APPLICATION NO:
F/2000/2040

LOCATION:
Cutbush Cutbush Lane, Shinfield Reading.

APPLICANT:
Client C/O W M Graham Associates

PROPOSAL:
Proposed division of dwelling into 2 dwellings with access and boundary fences.

EARLIEST DATE FOR DECISION: **25/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/09/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

By hand 8/11/00

PLANNING SERVICES	HPT 36290
PCL	TLS
DC EXC	ENF
CS	
09 NOV 2000	
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	FILE:

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

8 November 2000

The Chief Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to our recent discussions regarding the above and the following applications

F/2000/2040 ✓
LB/2000/2042 ✓ MKA Amended. 15/11/2000

On behalf of our clients we wish to withdraw both applications.

We apologise for any inconvenience that this decision may cause and thank you for your tolerance and your assistance with these applications.

Yours sincerely

W M Graham

W M Graham

10 290 004

ADDRESS CUTBUSH CUTBUSH LANE PARISH SHINFIELD

PLOT No. LISTED ORD. SHEET No. SU 7368

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/52/67	Dr JSB. Bray	use of barn as Restaurant	10.1.67	N/A Repu
R/53/67	"	use of barn as antique shop	10.1.67	N/A Repu
LB/2000/1048		Division of prop into x2 dwell	05.07.00	C/A
F/2000/1081		Division of prop into x2 dwell	05.07.00	C/A
FP/2000/0757		Alt to create x2 dwell from a Res. property	06.07.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

CUTBUSH

CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND

CHANGES TO UNITS 1 AND 2

RELATIVE TO APPLICATIONS

Town Planning Application F/2000/2040

Listed Building Application LB/2000/2042

ADDITIONAL PLAN

W M GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

Ref: 2284

September 2000

CUTBUSH CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND CHANGES TO UNIT 1

Assume that the division work between Unit 1 and Unit 2 is acceptable.
Read with Sketches 3 & 4 and Dwgs. Nos. 2284 - 01E, 04B, 05, 19 & 20.

A. GROUND FLOOR

1. *KITCHEN/DINING*

1.1 Carry out work to division wall at Point A.

R 1.2 Rewire and provide new plumbing system with hot water radiators.

1.3 Fit new Aga cooker into existing fireplace and connect flue (photo of existing), Photo 16.

R 1.4 Remove existing crude water and gas pipes.

1.5 No change to floor.

2. HALL

2.1 Replace door with existing window to detail (see Dwgs. Nos. 2284 - 05 & 19) and repair plaster to specification.

R 2.2 Remove existing crude water and gas pipes.

R 2.3 Rewire and provide new plumbing system with hot water radiators.

2.4 No change to floor.

3. WC AND CLOAKROOM

3.1 Provide new layout as detail.

R 3.1 Remove existing crude water and gas pipes.

3.3 No change to the floor.

R 3.4 Provide new gas meter.

R 3.5 Rewire and provide new plumbing system with hot water radiators.

4. STUDY

4.1 Existing fireplace to remain

R 4.2 Rewire and provide new plumbing system with hot water radiators.

4.3 No change to the floor.

5. DRAWING ROOM

R 5.1 Rewire and provide new plumbing system with hot water radiators.

5.2 No change to the floor.

6. UNDERSTAIR CUPBOARD

R 6.1 Provide electrical fuse box for electrical system.

7. LANDING

7.1 Put in place division wall at Point C.

R 7.2 Rewire and provide new plumbing system with hot water radiators.

8. BEDROOMS 1, 2 & 3

R 8.1 Rewire and provide new plumbing system with toy water radiators.

9. BATHROOMS

9.1 Provide new layout as detail.

R 9.2 Rewire and provide new plumbing system with hot water radiators.

GENERAL POINTS

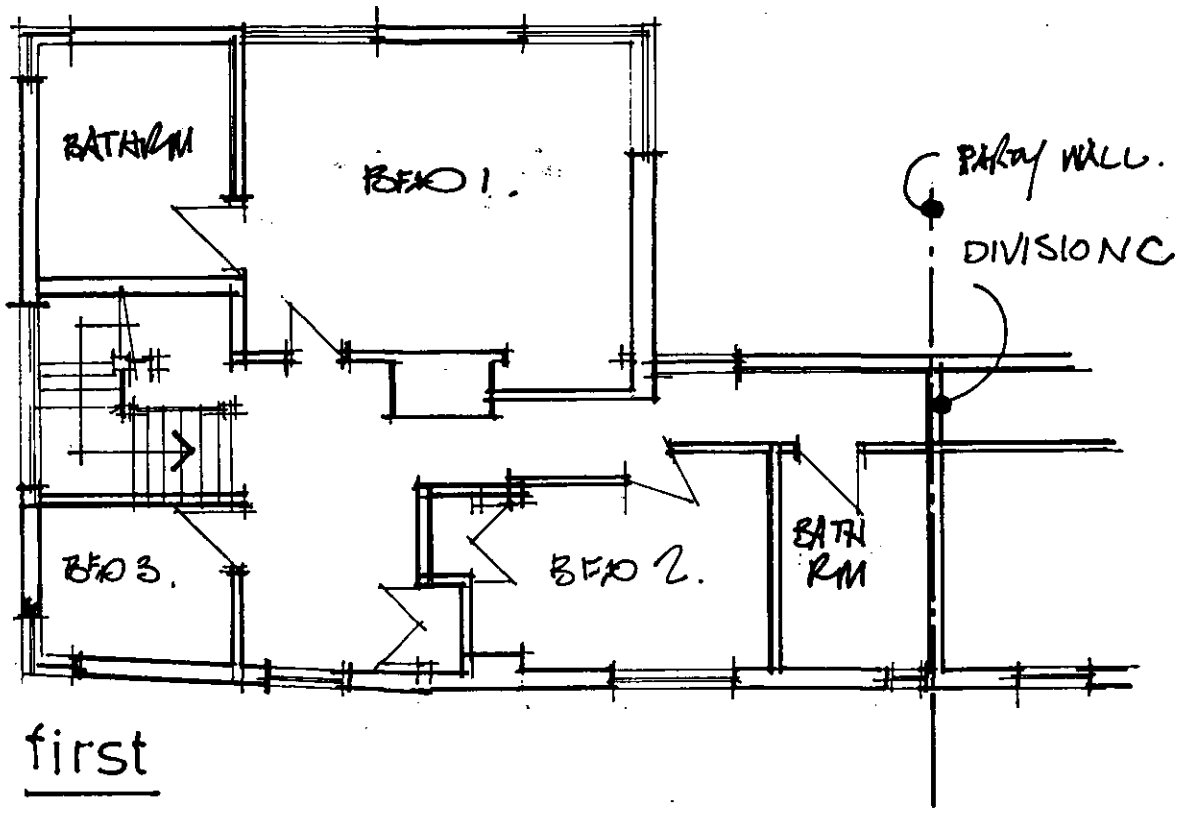
All areas to be decorated

Windows repaired.

Gutters and down pipes repaired.

Dwelling brought into habitable use.

2284/ SK 3



first

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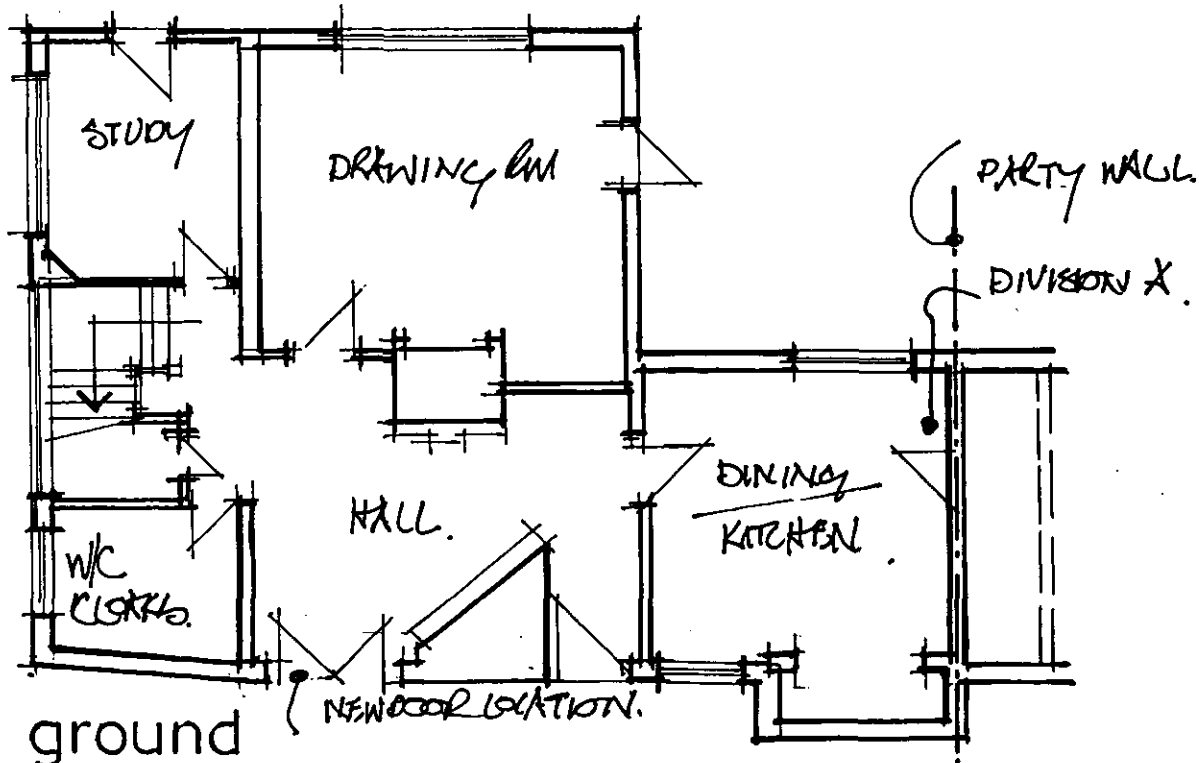
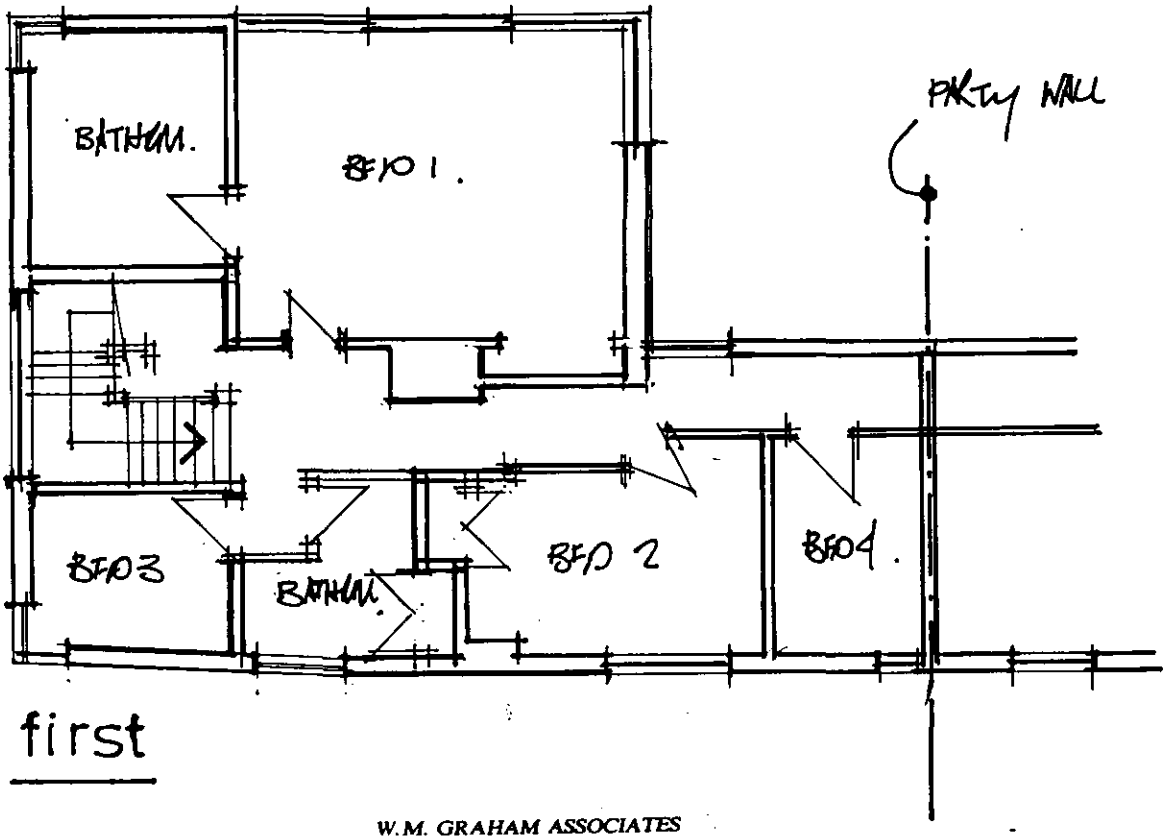


ground

CUTBUSH AS EXISTING SCALE 1:200

AUG 2000. UNIT 1.

2284/SK 4.



first

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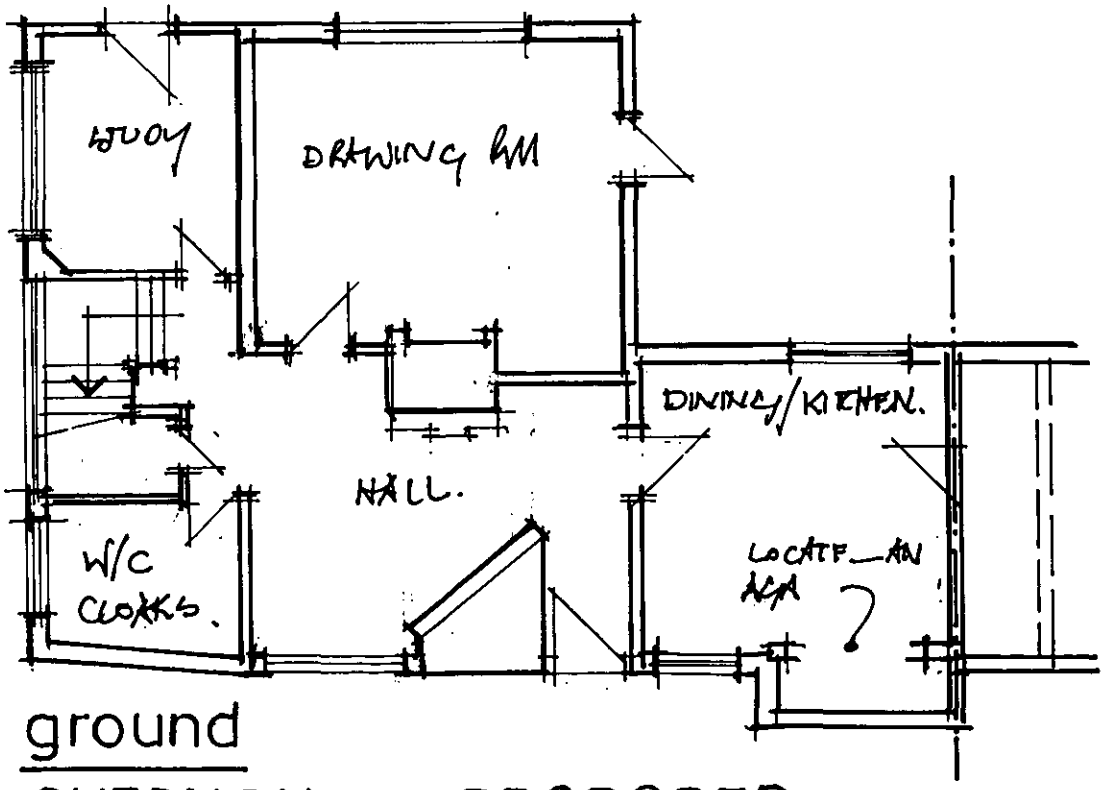


ground

CUTBUSH AS PROPOSED SCALE 1:200

AUG 2000 UNIT. 1.

CUTBUSH CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND CHANGES TO UNIT 2

Assume that the division work between Unit 1 and Unit 2 is acceptable. Read with Sketches 1 & 2 and Dwgs. Nos. 2284 - 01E, 04B, 05, 19 & 20.

A. GROUND FLOOR

1. KITCHEN

R 1.1 Remove old heating boiler and place a new combi-boiler in the cupboard in the kitchen (currently contains a hot water cylinder. Connect the combi-boiler in the old flue.

R 1.2 Remove the old kitchen units, replace with new, provide new units on the walls as indicated on the enclosed sketches, (photos of existing). Photos 10 & 11. See Dwg. No. 20.

R 1.3 Remove existing crude gas pipes.

1.4 Rewire and provide new plumbing system with hot water radiators.

1.5 Repair plaster ceiling and walls - as specification.

1.6 No change to floor.

2. OLD LOBBY

2.1 Remove old sink in this area as drawing and photos of existing. Photo 15.

R 2.2 Rewire and provide new plumbing system with hot water radiators.

2.3 No change to the floor.

2.4 Carry out work to division wall at Point A.

2.5 Change door for window as detail. Dwgs. Nos. 2284 - 05 & 19

3. STUDY (formerly Larder)

R 3.1 Remove existing crude water pipe.

3.2 Rewire and provide new plumbing system with hot water radiators.

4. HALL

R 4.1 Remove existing crude gas pipe.

R 4.2 Rewire and provide new plumbing system with hot water radiators.

4.3 No change to the floor.

5. BATHROOM

R 5.1 Remove old sanitary ware and provide as new layout. W.C., basin and form into a cloakroom.

R 5.2 Remove existing crude water pipe.

R 5.3 Rewire and provide new plumbing system with hot water towel rail.

5.4 Repair plaster work to specification.

5.5 Floor to receive linoleum.

6. UNDERSTAIR CUPBOARD

R 6.1 Remove existing electrical fuse box and provide new. Photo 12.

6.2 Repair plaster work to specification.

6.3 No change to floor.

R 6.4 Provide new gas meter. Photo 13.

7. STAIRCASE

7.1 Open up and remove modern breeze block wall currently surrounding the stair. Provide timber posts and frame to detail. Photo 4.

8. LOUNGE

8.1 Form a new lounge form hall, kitchen and adjoining rooms. Walls to be removed are modern brick. New walls to be timber (second hand oak) with plaster infills. The wall adjoining the barn the timber columns to be exposed with plaster infills, this applies to all areas as detailed.

R 8.2 Remove old and provide new plumbing system with hot water radiators.

8.3 Repair plaster work to specification.

8.4 Lift up all thermoplastic tiles and prepare surface to receive carpet.

8.5 Re-use lounge door.

8.6 Replace existing windows with French doors to detail. Photos 1-3 inc. & Dwgs. Nos. 2284 - 05 & 19.

8.7 Provide new windows as detail. Photos 1-3 inc & Dwgs. Nos 05 & 19.

8.8 Brick up door between the lounge and the barn. Division wall B.

B FIRST FLOOR

9. LANDING

9.1 Carry out work to division wall at Point C.

R 9.2 Rewire and provide new plumbing system with hot water radiators.

10. BEDROOM 3

10.1 Fireplace to remain - brickwork cleaned. Photos 5-7 inc.

R 10.2 Rewire and provide new plumbing system with hot water radiators.

10.3 Repair plaster work as specification.

11. BEDROOM 1

11.1 Fireplace to remain - brickwork cleaned. Photos 5-7 inc.

R 11.2 Repair and provide new plumbing system with hot water radiators.

12. SITTING ROOM INTO BATHROOM

12.1 Seal off sitting room with a stud and timber wall as Item 8 Lounge to detail.

12.2 Fireplace to remain in place - brickwork cleaned. Photos 5-7 inc.

R 12.3 Rewire and provide new plumbing system and hot water radiators.

12.4 Repair plaster work as specification.

13. BEDROOM 2

R 13.1 Repair and provide new plumbing system with hot water radiators.

R 13.2 Repair plaster work as specification.

13.3 Carry out work to division wall D.

R 13.4 Remove basin and locate in bathroom. Photo 14.

GENERAL POINTS

All areas to be decorated.

Windows repaired.

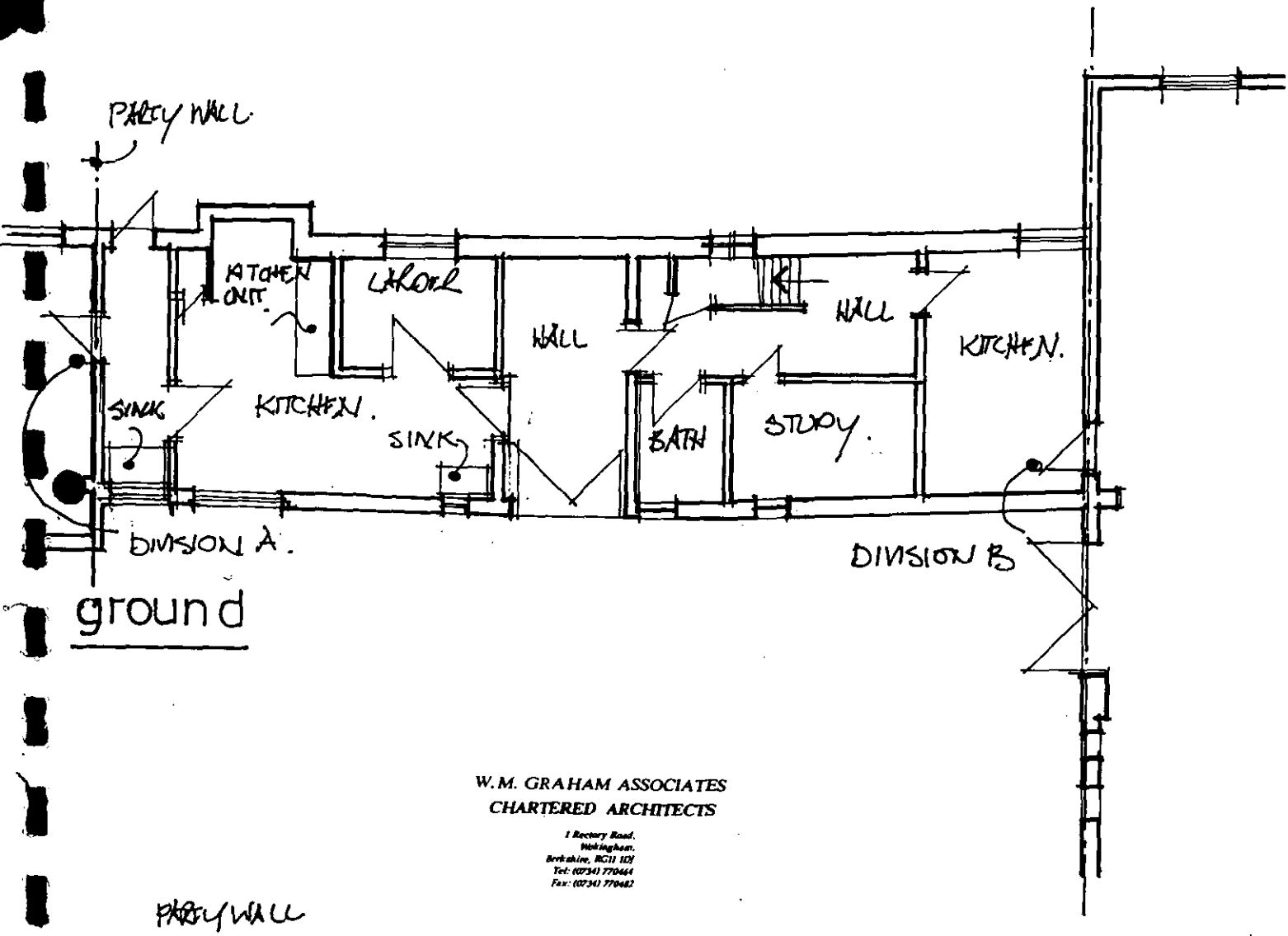
Gutter and down pipes repaired.

Dwelling brought into habitable use.

Retain all existing visible gas supply taps and fittings.

NB Code R on details list denotes repair work

2284/SK1.



ground

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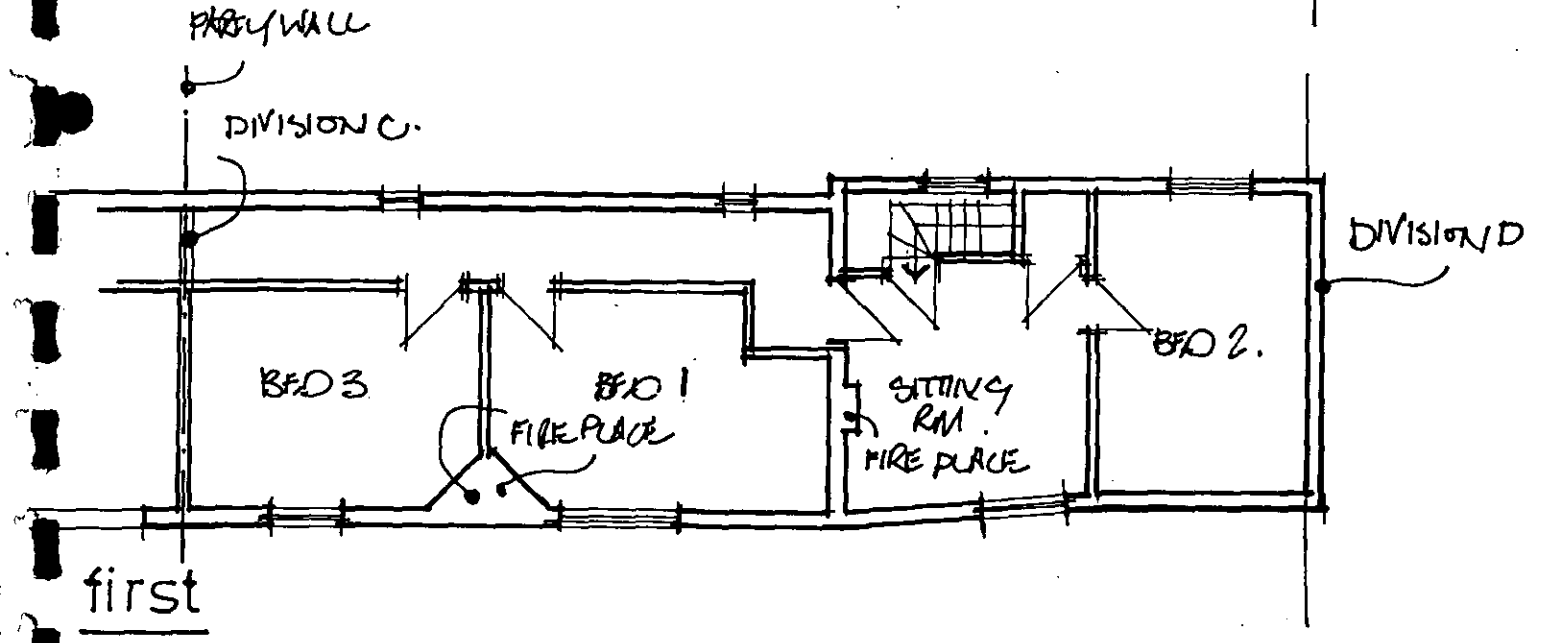

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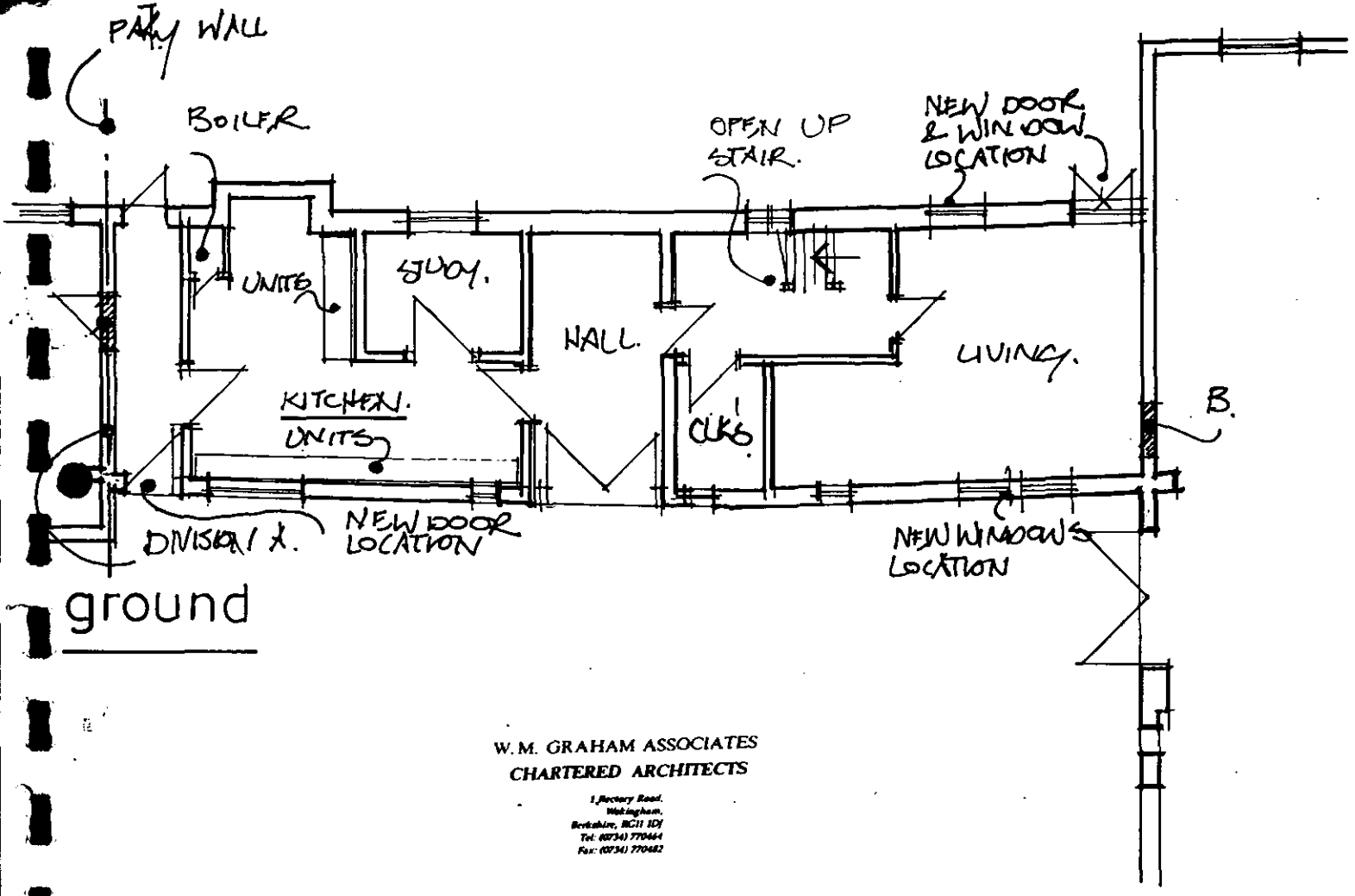
CUTBUSH AS EXISTING SCALE 1:100.
JULY 1000. UNIT 2.

2284 / SK2.



ground

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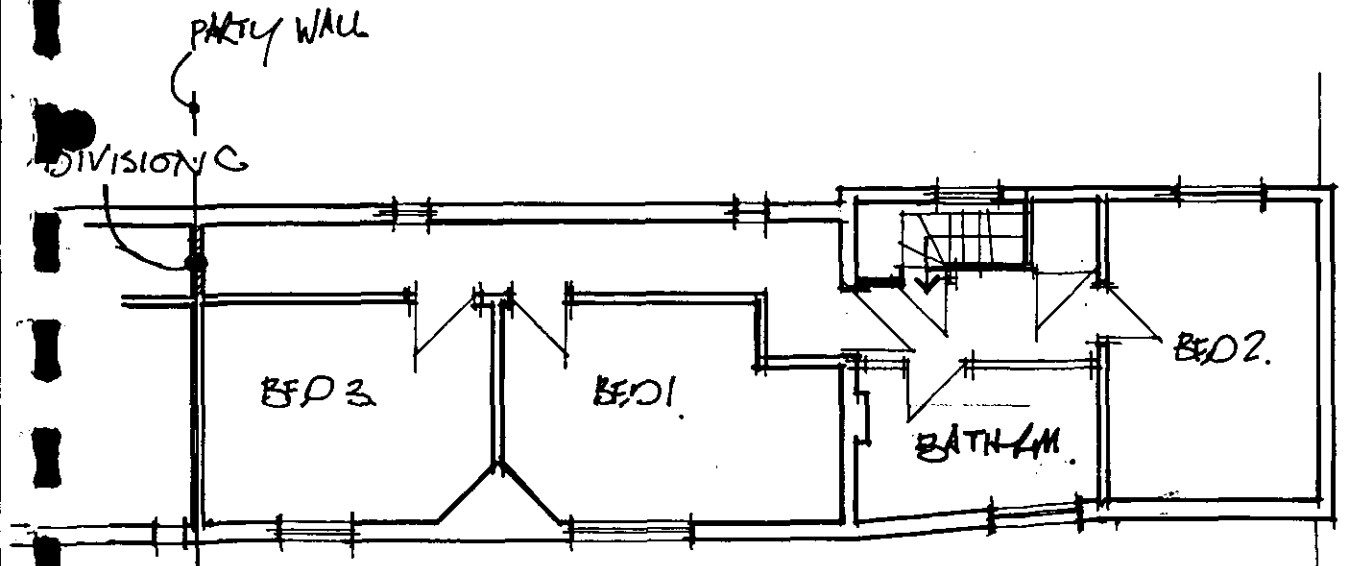


first

CUTBUSH AS PROPOSED SCALE 1:200.
AUG 2000. UNIT 2.

GENERAL NOTES

Rewire and provide new plumbing system with hot water radiators.

UNIT 1

Items 1.2 2.3 3.5 4.2 5.1 7.2 8.1 9.2

UNIT 2

Items 2. 1.4 2.2 3.3 4.2 5.3 8.2 9.2 10.2 11.2 12.3 13.2

Radiators secured to walls. Pipework on skirtings. System to make use of existing joist runs and old notches. No new cuts in joists to be undertaken. Cables to be laid in the floors. Ground floor cable in first floor. Cable laid to door edges in spaces available, not surface mounted.

REPAIRS TO PLASTERWORK

Unit 1:- No repair work envisaged but removal of door to form window.

Dwg. No. 2284 - 05 & 19 will require plaster work to the re-built wall. Work actioned with lime based plaster to match existing.

UNIT 2

Items 1.5 5.4 6.2 8.3 10.3 12.4 & 13.2

Walls and ceilings repaired using lime based plaster and on ceilings lath work to match existing.

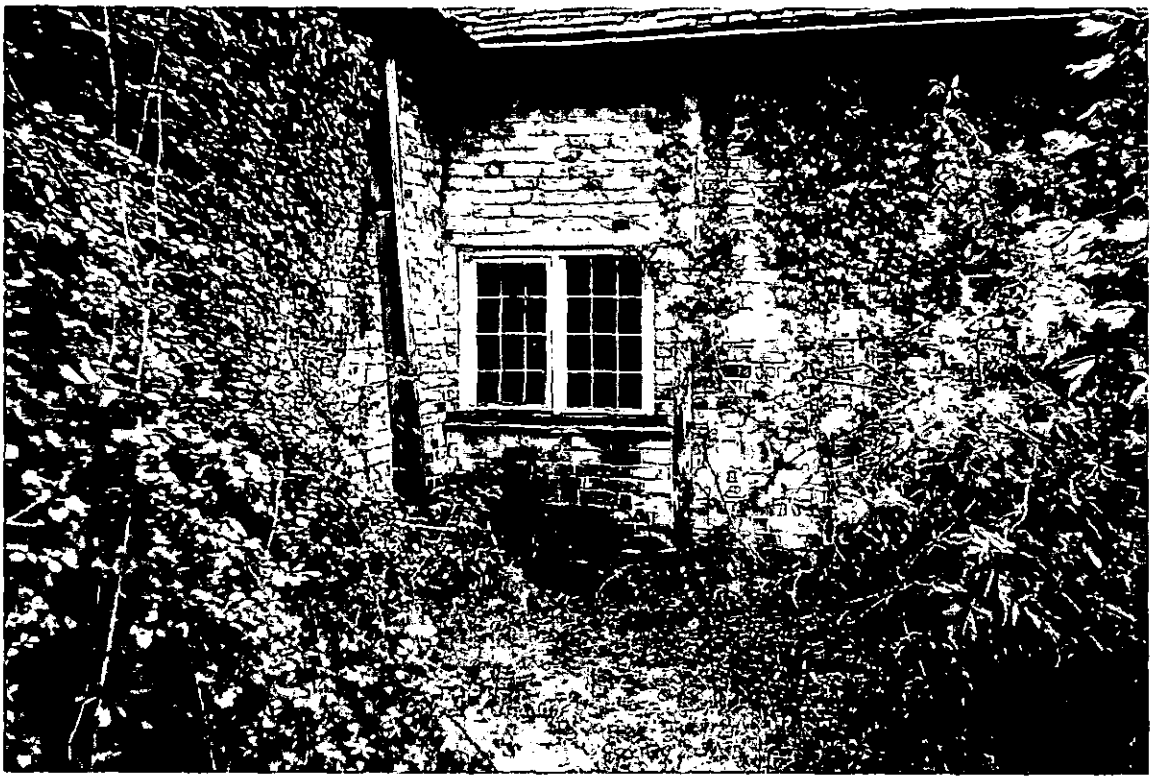
CUTBUSH CUTBUSH LANE SHINFIELD

PHOTOGRAPH KEY

1	EXTERNAL LOCATION FOR WINDOWS IN LIVING ROOM UNIT 2.
2 & 3	EXTERNAL LOCATION FOR WINDOWS IN LIVING ROOM Unit 2.
4	STAIR CASE GROUND FLOOR UNIT 2.
5, 6 & 7	FIRE PLACE UNIT 2 RETAINED.
8 & 9	PARTY WALL DIVISION D
10 & 11	KITCHEN SINK UNITS UNIT 2
12 & 13	EXISTING SERVICES.
14	SINK UNIT 2 BEDROOM 2.
15	SINK UNIT 2 GROUND FLOOR. WINDOW REPLACED BY A DOOR.
16	UNIT 1 FIREPLACE TO RECEIVE AGA



1.



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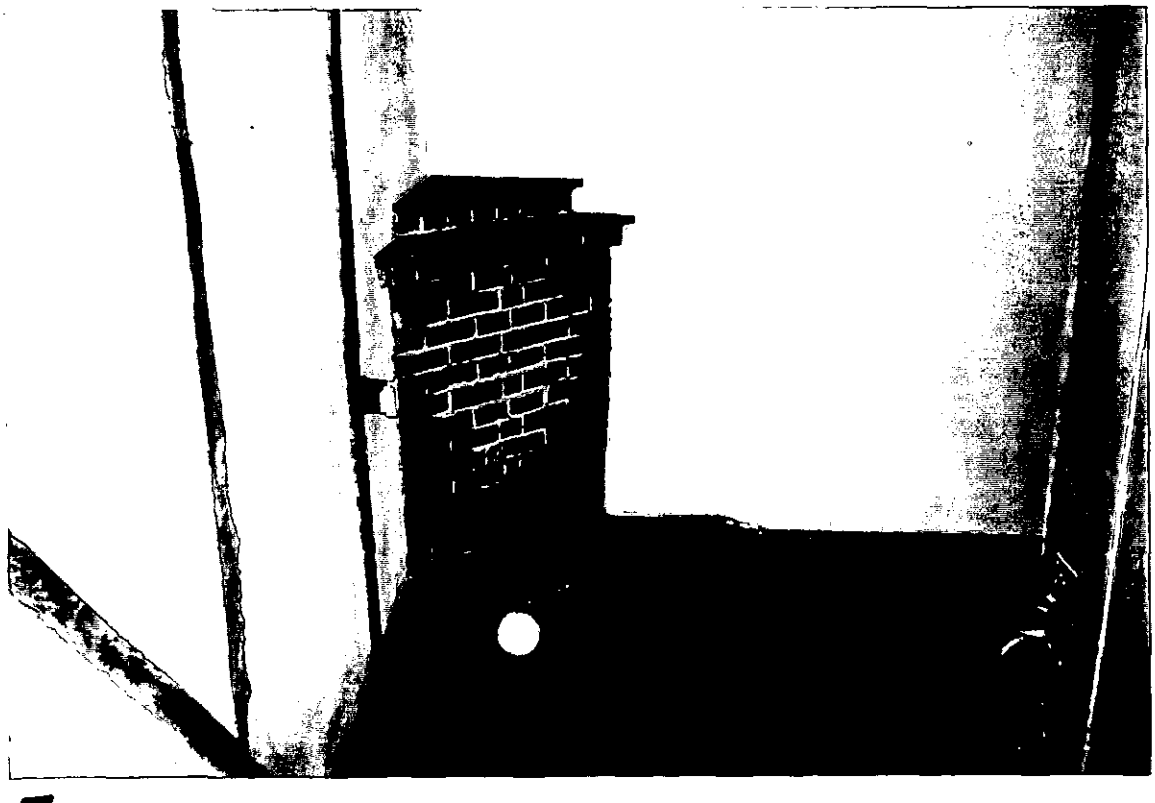

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6

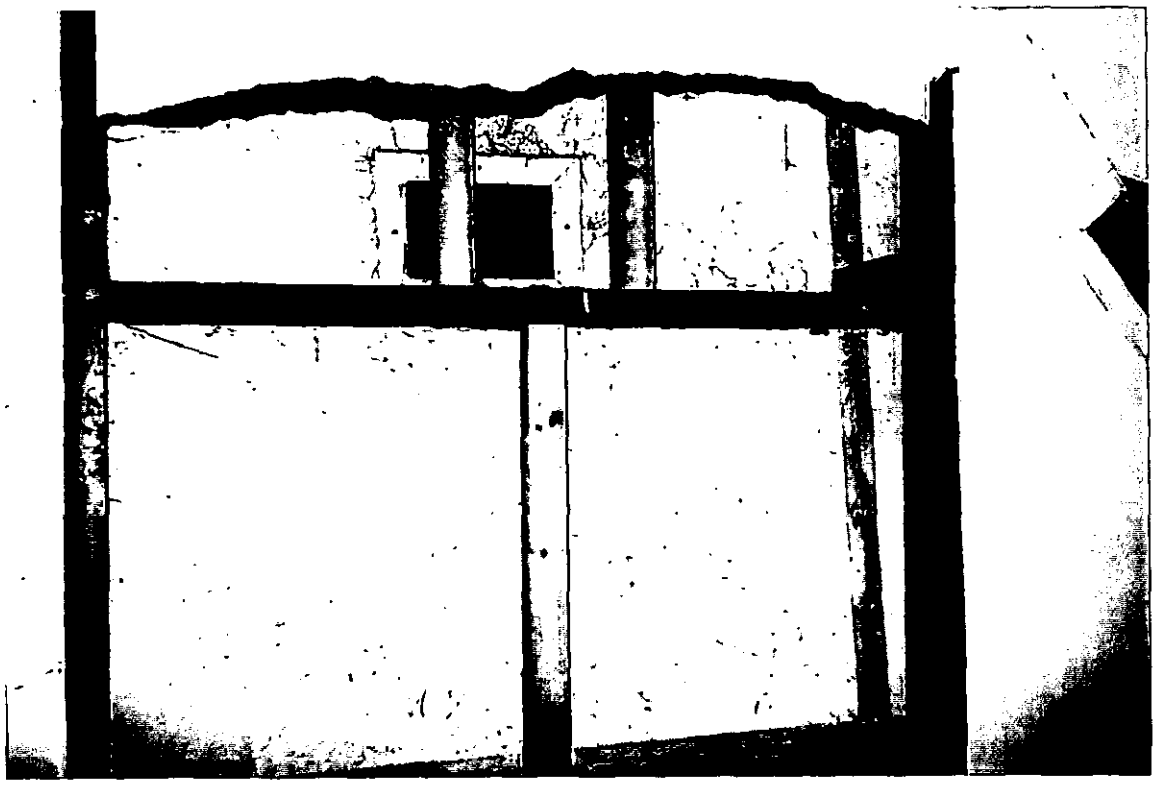


7.





8



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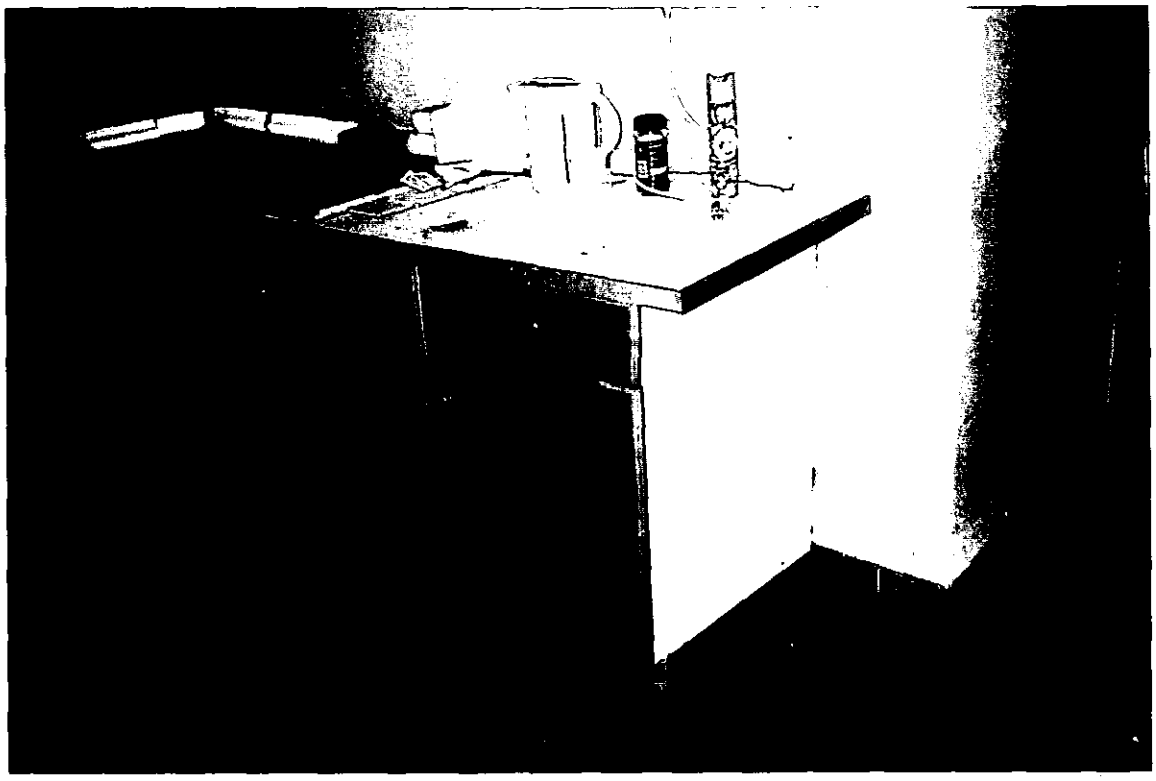

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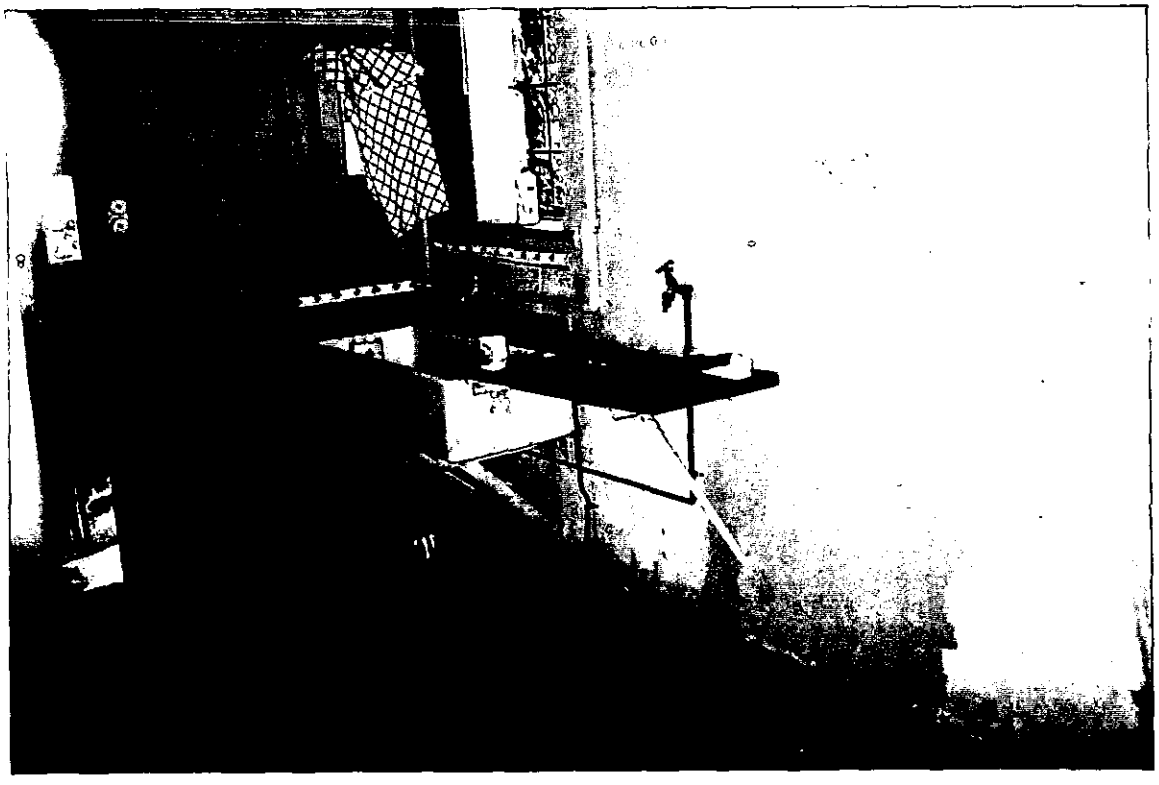

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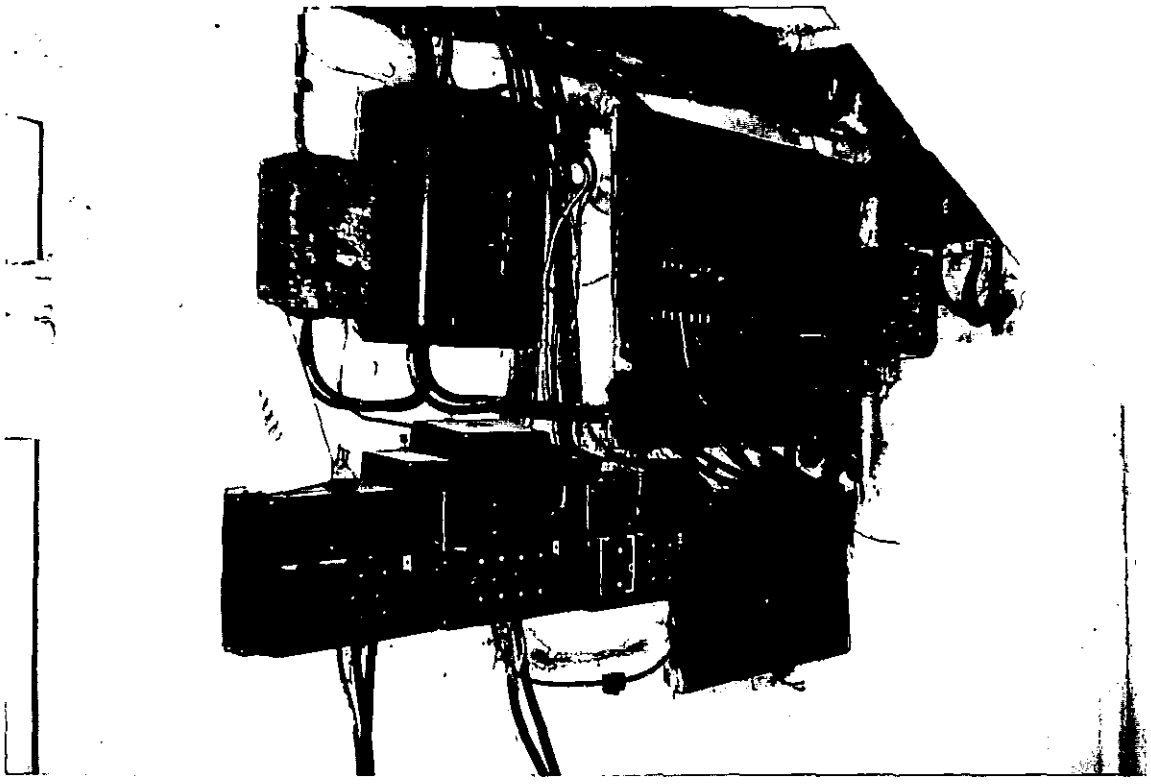

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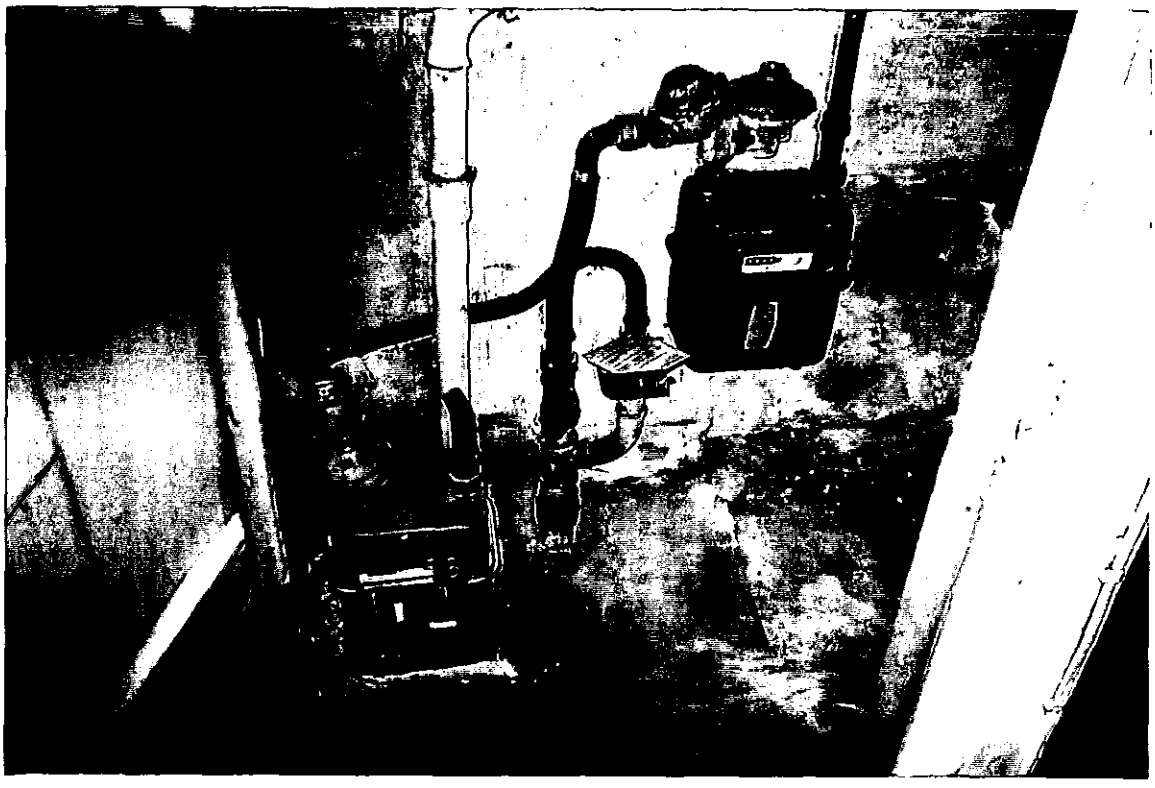

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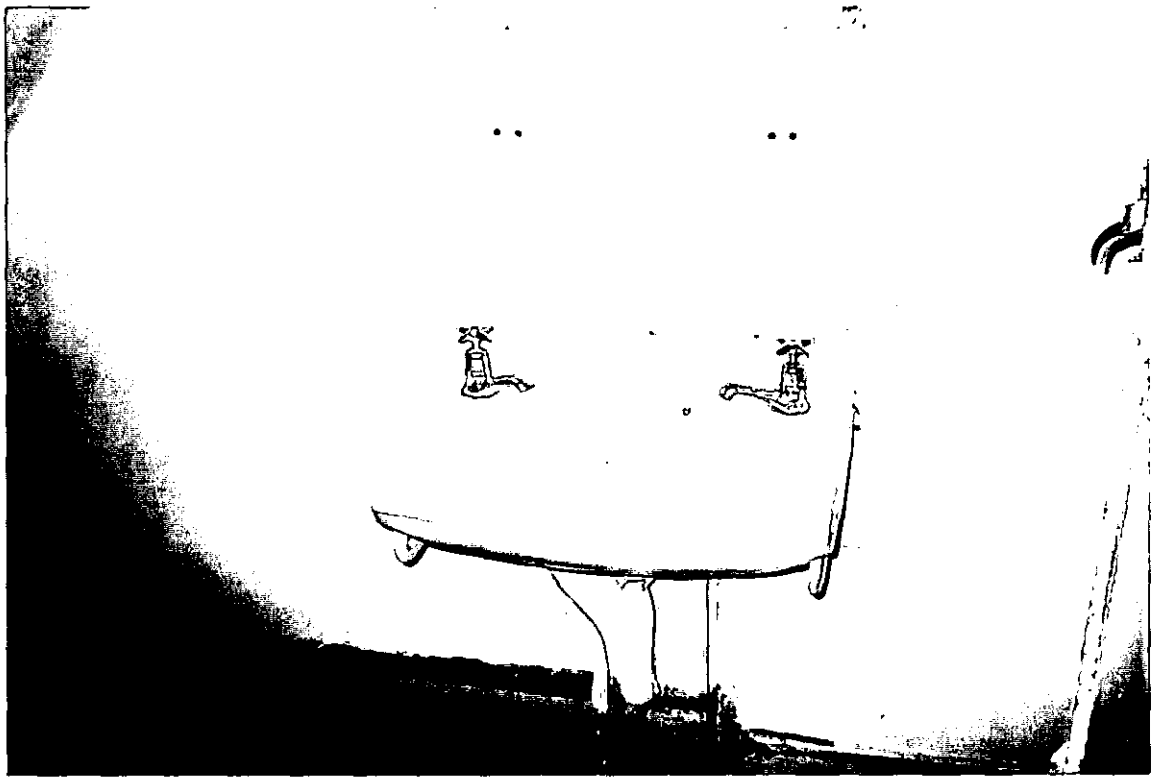

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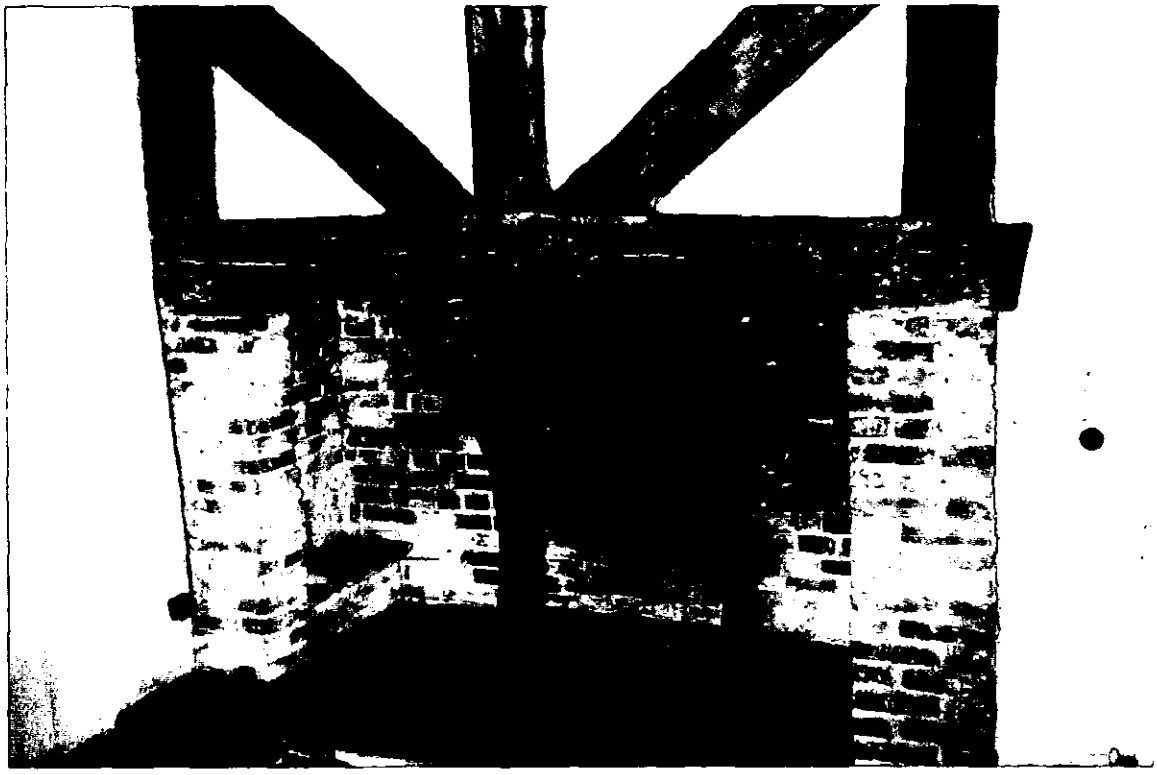
15.



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Rec'd 3.15 PM 31.8.00

PLANNING SERVICES REPT 33737
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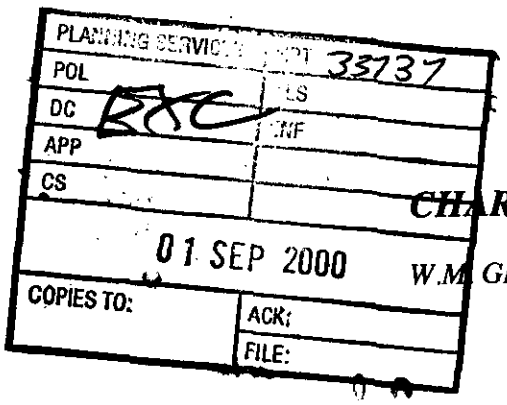

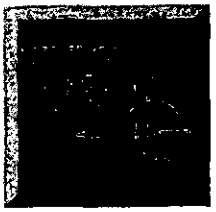

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

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Ref: 2284/wmg/cm

31 August 2000

Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

ex + proposed plan

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

Wtih refernce to our various discussions, in particular those on the division of the properties, please find enclosed two copies of Dwg. No. 2284 - 04.

The drawings have been altered as discussed and are presented to fulfill Condition 2 of approvals LB/2000/1048 and F/2000/1081.

We trust that all is in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

W M Graham

Enc

* french windows - demonstrate how will work - dimensions - window. details in place for door make good rendering

windows proportions + timber frame - clarified ⇒ vegetation removed to view construction.

door at rear like in other unit at rear could be pair? - pattern frames

windows - no

23 Oct 2000 [illegible]
APPN ONE

Check elevation with conditions + then conditions of 01 okay.

APPN 2.

brickwork not block work in ÷ from barn

(Clarify plans existing + proposed)

Sketch 4.

(1) • rendering with hand imprint - difficulty matching finish
∴ pair of doors like drawing room unit 1 oak frame easier to achieve

unit 1 1st floor new
• bathroom, show new door + partitions
- plaster board walls most appropriate - see drawing 20
+ roughcast finish to match - sand + cement.
- layout of fittings + plumbing + soil pipe / waste removal method

Sketch 2.

door in front elevation - 1:20 detail of existing frame to demonstrate feasible to fit door in
1:20 of windows in front elev of unit 2 living area
+ detail of window

Rear elevation
door can work + need detail, single or pair to constraint of frame as drawing room of unit 1. (1:20 needed)
- windows to living area - probably can only achieve 2 small ones
- as in study

details 20 - wall only applies to unit 2 ∴ details for unit 1
+ of doors

glazed windows to living area - heavy frame as drawing room - oak.

---

120 details
layout of kitchen units etc. (layout for dining) (both units) + plumbing
may need spindles to stairs in unit 2. (building regs)

Recd 8.30 AM 3.10.00

PLANNING	34885
FOL	
DO EXC	
APP	
CS	
03 OCT 2000	
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W.M. GRAHAM ASSOCIATES

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Ref: 2284/wmg/cm

2 October 2000

The Chief Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD
Applications F/2000/2040 & LB/2000/2042

With reference to our discussions and the above applications we have had a further meeting with the conservation officer, Mr Sanders, regarding the repair work and minor changes to Units 1 and 2.

We now enclose two copies of our report and details and Dwgs. Nos. 2284 - 01E, 04B, 05A, 19 & 20. The enclosed documents detail the work envisaged.

+ 04A

Within the framework of the above noted applications we wish to confirm the simplest and shortest route to achieving the necessary approvals.

Should you require any further details at this stage please do not hesitate to contact us.

Yours faithfully

W M Graham

Drawing 04B on files for 1081/1048 re condition 02
These additional/revised drawings were submitted + negotiation was ongoing at the time the application was withdrawn - details were still not satisfactorily resolved.

20/11/00

Received by Wokingham District Council

Application No: F/2000/2040

Proposal:
Proposed division of dwelling into 2 dwellings with access and boundary fences.

Location:
Cutbush, Cutbush Lane, Shinfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/08/2000. 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

01 August 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JUL 2000	
Officer: EXC	Application No. F/2000/2040

Map No. 72 Site ~~1440~~ 1.64

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DIVISION OF DWELLING INTO 2 DWELLINGS WITH ACCESS AND BOUNDARY FENCES

Location: CUTBUSH CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield 1.8.2000

Applicant: CLIENT C/O W. GRAHAM

Fee Received 380-00 (8) 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	Proposed SW elevation (incl replacement window + door)		
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 (see LB app.)

Date Site Notice Sent : 1.8.2000 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 .....

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No new pre-apps.

NEIGHBOURS:

S/N+ Lodge Cottage
Grange Lodge
Shinfield Grange
Plant Environment Laboratory
The College of Estate Management
Cutbush

} Cutbush Lane, Shinfield

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 14th August 2000

Location:	Cutbush, Cutbush Lane, Shinfield
Proposal:	Proposed division of 2 dwellings with access and boundary fences.
Application Number:	F/2000/2040

In response to your consultation dated 1st August 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. The design proposal drawing 2284-03 correctly indicates the location of significant trees and vegetation within the site and which will be unaffected by the proposals.

The existing buildings are set within a mature landscape setting and are well screened from the adjacent road and buildings, therefore the proposals will have a minimal impact on the adjacent landscape which is designated as countryside. Provided that this mature gardens are retained under the proposals I do not consider that there is a requirement for additional planting or other landscape mitigation treatments.

ROBERT PETROW
Consultant Landscape Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 01 August 2000

02 AUG 2000

Application Number: F/2000/2040
+ LB/2000/2042

Proposal: Proposed division of dwelling into 2 dwellings with access and boundary fences..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

THE PRINCIPLE OF DIVIDING THIS PROPERTY IS ACCEPTED. THE PLAN AND GARDEN LAYOUT SUGGESTS THREE UNITS.
THE METHOD AND IMPLICATIONS ON THE SETTING OF THE LISTED BUILDING WILL REQUIRE FURTHER CLARIFICATION ONCE ANOTHER SITE VISIT HAS BEEN MADE WITH THE CASE OFFICER.

Harold Sanders

CONSERVATION ARCHITECT

08. 08. 00.

FOLLOWING SITE VISIT.

1. GARDEN DIVISIONS TO BE RECONSIDERED. VISUAL IMPACT ON SETTING OF LISTED BUILDING UNACCEPTABLE. TREES TO BE INDICATED PARKING + ROAD WIDTH. + GATES ALSO TO BE RECONSIDERED

2. SEPARATION DETAILS TO BE AMENDED

HS. 09.08.00.

See part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

02 AUG 2000

From: Emy Circuit

Date: 01 August 2000

Application Number: LB/2000/2042

Proposal: Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

THE PRINCIPLE OF SUB DIVIDING THIS PROPERTY IS ACCEPTED.

HOWEVER THE METHOD AND IMPLACATIONS ON THE SETTING OF THE LISTED BUILDING WILL REQUIRE FURTHER DISCUSSION ONCE ANOTHOR SITE VISIT HAS BEEN ARRANGED

Harold Sanders

08-08-00

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 01 August 2000

Application Number: F/2000/2040

Proposal: Proposed division of dwelling into 2 dwellings with access and boundary fences.

Parish: SHINFIELD PARISH

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

✓ below as applicable;

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

Sc 23 (Parking & Turning)

SR 06.

Signed: _____ **Print name:** ADAM COSSINS

04/08/00

FROM: Emy Circuit

DATE: 01 August 2000

DELEGATED

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/2040

Proposal: *Proposed division of dwelling into 2 dwellings with access and boundary fences..*

Site Address: Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant: Client C/O W M Graham Associates.

CS
COPIES TO:

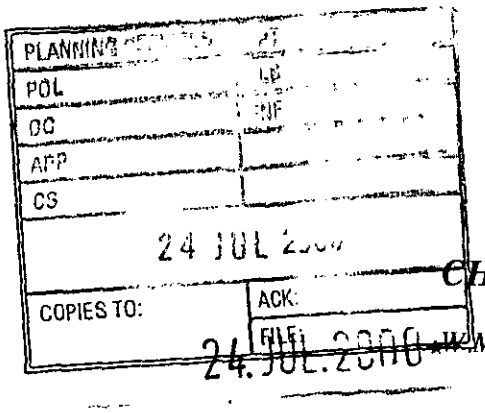
Your observations are required in respect of this application **by 25/08/2000** .

NO COMMENT

SIGNED: J Baines DATE: 3 Aug 2000.

Clerk To Shinfield Parish/Town Council.

PLANNING
POL
DC
APP
CS
24 JUL 2000
COPIES TO:
ACK:
FILE:
24.JUL.2000 2040





W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

24 July 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

CUTBUSH CUTBUSH LANE SHINFIELD

Further to our lodging a Town Planning application for the above property as noted please find enclosed 11 copies of Dwg. No. 2284 - 05 which completes the submission.

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Byhand

£7.00

24.JUL.2000* 2040

CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

21 July 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

CUTBUSH CUTBUSH LANE SHINFIELD

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Planning Application Part 1
b) Fee note for £380 (cheque included)
c) Section 66 Certificate
d) Certificate A
e) Application for Listed Building Consent
f) OS extracts
g) Dwgs. Nos. 2284 - 01, 02, 03 & 04
(05 to follow under separate cover)

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1789/a

SECTION 66 CERTIFICATE

24.JUL.2000

Application No.

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 . . . . . W M Graham Associates

On behalf of . . . CLIENT . . . . . .

Date . . . . . 21 July 2000 . . . . . .

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

1509/ab

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	CLIENT C/O THE ARCHITECT
	ADDRESS	
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ Tel No. 0118 977 0464
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	CUTBUSH CUTBUSH LANE SHINFIELD RG2 9AL
4. *Give the area of the application site in* hectares, if appropriate, or part of a hectare.	SITE AREA	1.46 HA
5. Give brief details of the proposal	ABOUT THE APPLICATION	DIVISION OF PROPERTY NO. 2 FROM THE ADJOINING BARN. PROPOSED ACCESS FOR VEHICLES & BOUNDARY FENCES. ELEVATIONAL CHANGES TO NO. 1 & NO. 2
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	CLIENT

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.

TO MATCH EXISTING

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

NO CHANGE

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

AS EXISTING

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	2
	4	
	5 or more	
	TOTAL 6	2
Nos. of residential units lost through demolition or conversion		1
	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.

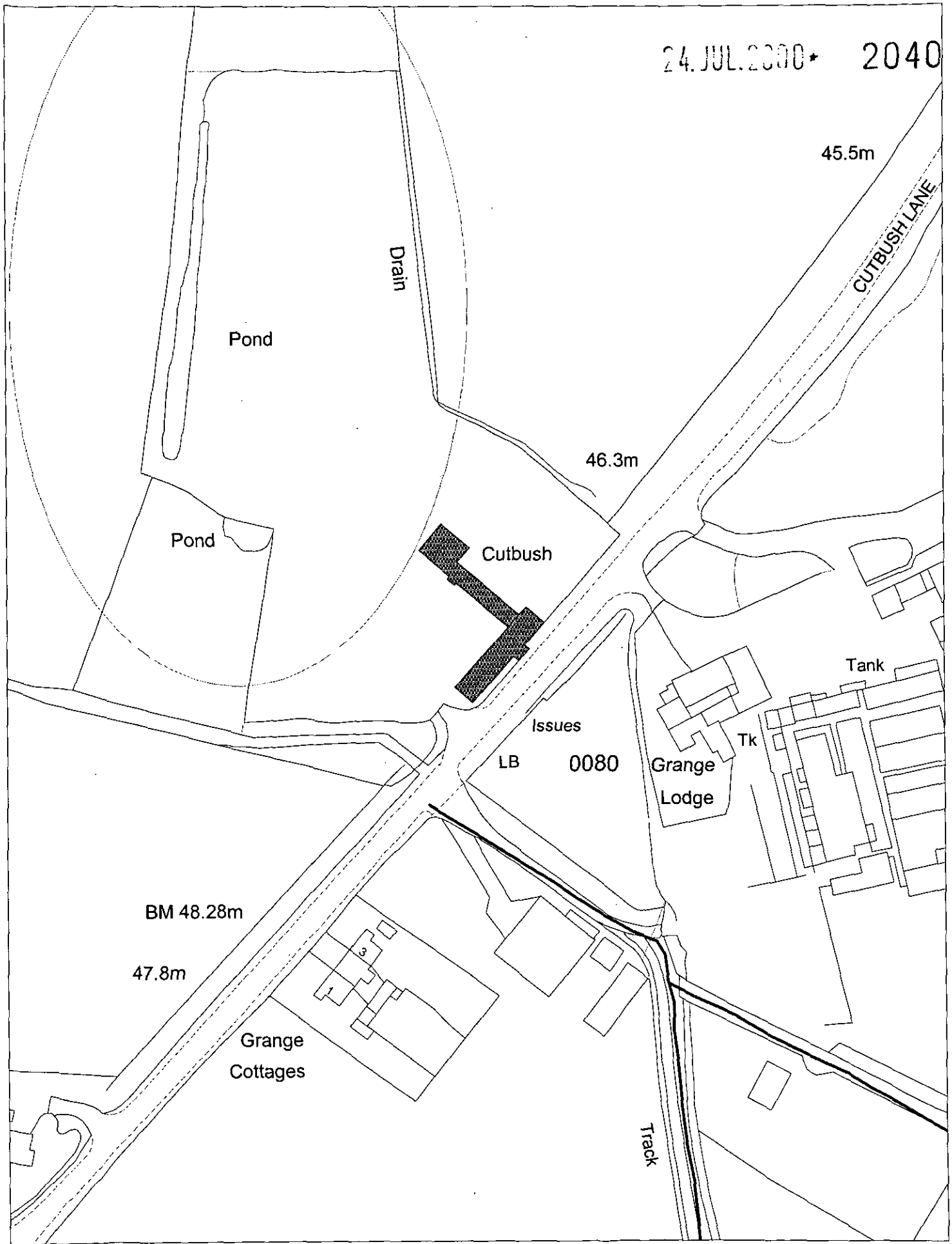
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 380

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

SIGNED W M GRAHAM ASSOCIATES ON BEHALF OF CLIENT DATE 21.7.2000

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.



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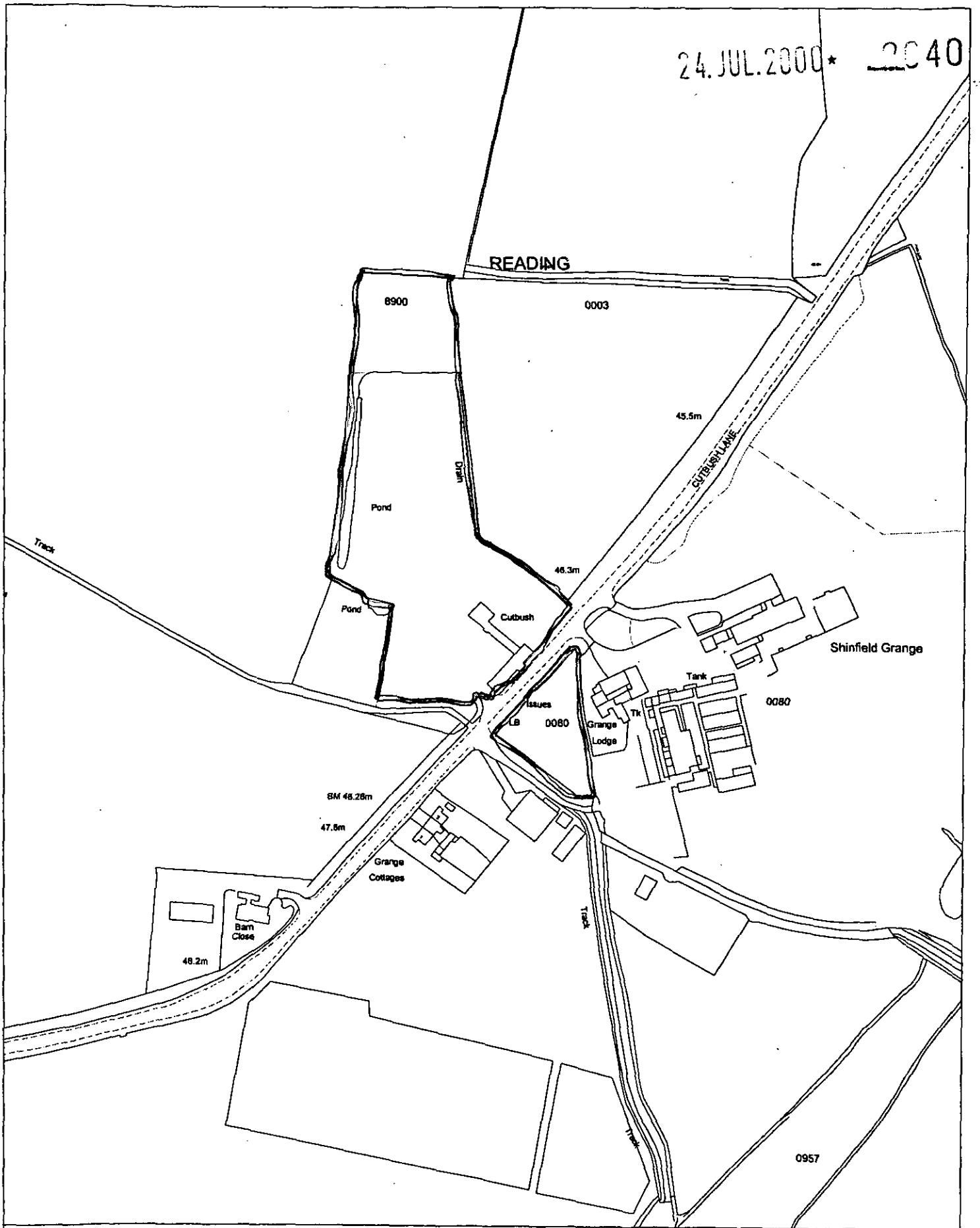
Development Control Section, Environmental Services, Wokingham District Council.
28 July 2000

Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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Date: 17 March 2000

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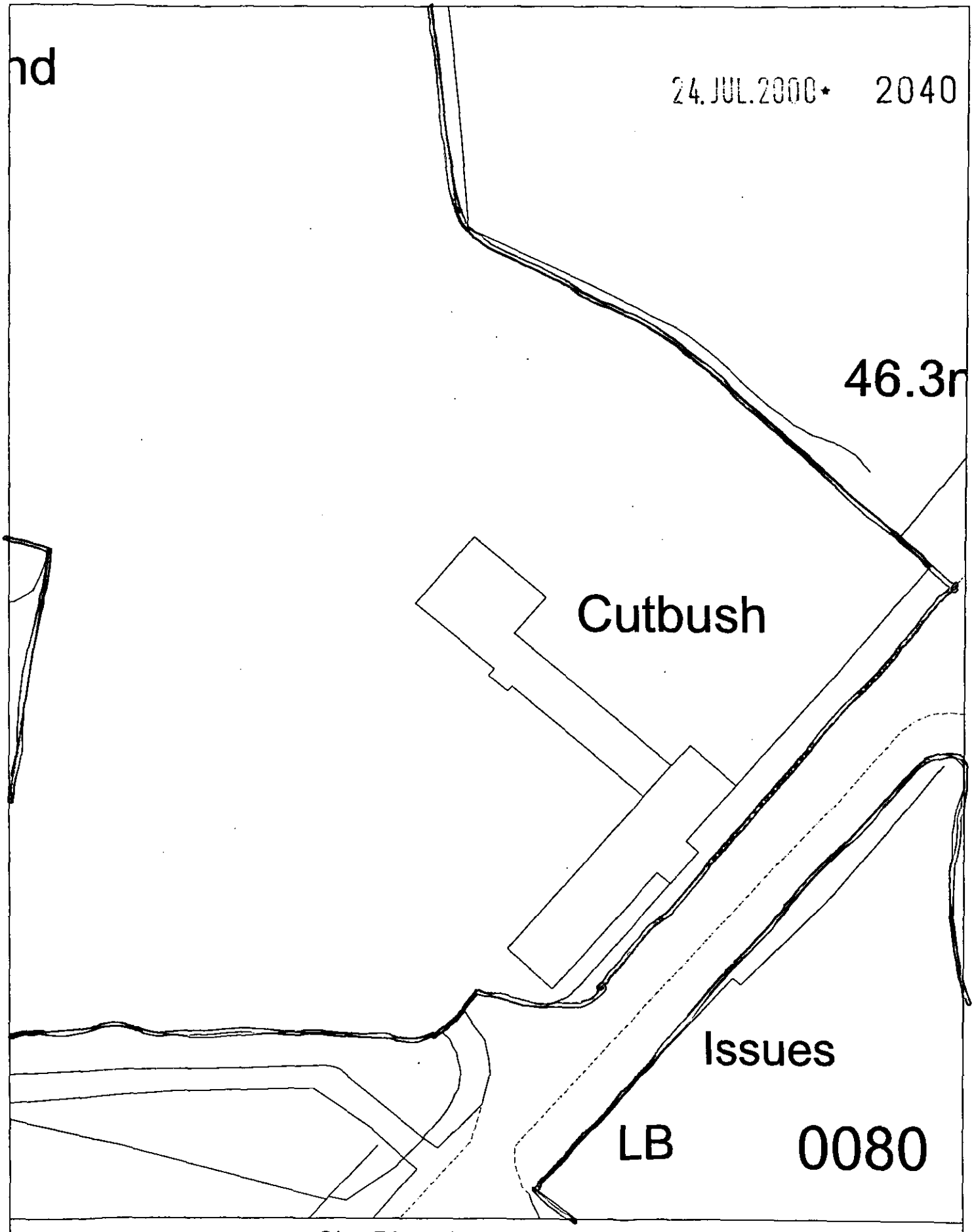

Site Plan, Scale: 1 to 500

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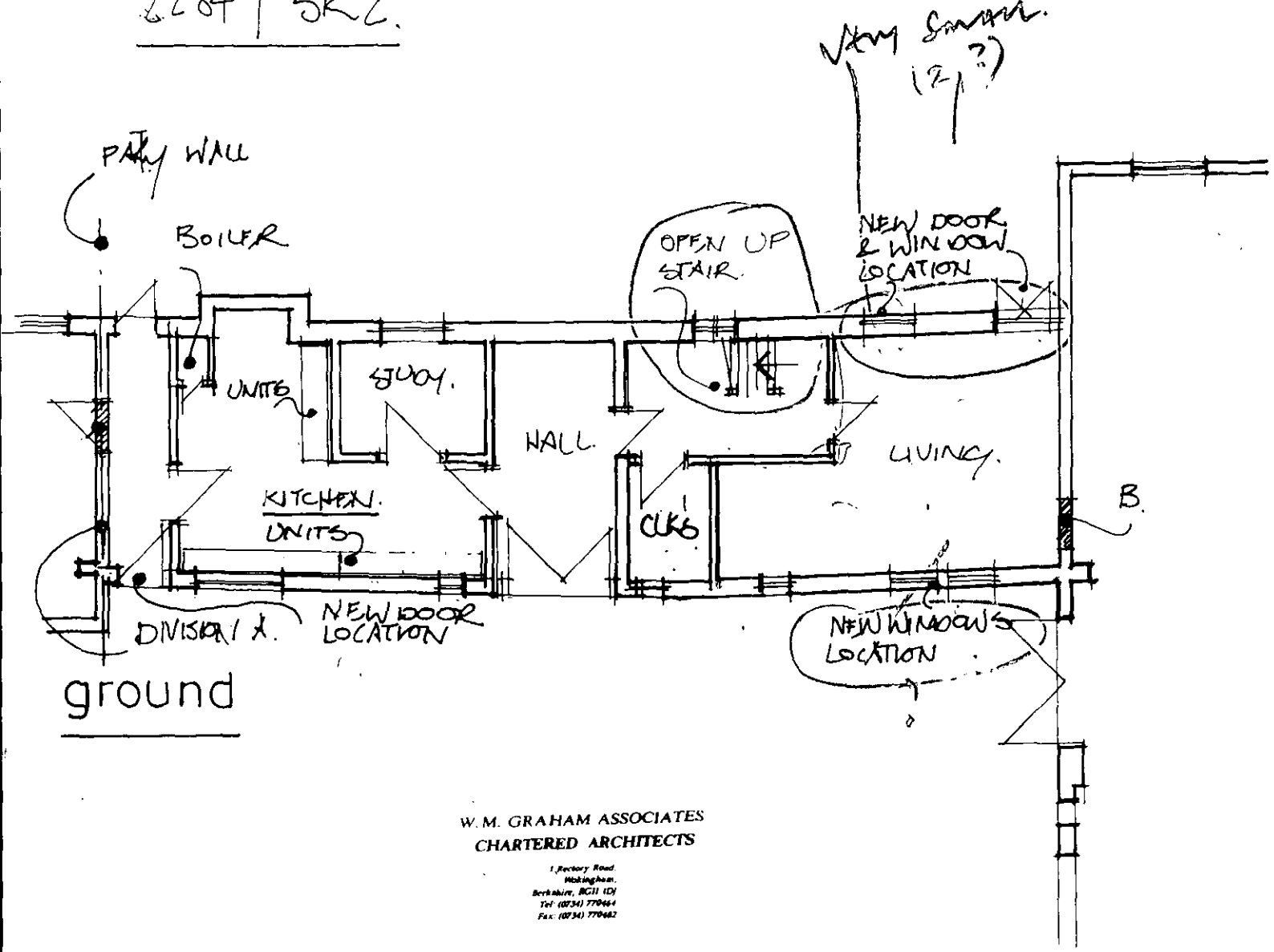
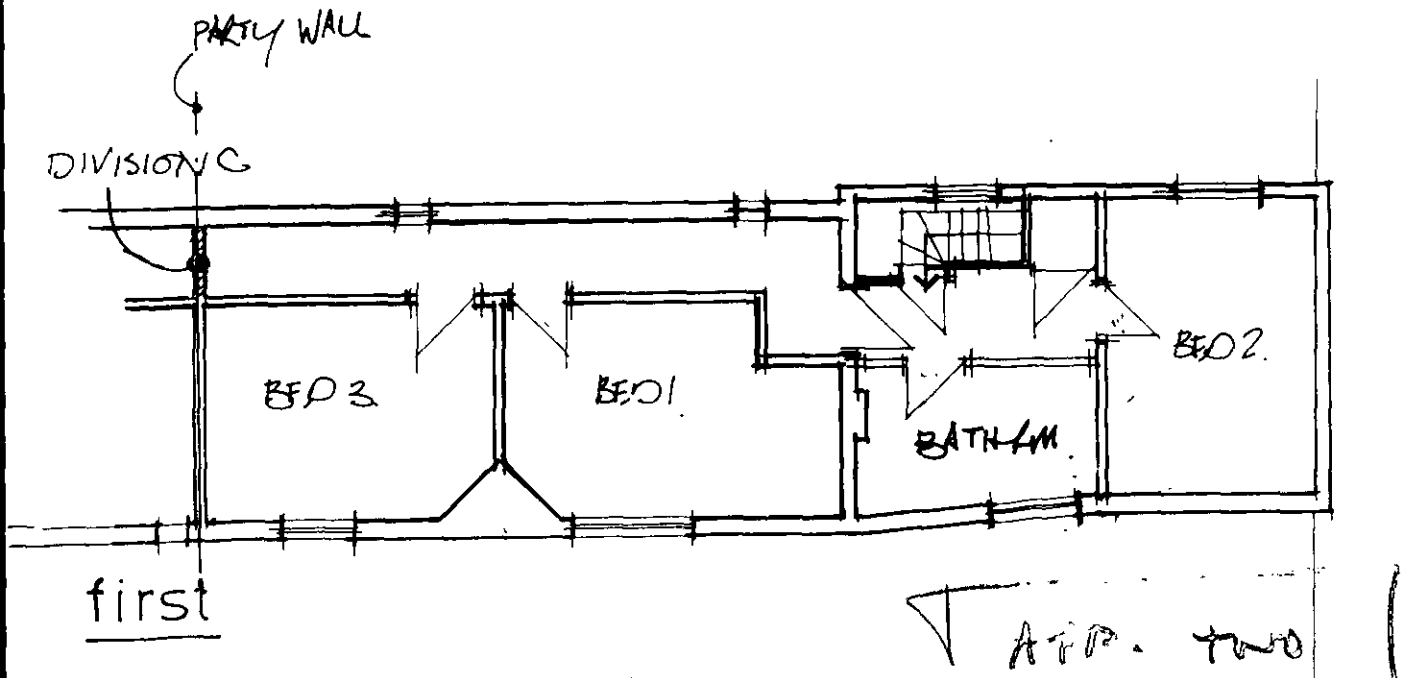
Date: 17 March 2000

2284 / SK2.



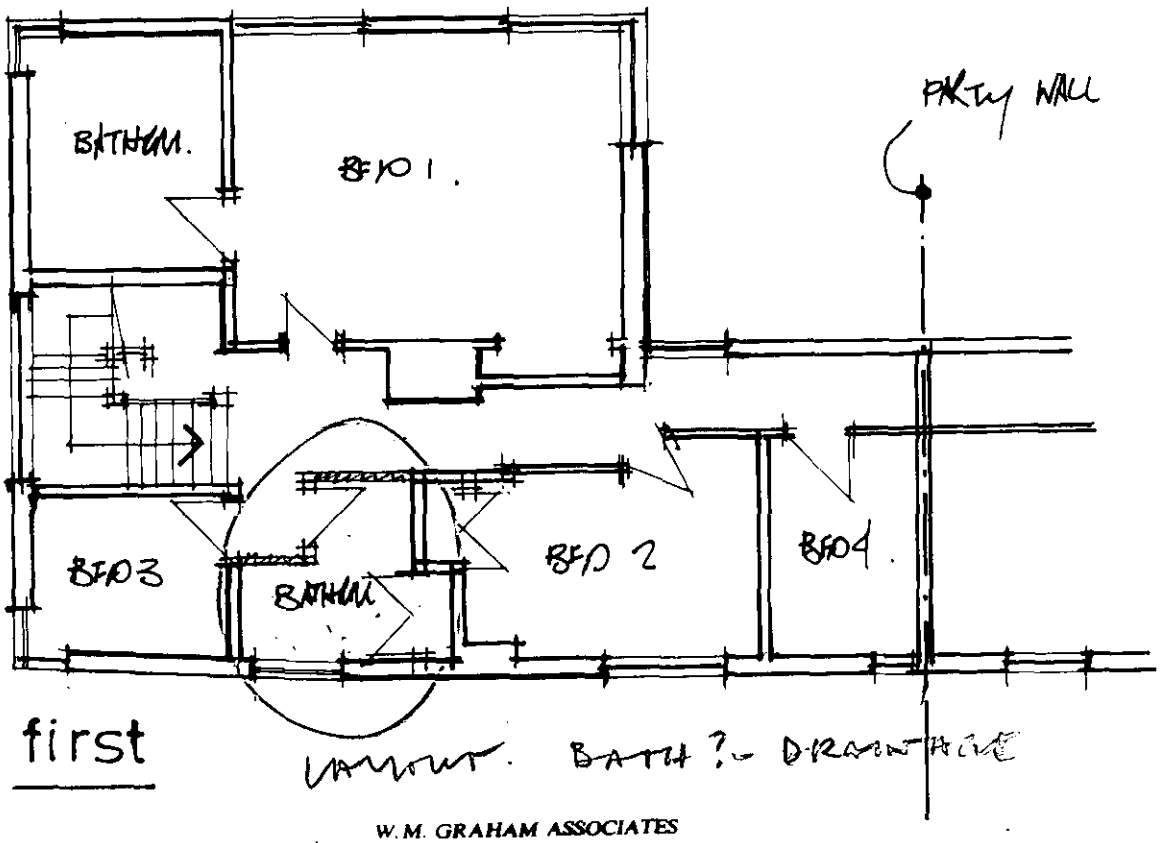
W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770462



CUTBUSH AS PROPOSED SCALE 1:200.

AUG 2000. UNIT 2.

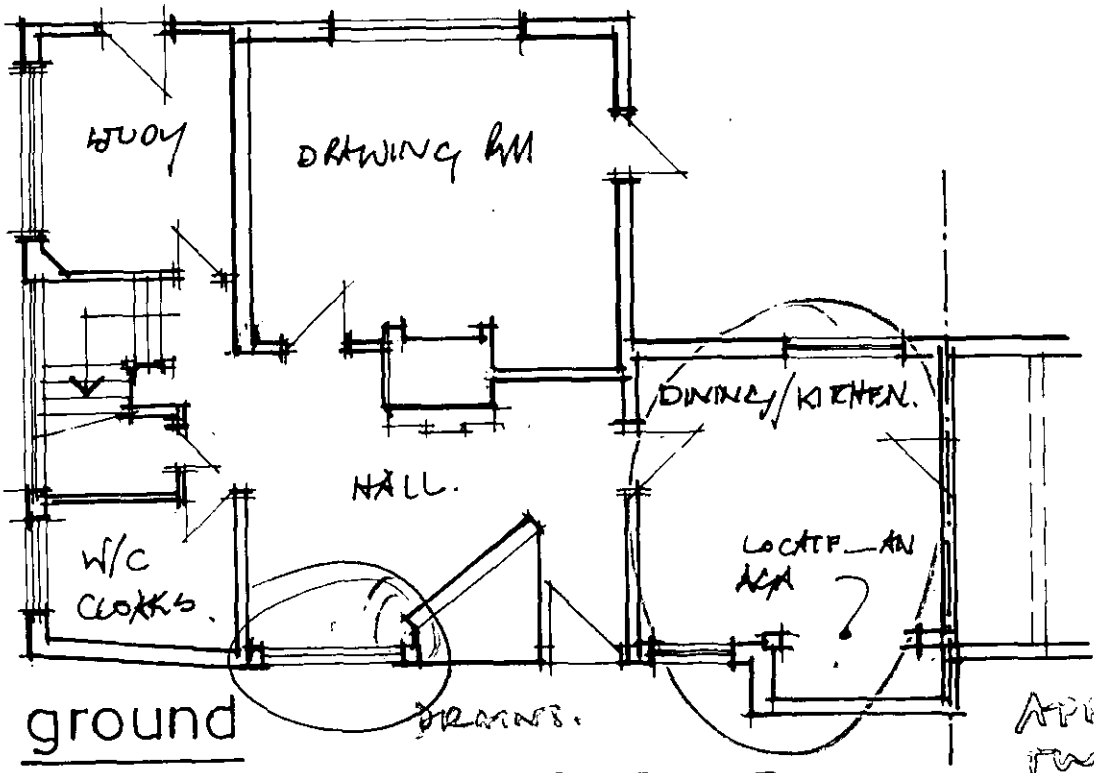
2284/SK 4.



first

LAYOUT. BATH ?- DRAINAGE

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS



ground

CUTBUSH AS PROPOSED SCALE 1:200

AUG 2000 UNIT. 1.