APPLICATION NO:

F/2001/4495

LOCATION:
75 Hyde End Road, Shinfield Reading.

APPLICANT:
Mr & Mrs Hancock C/O Grayline Consultancy

PROPOSAL:
Proposed erection of detached timber dwelling.

EARLIEST DATE FOR DECISION: **20/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/09/2001

CASE OFFICER: **Elaine Vashi**

RETURN

925

100

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Hancock
C/O Grayline Consultancy
15 Meadowcroft Road
Reading
Berkshire
RG2 8RJ

Application Number: F/2001/4495

Parish: **SHINFIELD**

Location: **75, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of detached timber dwelling.**

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

Reason
1. The proposed backland development would cause disturbance to the residents of No. 75 and No. 71 Hyde End Road, thereby having a negative impact upon their living conditions due mainly to the siting of the access road along the northern boundary of the site. Furthermore, the proposed development would be out of character with the existing pattern of development along Hyde End Road and would have an urbanising impact upon the surrounding countryside. As such the proposal is contrary to policies LTV1, LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS2, WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies OS1 and EN1 of the Berkshire Structure Plan.

Reason
2. The proposal would generate additional turning movements onto the B3349 Hyde End Road at a point where visibility is substandard and vehicle speeds are generally high. This would adversely affect road safety and the free flow of traffic.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

Notice checked by: Cthurst

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.

LISTING FORM

Case officer: **Elaine Vas[redacted]** Application Number: **F/2001/4495**

75, Hyde End Road, Shinfield, Reading.

Proposed erection of detached timber dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 19 Dec 2001

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 14/12/01

My ref: F/2001/4495

CONFIDENTIAL

Councillor B 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/2001/4495
75, Hyde End Road, Shinfield, Reading.
Proposed erection of detached timber dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control *Committee for decision please fill in the form below.*
This form must be received no later than 24/12/01

Yours faithfully

for Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/4495**
75, Hyde End Road, Shinfield, Reading.
Proposed erection of detached timber dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 14/12/01

My ref: F/2001/4495

CONFIDENTIAL

Councillor M 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/2001/4495
75, Hyde End Road, Shinfield, Reading.
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If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/12/01

Yours faithfully

M Bryant

for Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/4495**
75, Hyde End Road, Shinfield, Reading.
Proposed erection of detached timber dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 14|12|01

My ref: F/2001/4495

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2001/4495
75, Hyde End Road, Shinfield, Reading.
Proposed erection of detached timber dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24|12|01

Yours faithfully

Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/4495**
75, Hyde End Road, Shinfield, Reading.
Proposed erection of detached timber dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2001/4495

Proposal:
Proposed erection of detached timber dwelling.

Location:
75, Hyde End Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4495 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/08/2001. 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 be possible for an individual reply to be issued 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

27 July 2001

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/4495

Applicant : Mr & Mrs Hancock C/O Grayline Consultancy.

Location : 75, Hyde End Road, Shinfield, Reading.
Proposal : Proposed erection of detached timber dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/9/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/07/2001

Earliest Date for Decision : 20/08/2001

Latest Consultation Date/Site Notice Expiry Date : 20/08/2001

This application will have expired on: 18/09/2001. 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 :

ENV. HEALTH : no objections - recommend cond. CO70.
ENGLISH NATURE : no comment..
LANDSCAPE : see comments on file
OBS LETTER : 3 - see file.
HIGHWAYS : recommend refusal - see file for comments.
MINERALS : no comments.

Planning Issues :

IDENTIFIED SETTLEMENT
1. Impact upon neighb. dwellings
2. " " char. of area.

Application Number: F/2001/4495
PROP: ERECTION OF DET. BUNGALOW.
Appraisal :

The application being considered proposes the erection of a detached bungalow to the rear of no. 75 Hyde End Road.

IMPACT UPON NEIGHB. RESIDENTS.

The application proposes the erection of a 2 bed, timber framed dwelling in the rear garden of no. 75 HER. The dwelling is proposed to be located approximately 45m from the rear of no. 75 & would be accessed via the existing driveway that serves no. 75 which runs along the northern boundary of the site. Given the positioning of the access ~~to~~ road ~~is considered that~~ and the traffic generated by the new dwelling it is likely that disturbance would result for the residents of no 75 & also no. 71. Hyde End Road.
Given that the dwelling proposed is single storey (approx. 4.1m to the ridge) & is some distance away from the surrounding neighbouring properties (no. 71, 75, 77 & 79), it is unlikely that the windows along the proposed west elevation would directly overlook into these dwellings.

IMPACT UPON CHARACTER OF AREA.
The application site lies within, ~~the~~ but right on the edge of the built up settlement boundary. Beyond the application site to the east, south & south west is open countryside. Residential development along this part of Hyde End Road is characterised by linear frontage development which extends from the roundabout by School Green to the N.E, along the east side of HER, as far as no. 79. ~~Hyde End Road~~. Apart from the presence of modest outbuildings the rear gardens of these dwellings remain

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

undeveloped. No. 75 itself has several structures in its rear garden related to the enjoyment of the dwelling itself.
It is considered that to allow the dwelling proposed to be developed would have an urbanising impact upon this part of Hyde End Road and would be out of character with the present pattern of development. Although the dwelling would not be visible when passing the site lingering into the site from the S.W, N.E & east would be possible. Therefore, it is considered that the prop dev. would have a negative impact upon the character of the surrounding area.

CONCLUSION

It is considered that the proposed backland development would cause disturbance to the residents of no. 75 & no. 71 Hyde End Road, thereby having a negative impact upon their living conditions due mainly to the siting of the access road along the northern boundary of the site. Also the proposed dev. would be out of character with the existing pattern of development along H.E. Road & would have an urbanising impact upon the surrounding area.

HIGHWAYS

The Highway Officer considers that the proposal would generate additional turning movements onto the B3349 at a point where visibility is substandard and vehicle speeds are generally high. This would adversely affect road safety & the free flow of traffic.

Application Number F/2001/4495
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		1.	~~The~~ The proposed backland development would cause disturbance to the residents of no. 75 & no. 71 Hyde End Road, thereby having a negative impact upon their living conditions due mainly to the siting of the access road along the northern boundary of the site. Furthermore, the proposed dev. would ~~of~~ be out of character with the existing pattern of development along Hyde End Road & would have an urbanising impact upon the surrounding c'side. As such the prop. is contrary to ~~policies STV1 SBE1 & SBE2 of~~ LTV1, LBE1 & LBE2 of the LALP, policies WOS2, WOS3 & WBE1 of the WDLP (Deposit Draft) & policy OS1 & EN1 of the BSP.
		2.	The proposal would generate additional ~~traffic~~ turning movements onto the B3349 Hyde End Road @ a part where visibility is substandard & vehicle speeds are generally high. This would adversely affect road safety & the free flow of traffic.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 75 Hyde End Road
Shinfield Reading.

APPLICATION NUMBER: F/2001/4495

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 17/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
on edge of built up frontage along N.E.R.
land opposite & behind is open circle.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling with outbuildings
set back from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

see site plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

EC OBS

24-09-01.

Mr D.G. COOPER
183 HYDE END Dr
SPENCERS WOOD
RG7 1BU

ATT^N ELAINE VASHI
PO BOX 157
SHUTE END
RG 40 1WR

Dear Madam.

REF PLANNING APPLICATION F/2001/4712

Thirty years ago Spencers Wood was a quiet spread-out village. Since then a number of estate developments have been forced upon the area, and some land owners await further developments.

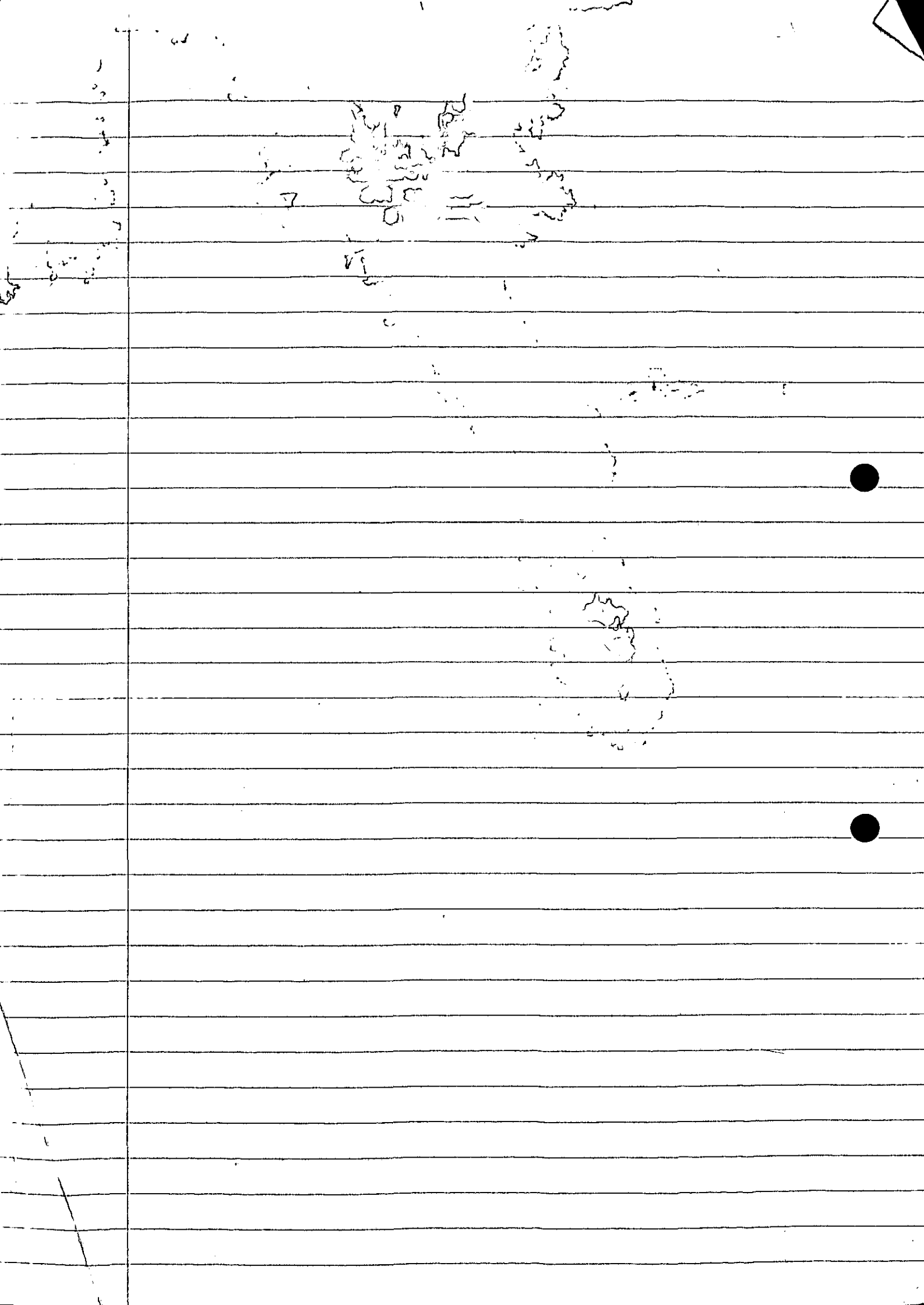
The above application is in effect, locally un-desirable in-filling and contributes to the further urbanisation of the village.

Hyde End Road is now a busy road, and the junction with Croft Road has a hazardous geometry, un-helpfull to traffic safety. The road exit to Three Mile Cross is a very narrow lane and the crushed ditches already need to be piped on both sides.

The development also conflicts with the Strategic Plan for the area, reached after many meetings and discussions with all parties. One wonders whether such consensus meetings deserve any support in the future.

Yours Sincerely

D G Cooper



GBS EC Copy.

PLANNING SERVICES	HPT
POL	TLS
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CS	

15 AUG 2001

COPIES TO:	ACK: ✓
	FILE:

71Hyde End Road
Shinfield
Reading
RG2 9EP

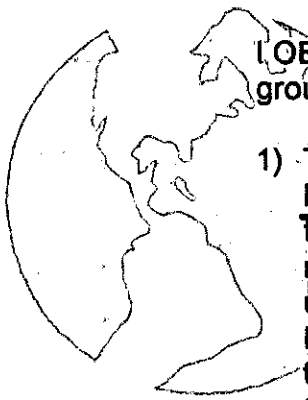
13 August, 2001

Environmental Services Department
Planning Services
PO Box157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam: **RE :Planning Application F/2001/4495**

75 Hyde End Road Shinfield

This objection supersedes that as placed on your website dated 13-08-01. The objection placed on the website was incomplete.



I OBJECT to the proposed development noted above on the following grounds.

1) The application highlights an increase in traffic usage of the access onto Hyde End Road from 75 Hyde End Road of at least 100%. It is probable that the three parking bays indicated on the plans could well result in more than three cars using this new property and hence the access usage would increase by more than 100% The access into 75 Hyde End Road is less than approximately 20 metres from a blind corner. Exit from the property either to the left or to the right has restricted views especially from traffic approaching from the right. The 100% increase in traffic movements may well lead to more accidents putting local residents and their families at risk. Accidents on this corner of the road are frequent.

2) The proposed position of the gravel drive giving access to the new dwelling runs parallel and hard up against the boundary of 71 Hyde End Road. This will result in noise pollution from the traffic using the drive and traffic fume pollution to the occupants of 71 Hyde End Road. The planned three parking bays could well result in more than three additional cars using the proposed dwelling and therefore increase the noise and fume pollution. The nuisance factor of the whole plan would therefore be extreme to the occupants of 71 Hyde End Road.

3) The position of the new dwelling is such that the privacy of 71 Hyde End Road is compromised as the new dwelling offers views across the back garden of 71 Hyde End Road and up towards the back of the house of 71 Hyde End Road.

4) The dwelling proposed represents backland development and if accepted could well set a precedent and open the floodgates of similar developments along this stretch of Hyde End Road as the majority of the houses from 75 Hyde End Road to School Green have large gardens.

5) The development is on the southern boundary of the settlement of Shinfield and therefore is encroaching upon the farmland beyond (especially as the dwelling is hard up against the boundary of the property) and therefore is not in keeping with the surrounding area.

6) The proposed dwelling is sited extremely close to the main drain less than 2.0 metres away.

Sincerely,

Mr. J.G. and Mrs J Walters

EC 085

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 AUG 2001

COPIES TO:	ACK: ✓
	FILE:

Paul McCreanor
Chartered Architect

85 Plantation Road,Ballydougan,Craigavon BT63 5NJ Tel 028 3883 2711 Fax 2712

Our Ref. 93/108
Your Ref.
Date. 15th August 2001

Wokingham District Council
Planning Department
P.O.Box 157
Shute End
Wokingham
RG11 1WR

F/2001/4495.

Dear Sirs,

RE. Proposed Single Storey Dwelling to rear of 75 Hyde End Road, Shinfield

We are instructed by Mr & Mrs Neil Hopkins of 67 Hyde End Road, Shinfield, Reading who wish to object to the above application for the following reasons:

1. If Planning Permission is granted for a new dwelling as submitted, a precedent will be established for new dwellings to the rear of 43, 45, 47, 49, 51, 55, 57, 59, 61, 63, 65, 67 and 71 Hyde End Road. This would result in a substantial change to the character of this quiet area and would be detrimental to the existing residential amenity.

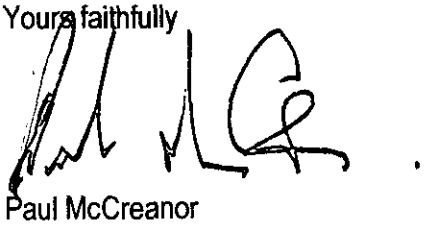
2. The current access at No.75 is sub-standard. The sight splays are in adequate for one dwelling and indeed there is a history of traffic accidents caused by vehicles emerging from No.75.
   To intensify the traffic movement by 100% will only exacerbate the existing access problems.

3. The siting of the proposed dwelling within 2M of the existing main sewer will restrict access for maintenance and renewal of same.

4. The proposed parking provision for the new dwelling will result in noise nuisance to the adjacent dwelling at No.71.

We trust the Council will give due consideration to the points mentioned above when determining this application.

Yours faithfully



Paul McCreanor

cc Mr & Mrs Neil Hopkins

Ian Jordan

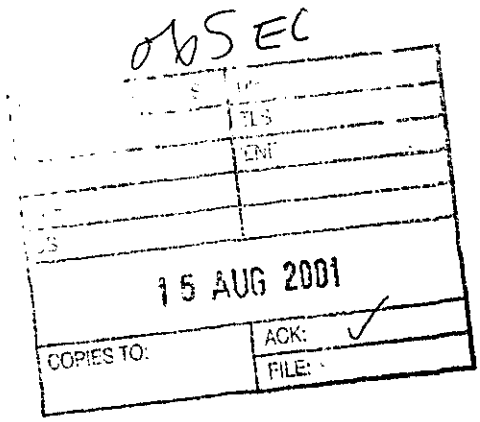
From: WebComments@wokingham.gov.uk
Sent: 13 August 2001 22:04
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/4495
Correspondent_FullName: J.G.Walters
Correspondent_StreetAddress: 71Hyde End Road
Correspondent_Address2: Shinfield
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG2 9EP
Correspondent_Telephone: 01189 882478
Correspondent_Email: jameswalters@btinternet.com

Comments:

1)The application highlights an increase in traffic useage of the access onto Hyde End Rosd of at least 100%. The access into 75 Hyde End Road is less than approximately 20 metres from a blind corner. Exit from the property either to the left or to the right has restricted view especially from traffic approaching from the right. The 100% increase in traffic movements may well lead to more accidents putting local residents and thier families at risk. Accidents on this corner of the road are frequent.
2)The proposed position of the gravel drive to the new dwelling runs parallel and hard up against to the boundary of 71 Hyde End Road. This will result in noise pollution from the traffic using the drive and of course pollution from taffic fumes. The planned three parking bays could well result in more than three additional cars using the proposed dwelling and therefore increase the noise and fume pollution.
3) The position of the new dwelling is such that the privacy of 71 Hyde End Road is compromised as the dwelling offers views across the back garden of 71 Hyde End Road and up towards the back of the house of 71 Hyde End Road
4)The development proposed represents backland development and if accepted could well set a precedent and open the floodgates of similar developments along this stretch of Hyde End Road as the majority of the houses from 75 Hyde End Road to School Green have large gardens.
5) The development is on the southern boundary of the settlement of Shinfield and therefore is encroaching upon the farmland beyond.
6)The proposed dwelling is sited extremely close to the main drain less than 2.0metres away



HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 27 July 2001

Application Number: F/2001/4495

Proposal: Proposed erection of detached timber dwelling.

Parish: SHINFIELD PARISH

Site Address:
75, Hyde End Road, Shinfield, Reading.

Applicant:
Mr & Mrs Hancock C/O Grayline Consultancy.

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).

The proposal would generate additional turning movements onto B3349 Hyde End Road at a point where visibility is substandard and vehicle speeds are generally high. This would adversely affect road safety and the free flow of traffic.

Signed: _____ **Print name:** Adam Coggins 9/8/01

To: Minerals

From: aine Vashi

Date 27 July 2001

Application Number: F/2001/4495

Proposal: Proposed erection of detached timber dwelling..

Site Address:
75, Hyde End Road, Shinfield, Reading.

Applicant:
Mr & Mrs Hancock C/O Grayline Consultancy.

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

No comments

Tel. (0118) 974 6451

Date: 27 July 2001

Your Ref:

My Ref: Elaine Vashi
F/2001/4495



English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

WOKINGHAM DISTRICT COUNCIL

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

Dear Sir/Madam
Application Number: F/2001/4495
Site Address: 75, Hyde End Road, Shinfield Reading.
Proposal: Proposed erection of detached timber dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4495 to enable the library staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/4495** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Elaine Vashi**, on (0118) 974 6451.

Yours faithfully,

John Mitchell

Development Control Manager

ENGLISH NATURE

PLANNING SERVICES	THPT
POL	TLS
DC	ENF
APP	
CS	

07 AUG 2001

JOHN TO: P. LOSSE FILE:

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

To: JOHN MITCHELL

Our ref:

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Paul Losse Conservation Officer

Date: 3/8/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2001/4495

From: John Mullaney
Environmental Heath

My Ref:

Date. July 31, 2001

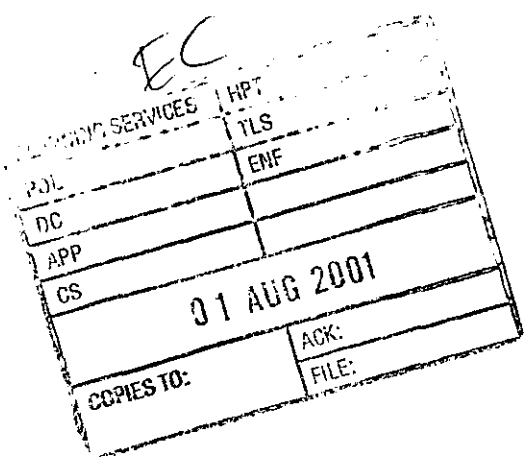
PROPOSED: ERECTION OF DETACHED TIMBER DWELLING

LOCATION: 75 HYDE END ROAD, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 is attached should planning permission be granted regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 13 August 2001

Location:	75 Hyde End Road, Shinfield, Reading
Proposal:	Proposed erection of detached timber dwelling.
Application Number:	F/2001/4495

In response to your consultation dated 27 July 2001 for the above application, the landscape comments are as follows:

Although the site is located within the settlement boundary, it backs directly onto countryside. The views into the site are restricted from the south by the existing field hedgerow alongside Hyde End Road. There are also a number of trees to the rear and at the front of the site. As the timber dwelling is only one storey it will have a limited visual impact on the surrounding countryside.

Although there is no change to the existing site entrance there will be a new access drive to the rear of the site down the side of the existing property which will increase the area of hard standing within the site and which will be visible from Hyde End Road.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 JUL 2001
Officer: EC	Application No. F/2001/14495

Map No. 87 Site ...018....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ~~ERECTION~~ ERECTION OF DETACHED TIMBER DWELLING

Location: 75 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 27.7.01 JS

Applicant: MR/MRS HANCOCK

Fee (8) 10 Received 190-00 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	~~Show proposed development~~ & parking layout	13/7	✓
3	Forms unsigned	Wrong forms	13/7	✓
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 : 27.2.013 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:

Pre app attached .....

CONSULT : • FORESTRY COMISSION
• DINTON PASTURES } ANCIENT WOODLAND
• ENGLISH NATURE

NEIGHBOURS:

Site notice and see map .....

GRAYLINE CONSULTANCY

15 Meadowcroft Road
Reading
RG2 8RJ
Tele : 01189 312459 Mobile : 07790 610535 e-mail : ross.gray@euphony.net

Planning Officer
Wokingham District Council
Planning Department
Shute End
WOKINGHAM
Berkshire
RG40 1WH

24.JUL.2001* 4495

05 July 2001

Dear Dear Sir/Madam

Re New House at 75 Hyde End Road Shinfield Reading

Please find enclosed plans and application for the above address.

The dwelling will be a second dwelling on the land and will be a single storey timber dwelling with a felt tiled roof and timber windows and doors. The foundation will be concrete with piers.

The house will be movable so any time in the future the house can be removed and the site made good.

If you need any further information please call on 07790610535

Yours sincerely

Ross Gray BDA(AUS)

Tel. 0118 9746429 (Direct Line)

24. JUL. 2001

Date 13-07-01

Your ref.

My ref.

· Greyline Consultancy
15 Meadowcroft Rd
Reading
Berks RG2 8RJ

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

Dear

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

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

PTO →

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NAPM APPROVED

Cont. Tick relevant box

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

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

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

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

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

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

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

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1789/a

SECTION 66 CERTIFICATE

Application No.

24.JUL.2001* 4495

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the *accompanying application.*

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to *find out the names and addresses of the other owners* (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . Mr & Mrs J. Hancock . . . . .

On behalf of . . Mr + Mrs J. Hancock . . . . .

Date . . . 17-7-91 . . . . .

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

ADDRESS 75 HYDE END ROAD. PARISH SHINFIELD. C

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 7937.	Mr. J. Hanesez.	House.	24.2.78	App. N/
07866.	"	"	13.4.78	N/A RE
07867.	"	Mobile Home.	13.4.78	N/A TP. 304
08488	"	DETACHED HOUSE	8.6.78	N/A C/
BR 9090	"	"	20.7.78	APP. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1509/ab

24.JUL.2001* 4495

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR + MRS J. HANCOCK
	ADDRESS	75 HYDE END ROAD
		BINFIELD, READING
	POST CODE	Tel No 01189882802
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	GRAYLINE CONSULTANCY
	ADDRESS	15 MEADOWCROFT ROAD
		READING
	POST CODE	RG2 8RJ. Tel No. 01189312459
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	SEE ATTACHED
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1887 m²
5. Give brief details of the proposal	ABOUT THE APPLICATION	SINGLE STOREY DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TIMBER EXTERNAL CLADDING.
FELT TILED ROOF AND TIMBER
DOORS AND WINDOWS

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO — A NEW SOAKAWAY WILL BE CONSTRUCTED

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	1
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	+1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / NO

23. THE FEE ENCLOSED IS £ 190-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS J. HANCOCK DATE 17-7-01

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

Environmental Services

For office use only
Application number 24. JUL. 2001 * 4495

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	MR + MRS J. HANCOCK
	Address and postcode	75 HYDE END ROAD SHINFIELD READING RG
	Phone number	01189882802
2	Agent's Name	GRAHAME CONSULTANCY
	Address and postcode	15 MEADOWCROFT ROAD READING RG2 8RJ.
	Phone number	01189312459 07790610535
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.	SEE ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY TIMBER DWELLING.
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.	RENEWABLE TIMBER BOARDS TREATED, FELT TILED ROOF + TIMBER WINDOWS
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:	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 ☐	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: [signature]

on behalf of Mr + Mrs J. Hancock

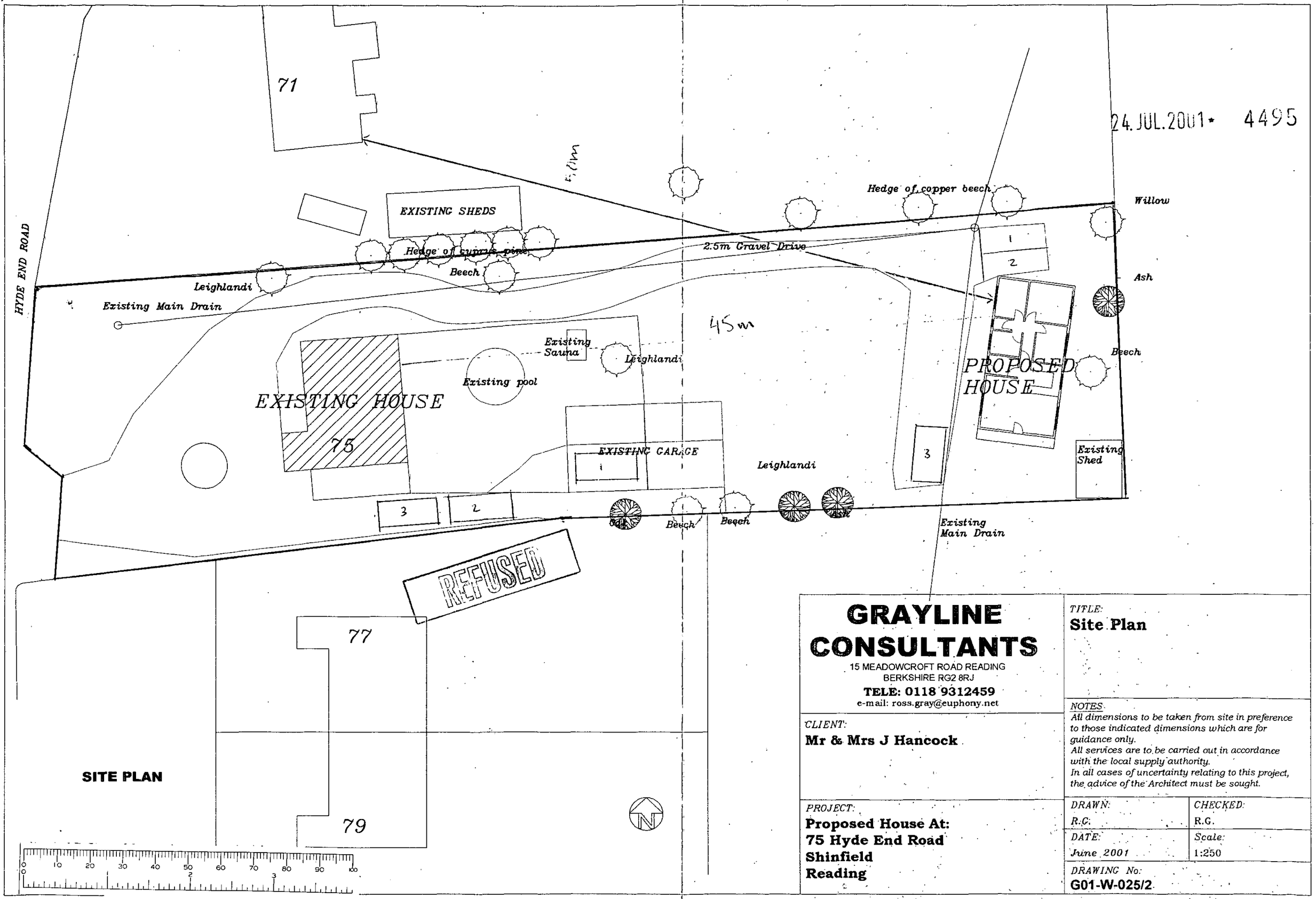
Date 5-7-01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/4495**
CASE OFFICER: **Elaine Vashi**
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				



GRAYLINE CONSULTANTS

15 MEADOWCROFT ROAD READING
BERKSHIRE RG2 8RJ
TELE: 0118 9312459
e-mail: ross.gray@euphony.net

TITLE:
Site Plan

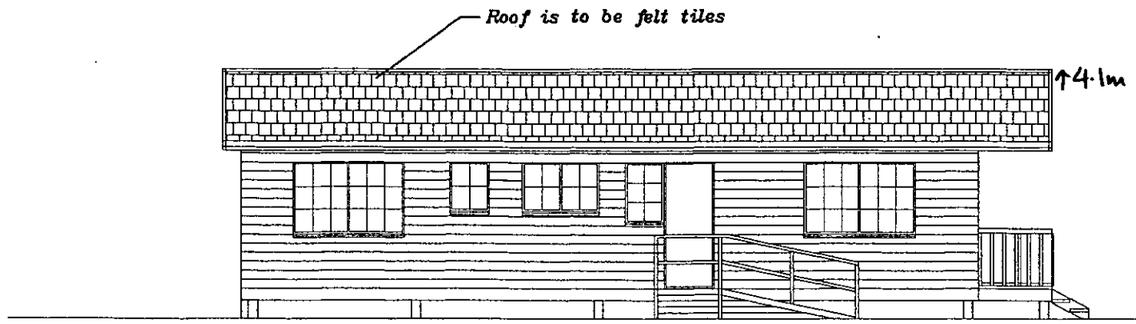
CLIENT:
Mr & Mrs J Hancock

NOTES
All dimensions to be taken from site in preference to those indicated dimensions which are for guidance only.
All services are to be carried out in accordance with the local supply authority.
In all cases of uncertainty relating to this project, the advice of the Architect must be sought.

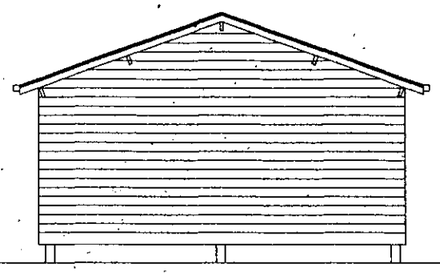
PROJECT:
Proposed House At:
75 Hyde End Road
Shinfield
Reading

DRAWN:	*CHECKED:*
R.G.	R.G.
DATE:	*Scale:*
June 2001	1:250

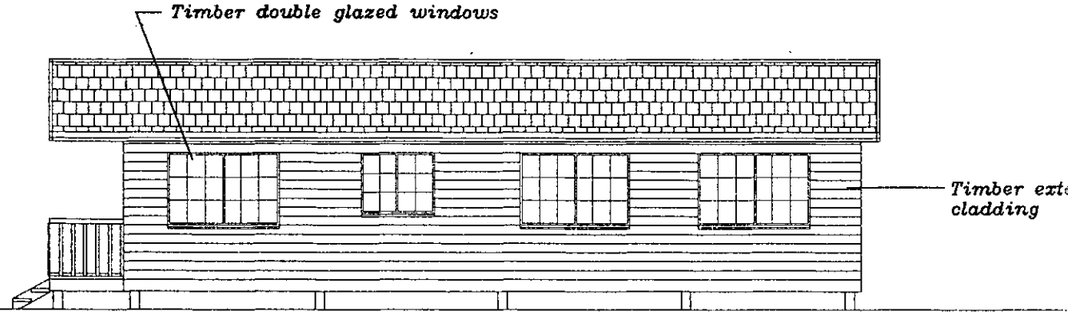
DRAWING No:
G01-W-025/2



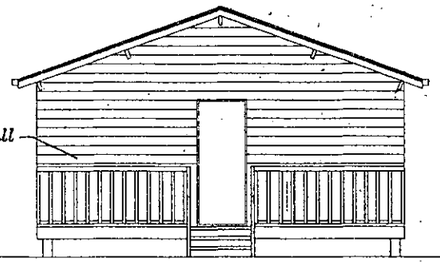
PROPOSED WEST ELEVATION



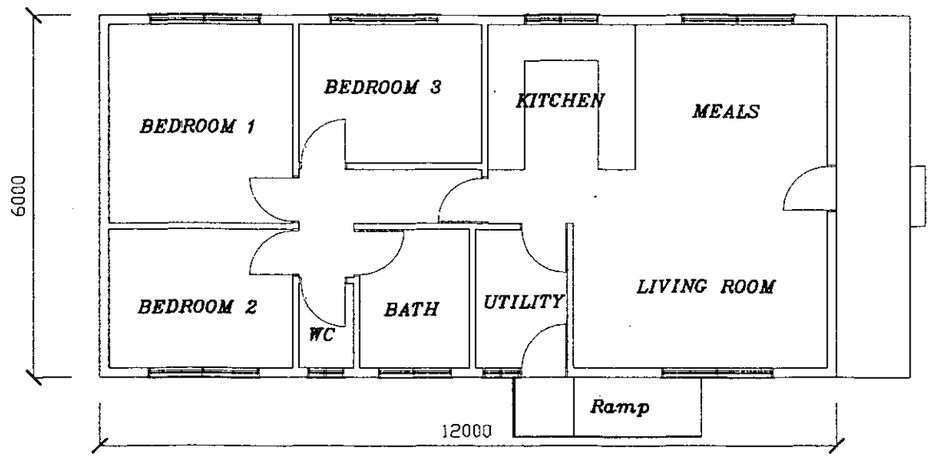
PROPOSED NORTH ELEVATION



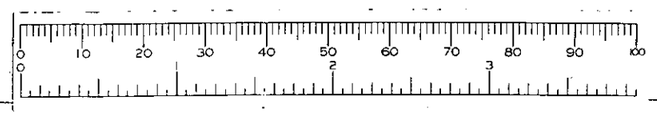
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED FLOOR PLAN



24.JUL.2001* 4495

REFUSED

GRAYLINE CONSULTANTS

15 MEADOWCROFT ROAD READING
BERKSHIRE RG2 8RJ
TELE: 0118 9312459
e-mail: ross.gray@euphony.net

CLIENT:
Mr & Mrs J Hancock

PROJECT:
Proposed House At:
75 Hyde End Road
Shinfield
Reading

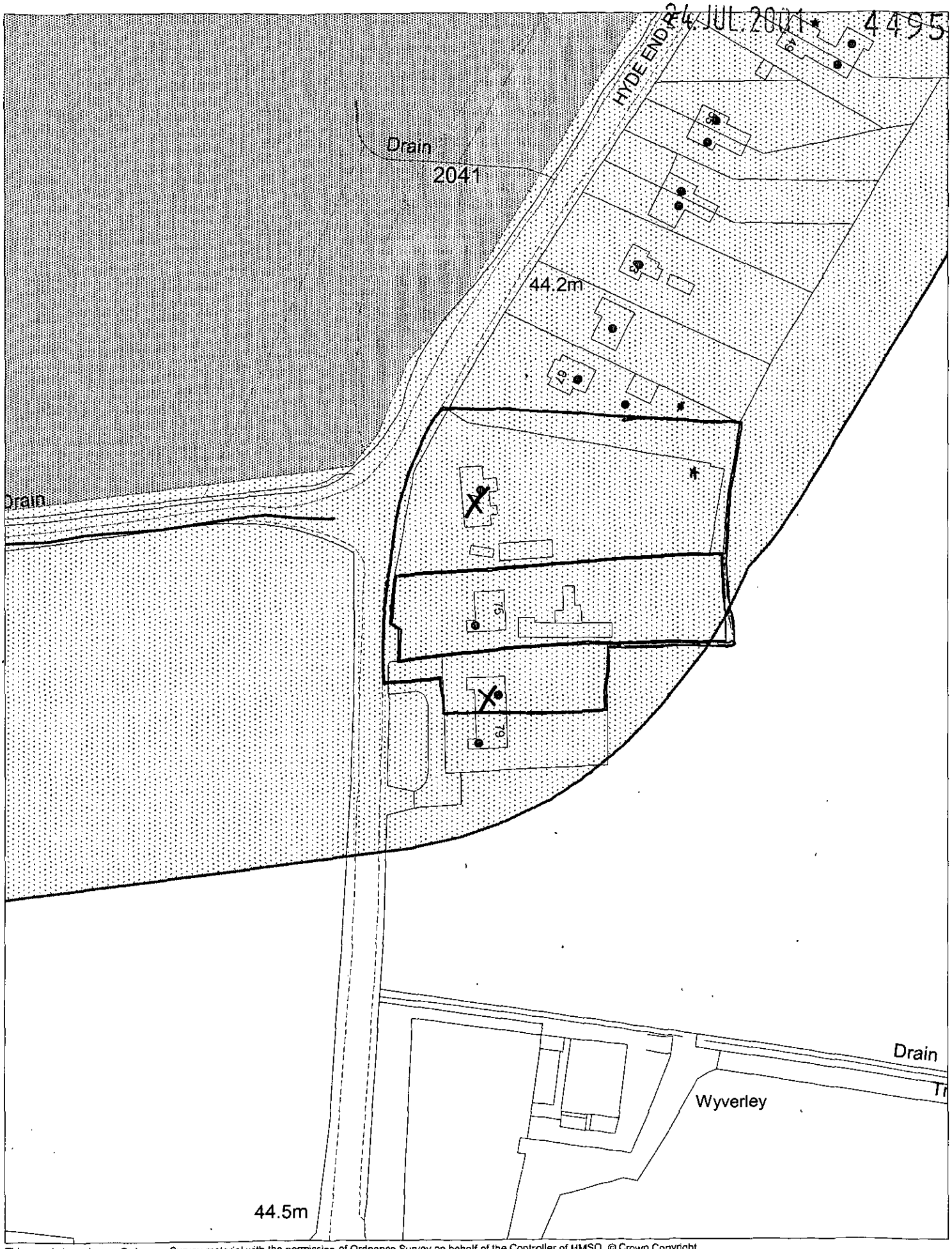
TITLE:
Proposed Plan and Elevations

NOTES
All dimensions to be taken from site in preference to those indicated dimensions which are for guidance only.
All services are to be carried out in accordance with the local supply authority.
In all cases of uncertainty relating to this project, the advice of the Architect must be sought.

DRAWN:	*CHECKED:*
R.C.	R.G.
DATE:	*Scale:*
June 2001	1:100

DRAWING No:
G01-W-025/1

24 JUL 2001 * 4495



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Development Control Section, Environmental Services, Wokingham District Council.
11 July 2001

Scale: 1 : 1250

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S