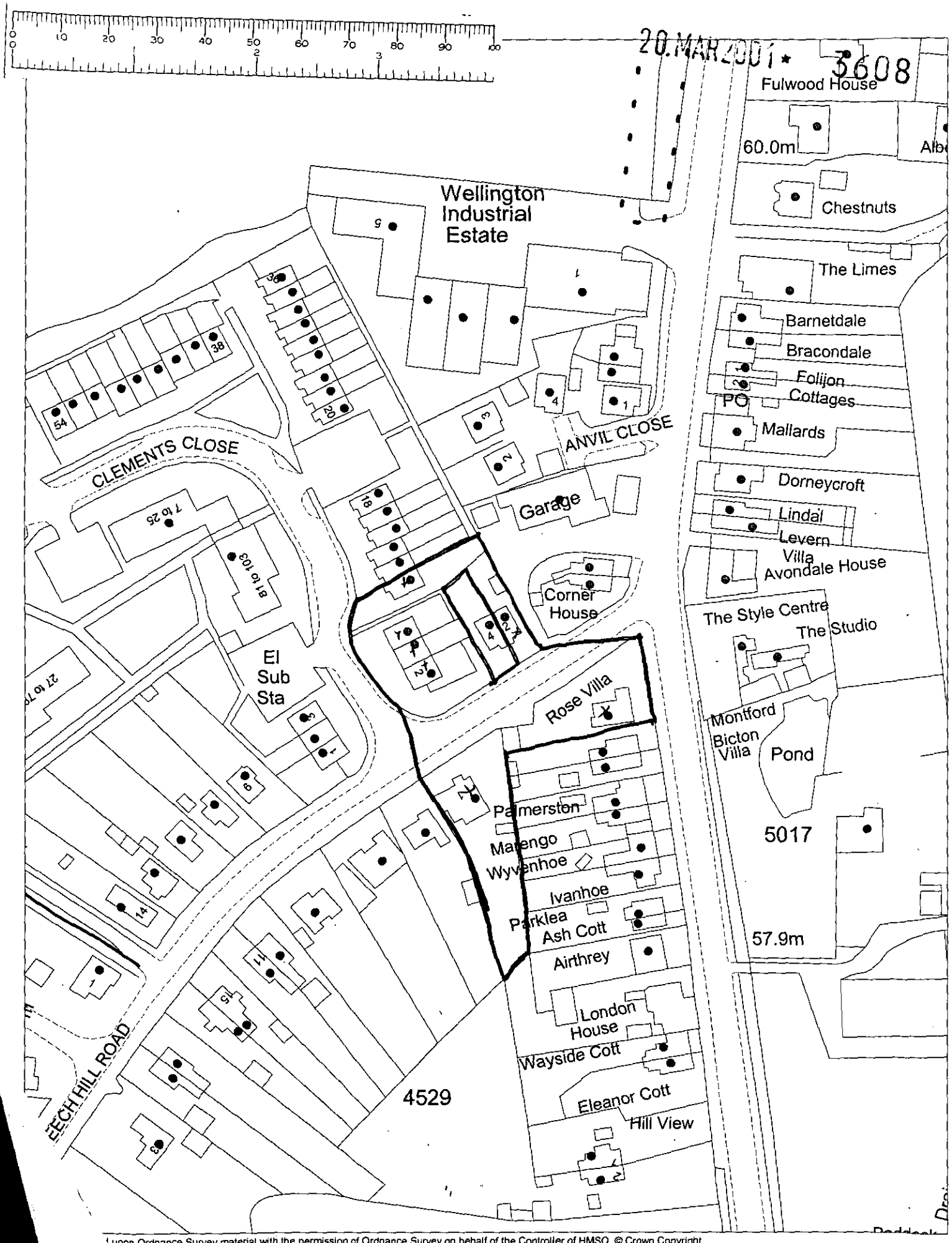
DATE **19.03.01**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3608**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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ent Control Section, Environmental Services, Wokingham District Council.

001 Scale: 1 : 1250