APPLICATION NO:
F/2000/2545

LOCATION:
16 Lansdowne Gardens, Spencers Wood Reading.

APPLICANT:
Mr J Bennett C/O BDS Chartered Surveyors

PROPOSAL:
Proposed two storey side extension, single storey rear extension and erection of chimney.

EARLIEST DATE FOR DECISION: **16/11/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/12/2000

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Bennett
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/2545

Parish:	**SHINFIELD**
Location:	**16, Lansdowne Gardens, Spencers Wood, Reading.**
Proposal:	**Proposed two storey side extension, single storey rear extension and erection of chimney.**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to resemble 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) 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
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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

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

Reason
5. To prevent pollution of groundwater.

Informative
1. 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 LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Andrea Szabados on 01273 454 373 for further details.

Informative

3. 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.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/11/2000

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

Finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2545	GA
BUILDING CONTROL NUMBER.	RP 2001/1699	Alan.
~~APPLICANT~~/AGENT	BDS.	
ADDRESS OF SITE	16. Lansdowne Gardens SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	2 storey side + s/s rear ext. + erection of chimney	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5039.00.1B	5039.00.1B — minor amends 23/4/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

	1ST CHECK	2ND CHECK
C		
PI		
A		
A	27/11/00	
A		
A		
D	NGS None	
IF	—	
D.	16/5/01	

Await plans from drainage
? minor amends with George.
Await his reply, CD 23/3/01
George needs file 26/3 Put on his desk
CD 29/3/01
Back on my desk dated 9/4 while I was off sick with a note from George saying he assumes I have replied after all this time?! I had given him the file straight back. I am not qualified to say whether a minor amendment is acceptable or not. CD 23/4/01

	EQUESTED	RECEIVED	REMINDER
PI			
PI			
R			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 23 April 2001
My ref: F/2000/2545
Your ref:

BDS Chartered Surveyors
Windward House,
Hollow Lane,
Shinfield,
RG2 9AB

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 Sirs,

16 LANSDOWNE GARDENS – F/2000/2545

I refer to your letter dated 20 March. I write to confirm that the changes proposed by the accompanying drawing no.5039:00:1, can in my considered opinion be treated as minor amendments to planning permission no.F/2000/2545, dated 27th November 2000.

Please accept my apology for the long delay before replying to your letter.

Yours faithfully,

John Mitchell
Development Control Manager.

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

Planning Officer
Wokingham District Council
Council Offices
Shute End
P. O. BOX 157
WOKINGHAM
Berkshire
RG11 1BN

Our ref AVS/5039-8

20th March 2001

41419.

GA

COPIES TO: ACK: FILE:

Christine you have the file on this application. Can you liaise or can I have this file to reply. Thanks! 26/03

Dear Sir

RE: APPLICATION NO F/2000/2545 - TO 16 LANSDOWNE GARDENS, SPENCERS WOOD

With reference to the above project, recently approved, my Client wishes to increase the size of the front gable window and rear bedroom window. Two copies of the amended drawing are enclosed and I would be obliged if you would let me know whether this can be treated as a minor amendment or whether a new application will be required.

Yours sincerely

A V SYLVESTER

Encl

26/3 - 1.30 phoned BDS to explain why there will be a delay in reply - left message with colleague of Mr S

File returned on 29/3/01

Returned to me 23/4 - no explanation for delay or whether ~~[illegible]~~ replied to. Letter has been sent

There was no delay on my part. The file was with George from 29/3/01

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.

WORK SHEET FOR: George Allpress

Application Number: F/2000/2545

Applicant: Mr Bennett C/O BDS Chartered Surveyors.

Location: 16 Lansdowne Gardens, Spencers Wood, Reading.

Proposal: Proposed two storey side extension, single storey rear extension and erection of chimney.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		06/11/00

Date of Neighbour Notifications: 23/10/00

Date of Site Visit: 16/11/00

Date Registered: 06/10/2000

Earliest Date for Decision: 16/11/2000

Latest Consultation Date/Site Notice Expiry Date: 16/11/00
27/11/00 (GA)

This application will have expired on: 01/12/2000. 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:

Environment Agency - no objection subject to condition ensuring soakaway construction and associated informative.

Highways required garage to comply with minimum internal dimension standards

SHINFIELD PARISH COUNCIL - NO COMMENT

At the time of writing no further responses to the Council's consultation procedure have been received.

Planning Issues: The issues raised by this application are neighbour amenity, impact to the street scene, parking and highway safety.

The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan Policies LBE1, LBE2: and, Wokingham District Local Plan Deposit Draft 1997 Policy WBE1.

Application Number: F/2000/2545

Appraisal:

The application property is one on a newly built estate of quasi arts and crafts style houses, built following receipt of full planning permission in 1994. The houses are attractive with a strong vertical emphasis to their design. The layout is such that the relationship between each dwelling is not linear.

The application proposes an additional storey over the existing garage and a full width ground floor rear extension which in part comprises the continuation of the garage. The existing garage projects about 0.8 metres beyond the main rear building line. The proposed extension would add and additional projection of 4.0 metres beyond the rear wall of the garage on the south side of the property and marginally less (i.e. around 0.8 M) on the north in the form of a conservatory.

The first floor side extension would be built facing no.14, would be built broadly in line with the building envelope of no.14 and would not therefore result in an overbearing impact. No. 14 has no side habitable room windows so no material loss of light would result. There is a gap between the flank wall of the proposed extension and the boundary with no. 14 and no.14 also has an equal separation on their side. Hence no material loss of amenity to no.14.

No.18 lies to the north, has a garage and a gap between the main dwelling and site of the proposed conservatory on that boundary. Therefore no material loss of amenity to no.18.

In visual terms the proposed extension is in keeping with the character of the existing dwelling and would not result in harm to the street scene. The addition of a chimney is in keeping with the character of the dwelling.

The parking provision complies with Plan Standards. The dimensions of the garage are not considered so short of Council standards that would result in a substandard development.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2000/2545
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
4	C044	R044	NO WINDOWS TO BE INSERTED
extension			INSERT ..... in the first floor side elevation of the
			Non standard condition.
5			No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
			Reason: To prevent pollution of groundwater.
			INFORMATIVES
1	N16		INSERT: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2			Include informative as per Environment Agency letter dated 16th November. i.e. .....Under the terms of the Water Resources Act.....etc.
3	N06		WITHIN CURTILAGE

27/11/00

RECORD OF SITE VISIT

SITE ADDRESS: 16 Lansdowne Gardens, Spencers Wood, Reading.

APPLICATION NUMBER: F/2000/2545

OFFICER: George Allpress

DATE OF SITE VISIT: 16/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? yes

2. DESCRIPTION OF SURROUNDINGS Modern residential estate of single family housing within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Two storey detached single family dwelling with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.14 to the south, no.18 to the north.

5. SITE CONSTRAINTS

TREES	None in the immediate vicinity.
ACCESS/PARKING	Single garage plus two space in front of garage.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing at rear.
OTHERS	None

Received by Wokingham District Council

Application No: F/2000/2545

Proposal:
Proposed two storey side extension, single storey rear extension and erection of chimney.

Location:
16, Lansdowne Gardens, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/11/2000. 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

23 October 2000

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

Tel: 0118 974 6442

Date: **23 October 2000**

My ref: F/2000/2545

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/2000/2545
16, Lansdowne Gardens, Spencers Wood, Reading.
Proposed two storey side extension, single storey rear extension and erection of chimney.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2545**
16, Lansdowne Gardens, Spencers Wood, Reading.
Proposed two storey side extension, single storey rear extension and erection of chimney.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: 0118 974 6442

Date: **23 October 2000**

My ref: F/2000/2545

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/2000/2545
16, Lansdowne Gardens, Spencers Wood, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **George Allpress** Application Number: **F/2000/2545**
16, Lansdowne Gardens, Spencers Wood, Reading.
Proposed two storey side extension, single storey rear extension and erection of chimney.
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 6442

Date: **23 October 2000**

My ref: F/2000/2545

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/2000/2545
16, Lansdowne Gardens, Spencers Wood, Reading.
Proposed two storey side extension, single storey rear extension and erection of chimney.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2545**
16, Lansdowne Gardens, Spencers Wood, Reading.
Proposed two storey side extension, single storey rear extension and erection of chimney.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

F/2000/2556
Location: Ryeish Green School, Hyde End Lane, Spencers Wood
Proposal: Proposed single storey extension to existing classroom block to form boiler room.
Case Officer: Elaine Connor
Observations: No comment

CLE/2000/2502
Location: Land adjoining Littlefields, Croft Road, Shinfield
Proposal: Application for certificate of lawful existing use of land for storage and maintenance of motor vehicles.
Case Officer: Elaine Connor
Observations: We have grave concern at the establishment of any commercial vehicle business in a totally residential area

F/2000/2479
Location: Willow Barn, Ryeish Lane, Spencers Wood
Proposal: Proposed single storey side and rear extension plus erection of replacement detached garage.
Case Officer: Elaine Connor
Observations: No comment

F/2000/2474
Location: 275 Hyde End Road, Spencers Wood
Proposal: Proposed erection of detached dwelling and formation of new access.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/2542
Location: Barnsdale, Great Lea, Three Mile Cross
Proposal: Proposed single storey rear extension to dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2000/2545
Location: 16 Lansdowne Gardens, Spencers Wood
Proposal: Proposed two storey side extension, single storey rear extension and erection of chimney
Case Officer: George Allpress
Observations: No comment

F/2000/2607
Location: Lambs Lane CP School, Spencers Wood,
Proposal: Proposed extensions to school to provide additional classroom and staff accommodation with disabled access.
Case Officer: Andrew Thorley
Observations: No comment

F/2000/2581
Location: Land rear of 274 & 276, Hyde End Road, Shinfield
Proposal: Proposed erection of dwelling and garage, demolition of existing garage
Case Officer: Elaine Connor
Observations: No comment

0/2000/2526
Location: University of Reading Horticultural Station, Cutbush lane, Shinfield
Proposal: Outline application for the proposed erection of 24 dwellings (Duplicate Application)
Case Officer: Mrs A Odell
Observations: We express concern that consideration of this site has been separated for planning purposes from the adjoining site (Land End Farm). Its impact regarding traffic should be considered cumulatively on the already congested A327 Hollow Lane Shinfield.

Continued...

Our ref: SP\2000\002574\001
Your ref: F/2000/2545

Date: 16th November 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 36758
POL	TLS
DC	ENF
APP	
CS	
20 NOV 2000	
COPIES TO:	ACK:
	FILE:

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

Attention: George Allpress

Dear Sir,

PROPOSED 2 STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION & ERECTION OF CHIMNEY AT 16 LANSDOWNE GARDENS, SPENCER WOOD, READING

Thank you for your letter dated 23rd October 2000 which was received on 27th October 2000. You are asked to quote the following reference in any correspondence: SU76NW/8/9. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informative should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Andrea Szabados on 01273 454 373 for further details.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 4543384

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

Grid reference	Distance from site	Landfill name
SU725 662	230 metres	Sussex Way, Spencer's Wood

In view of distance involved it is unlikely that landfill gas will present a risk to this proposal..

ADVICE TO APPLICANT

POLLUTION PREVENTION : CONTACT NICK WEDDELL ON 01276 454 405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed in contaminated ground.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

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 agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

PP **Sarah Paxman**
Development Planning Officer

Cc. BDS Chartered Surveyors, Windward House, Hollow Lane, Shinfield, Reading, RG2 9AB

Cont/d..

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 23 October 2000

Application Number: F/2000/2545

Proposal: Proposed two storey side extension, single storey rear extension and erection of chimney.

Parish: SHINFIELD PARISH

Site Address:
16, Lansdowne Gardens, Spencers Wood, Reading.

Applicant:
Mr J Bennett C/O BDS 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 the minimum internal dimensions of the garage to be 2.5m x 5.0m. This is not the case at the moment.

Once this is achieved then Highways would have no objections in principle with conditions C04 9 & C12 2.

Signed: _____ **Print name:** Adam Caggio.

30/10/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6/10/00.	Map No. 87. Site 0:04
Officer: GA / Application No. F/2000/2545	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) Proposed two Storey Side Extension. Single Storey rear extension and creation of chimney

Location: 11b Lansdowne Gardens

Parish: Shinfield Ward: SHINFIELD

23.10.00

Applicant: Mr J. Bennett

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

Enforcement Section to be notified ☐ tick if required (3)

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 ..23.10.00.. 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 (BABTIE)	.....
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 250m landfill	..✓..
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 preapps.....

.....

.....

NEIGHBOURS:

.....S/N+ 7,12,14+18 LANSDOWNE GARDENS.✓.....

.....

.....Quercus - Sussex lane.✓.....

.....

.....

.....

.....

.....

.....

ENVIRONMENTAL SERVICES

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 J BENNETT
	ADDRESS	16 LANSDOWNE GARDENS
	06.OCT.2000* 2545	SPENCERS WOOD
		READING
		BERKSHIRE
	POST CODE	RG7 1PF TEL.NO.
2	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House,
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	RG2 9AB TEL.NO. 0118 988 4477
3	SITE LOCATION	16 LANSDOWNE GARDENS
	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
		BERKSHIRE
		RG7 1PF
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION, CONSERVATORY AND CHIMNEY
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 TO MATCH EXISTING RED TILE 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	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 3
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		
	No 5039:00:1		
	(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.

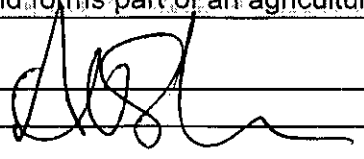
CERTIFICATE B

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
MR ROGERS	**18 LANSDOWNE GARDENS SPENCERS WOOD, READING**	**03.10.00**

* None of the land forms part of an agricultural holding

SIGNED  ON BEHALF OF **MR J BENNETT**

DATE **03.10.00**

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

1933

ADDRESS 16 LANSDOWNE GARDENS PARISH SUNNINGHILL

PLOT No. 24 ORD. SHEET No. SU 7266 (57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28205	OWNERS 211-215 H.E.R.	O/L.	9.7.87	REF
39940	H.E. CONSORTIUM	O/L.	3.2.94	C/A L.A
42401	BEWLEY HOMES	DET. HOUSE & GARAGE	25.8.94	C/A L.A
EP94/2738/A	"	"	1.11.94	GRANT

MINISTRY DECISION 28205 - APPEAL DISMISSED - 29.2.88

SPECIAL ORDERS 39940 / 42401 - DEED OF VARIATION SIGNED - 25.8.90

TPO 170 ON Dev.

06.OCT.2000* 2545

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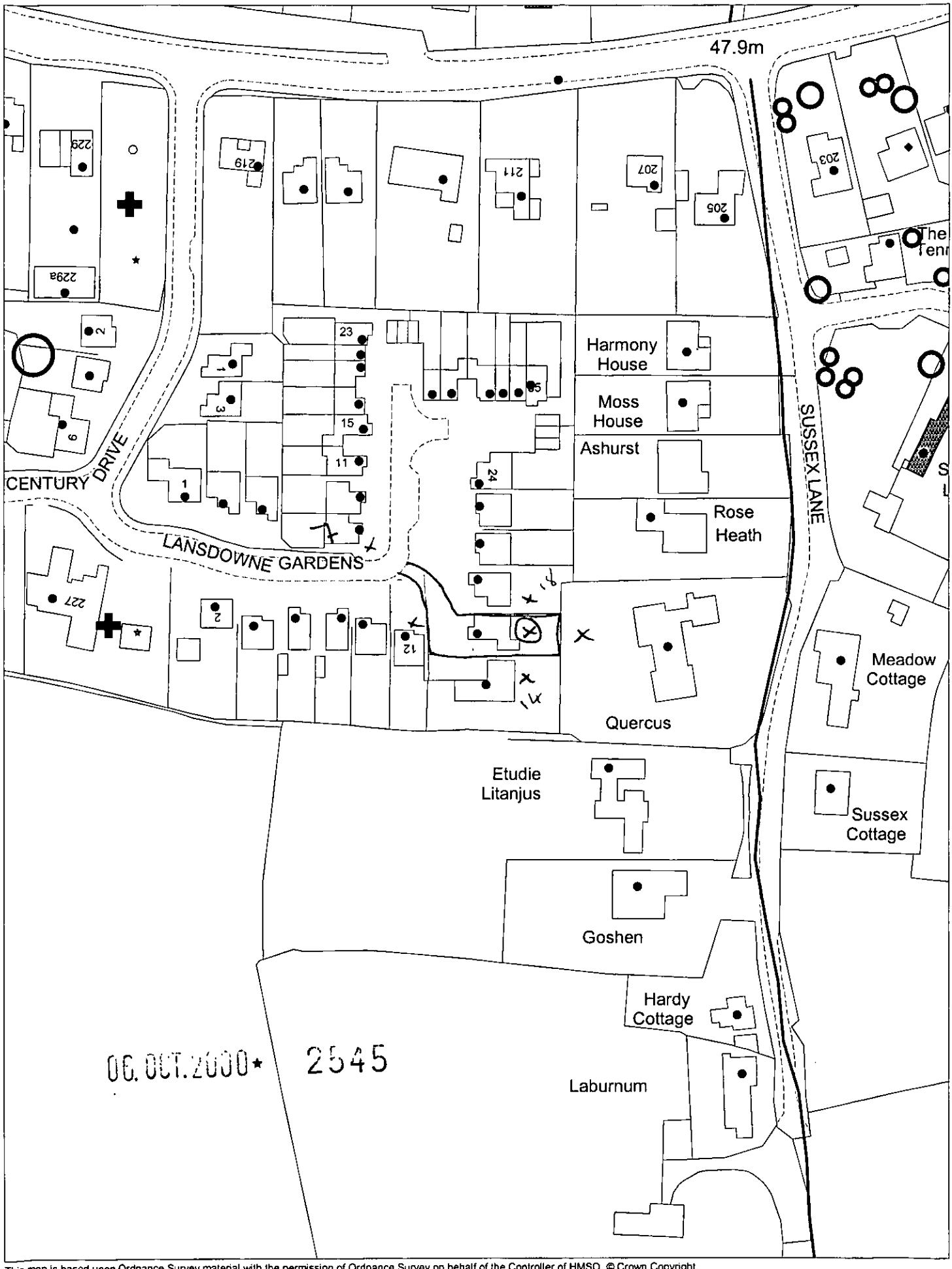

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Development Control Section, Environmental Services, Wokingham District Council.
11 October 2000

Scale: 1 : 1250

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