APPLICATION NO:
F/2000/1080

LOCATION:
1 School Cottages Mereoak Lane, Grazeley Reading.

APPLICANT:
Mr M Shaw

PROPOSAL:
Proposed single storey rear extension to dwelling and rear loft dormer extension.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Shaw
1 School Cottages
Mereoak Lane
Grazeley
Reading
RG7 1LB

Application Number: F/2000/1080

Parish: **SHINFIELD**

Location: **1 School Cottages, Mereoak Lane, Grazeley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling and rear loft dormer extension.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed extension would result in a cumulative scale of development that would be harmful to the rural character of the area. The proposals are, therefore, contrary to Policies WCC1 and WCC7 of the Wokingham District Local Plan (Deposit Draft) and Policies LTV2 and LC19 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 08/06/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1080

Applicant : Mr M Shaw .

Location : 1 School Cottages, Mereoak Lane, Grazeley, Reading.

Proposal : Proposed single storey rear extension to dwelling and rear loft dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8 May 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....18/4/00.....

Date Registered : 23/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Countryside WCC1 /LTV2
edge of ASC
Proposed Grazeley settlement
Neighbours/streetscene
Extensions in the countryside - WCC7 /LC19

Planning Issues :

Highways - request parking layout
Parish council no comments

Application Number: F/2000/1080
1 School Cottages, Mereoak Lane, Grazeley

Appraisal: 1 School Cottages is a two-storey semi-detached dwelling, predating planning records. In June 1996 a two-storey extension to the house was refused as it was considered that the size, scale and massing would be intrusive and unacceptable in the rural area (96/63556/F). In September 1996 a smaller two-storey extension, including a replacement porch, was approved ((96/64248/F).

The current proposals are for a single-storey rear extension and conversion of the loft, including the insertion of two dormer windows in the rear elevation. Revised plans have been received, which reduce the scale of the dormers.

Prior to 1996 the dwelling had an internal floor area of about 72.4m^2. The two-storey extension has a floor area of 98 m^2, more than doubling the size of the original dwelling (an increase in floorspace of 135%). The proposed single storey extension would increase the floorspace by a further 19.8 m^2 - itself an increase of 27% and a cumulative increase of 117.8m^2 (162%). Although the dormer windows would only increase the volume of the property by about 3.3m^3 the loft conversion would increase the available floorspace by a further 34.65m^2. The cumulative scale of the previous and proposed extensions would result in a significant alteration to the scale of the dwelling and as such is contrary to policy.

Recommendation: refusal

Application Number F/2000/1080
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01			The proposed extension would result in a cumulative scale of development that would be harmful to the rural character of the area. The proposals are, therefore, contrary to policies WCC1 and WCC7 of the WDLPDD and policies LTV2 and LC19 of the ~~[illegible]~~ LALP.

John Mitchell
8/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 School Cottages
Mereoak Lane Grazeley Reading.

APPLICATION NUMBER: F/2000/1080

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? on hedge -

2. DESCRIPTION OF SURROUNDINGS

rural setting
views to church at front.

3. DESCRIPTION OF SITE/BUILDING

semi-detached, two-storey
lane to one side + village school.

4. RELATIONSHIP TO ADJOINING PROPERTIES

existing rear extension adjoins boundary + 2 school cottages
also has 2st side + s/st rear extensions.
School 2st small scale

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT side 1.5m hedge
1.2m to neighbour

OTHERS

Received by Wokingham District Council

Application No: F/2000/1080

Proposal:
Proposed single storey rear extension to dwelling and rear loft dormer extension.

Location:
1 School Cottages, Mereoak Lane, Grazeley, 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 letter 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 05/05/2000. 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

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

Tel: (0118) 974 6479

Date: **11 April 2000**

My ref: F/2000/1080

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/2000/1080
1 School Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey rear extension to dwelling and rear loft dormer extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1080**
1 School Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey rear extension to dwelling and rear loft dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **11 April 2000**

My ref: F/2000/1080

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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1 School Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey rear extension to dwelling and rear loft dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **11 April 2000**

My ref: F/2000/1080

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

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Application Number: F/2000/1080
1 School Cottages, Mereoak Lane, Grazeley, Reading.
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1080**
1 School Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey rear extension to dwelling and rear loft dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2000	
Officer: EXC	Application No. F/2000/1080

Map No. 85 Site ...0.08...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND REAR LOFT DORMER EXTENSIONS

Location: 1 SCHOOL COTTAGES MEREOAK LANE

Parish: SHINFIELD Ward: Shinfield 11.4.2000

Applicant: MR M SHAW

Fee Received 95-00 Required ..... Additional ..... Refund .....

(7)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	IS THIS A LOFT CONVERSION? WE HAVE NO 2ND FLOOR PLANS + They say they are having another extension	request with	
7	Metric scale disclaimer	But where? NO DORMER WINDOWS ARE SHOWN ON	Site Notice.	
8	Encroachment letter	the floor plans		
9	Miscellaneous	NO PARKING SHOWN	"	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.4.2000 *Parish Council Informed -* YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

Rural Area.

No Pre-apps.

.....

NEIGHBOURS: S/N + 2 School Cottages + Grazeley School - Meresak Lane.

F/2000/1088
Location: Plot 13 Reading Business Park, Basingstoke Road, reading
Proposal: Proposed erection of health and fitness centre (D2)
Case Officer: Mr Simon Lewis
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed division of property into two dwellings
Case officer: Emy Circuit
Observations; No comment

F/2000/1080
Location: 1 School Cottages, Mereoak Lane, Grazeley
Proposal; Proposed single storey rear extension to dwelling and rear loft dormer extension
Case Officer: Emy Circuit

F/2000/1040
Location: 359 Whitley Wood Lane
Proposal; Proposed two storey rear extension to dwelling to form granny annexe
Case officer: Emy Circuit
Case Officer: No comment

A/2000/0999
Location: Land rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of sign boards and flagpoles
Case Officer: Mrs A Odell
Observations: No comment

A/2000/1199
Location: Berrys News, 25 School Green, Shinfield
Proposal: Proposed erection of internally illuminated double-sided display unit (retrospective)
Case Officer: Elaine Connor
Observations: We strongly object, as it is totally inappropriate to a rural village street scene especially if illuminated and constitutes an obstruction. It is also sited in close proximity to an Area of Special Character. This is a retrospective application as the sign has already been erected.

F/2000/1209
Location: Grovelands Garden Centre, Hyde End Road, Shinfield
Proposal: Proposed extensions to retail area of garden centre
Case officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88, Grazeley Road, three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1241 Adjoining Parish Conciltation
Location: 78 Basil Close, Lower Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Joss Miller
Observations: No comment

Continued...

Date: 23 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1080

Location: 1 School Cottages, Mereoak Lane, Grazeley, Reading.

Proposal: Proposed single storey rear extension to dwelling and rear loft dormer extension.

Applicant: Mr M Shaw.

Case Officer: Emy Circuit

The new plans show the following: Roof plan, 2nd floor layout and reduction in size of dormers in rear elevation.

Comments are required by 02/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1080 (Planaps) / (Ludhouse) Date Rec. 18 May 2000

Location: 1 School Cottages, Merepark Lane, Crawley

Parish Shipfield

Applicant: Mrs M Shaw

Description of attached plans roof plan, 2nd floor layout and reduction in size of dormers in rear elevation

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS: 2 School Cottages + Crawley School

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXU

Consultations Sent by Admin. on 23.05 RS.

Yellow - Part One Copy
Green - Officer's Copy

Recd 1.30pm 17.5.00

Ref Emy Circuit F/2000/1080 15.5.00.

29526

Dear Ms Circuit

Further to our conversation last week & your letter 11th April I enclose more details of proposed dormers. These have been slightly reduced as this will keep them inside the roof purlins making construction cheaper & easier & reducing the visible profile.

Regarding the "5th Bedroom" - as we discussed on the 'phone this actually refers to the loft space that will be created. It will not be used as a bedroom but as a storage/Study area. (Too hot or cold to use as a bedroom). The sides of the loft as shown have a a height of less than 1 metre (rising to apex of ~ 2.1 metre) so the space is quite narrow even with the Dormers.

My understanding was this removed the need for showing a 4th parking space. If I am mistaken we can relatively easily create a 4th space in the front garden but at this stage I have not done so. Please get back to me on this if there is a problem.

Thanks again for your advice & help.

Yours sincerely Matthew Shaw.

MATTHEW AND LYNNE SHAW
1 School Cottage
Mereoak Lane
Grazeley
READING RG7 1LB
Tel. 0118 988 3527

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 11 April 2000

Application Number: F/2000/1080

Proposal: Proposed single storey rear extension to dwelling and rear loft dormer extension.

Site Address:
1 School Cottages, Mereoak Lane, Grazeley, Reading.

Applicant:
Mr M Shaw .

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

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR FOUR VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8 M (MIN).

Signed: N.S. Trotter **Print name:** N TROTTER

25-4-00

Environmental Services

For office use only.
Application number: 23.MAR2000* 1080

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	MATTHEW SHAW
	Address and postcode	1 SCHOOL COTTAGES MEREOAK LANE GRAZELEY READING RG7 1LB
	Phone number	01189883527
	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STORY REAR EXTENSION + REAR LOFT DORMERS.
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.	TILES + RED BRICK 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.	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: 4	Proposed: 5
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 CHANGE	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) Myself! MATTHEW SHAW.

Date 23.3.00

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

1 SCHOOL COTTAGE MERLOAK LANE
BLOOM HATCH LANE

ADDRESS

PARISH SHINFIELD

PLOT No. PD 249 | 62

alts - doesn't appear to be extn.

ORD. SHEET No. SU6866-6966 (85)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD128/64 ?	G O Watt	Bathroom	10 4 64	app PD
PD435/64	G O Watt.	Improvement ext.	28. 7 64	app PD.
[illegible]	95 Nightingale Rd			
[illegible]3553/L	MR & MRS M. SHAW	2/ST. EXTENSION	6.6.96	REL
96/64248/L	MATTHEW SHAW	"	27.9.96	CLA
FP96/5899	"	"	19.12.96	APP
		drainage		

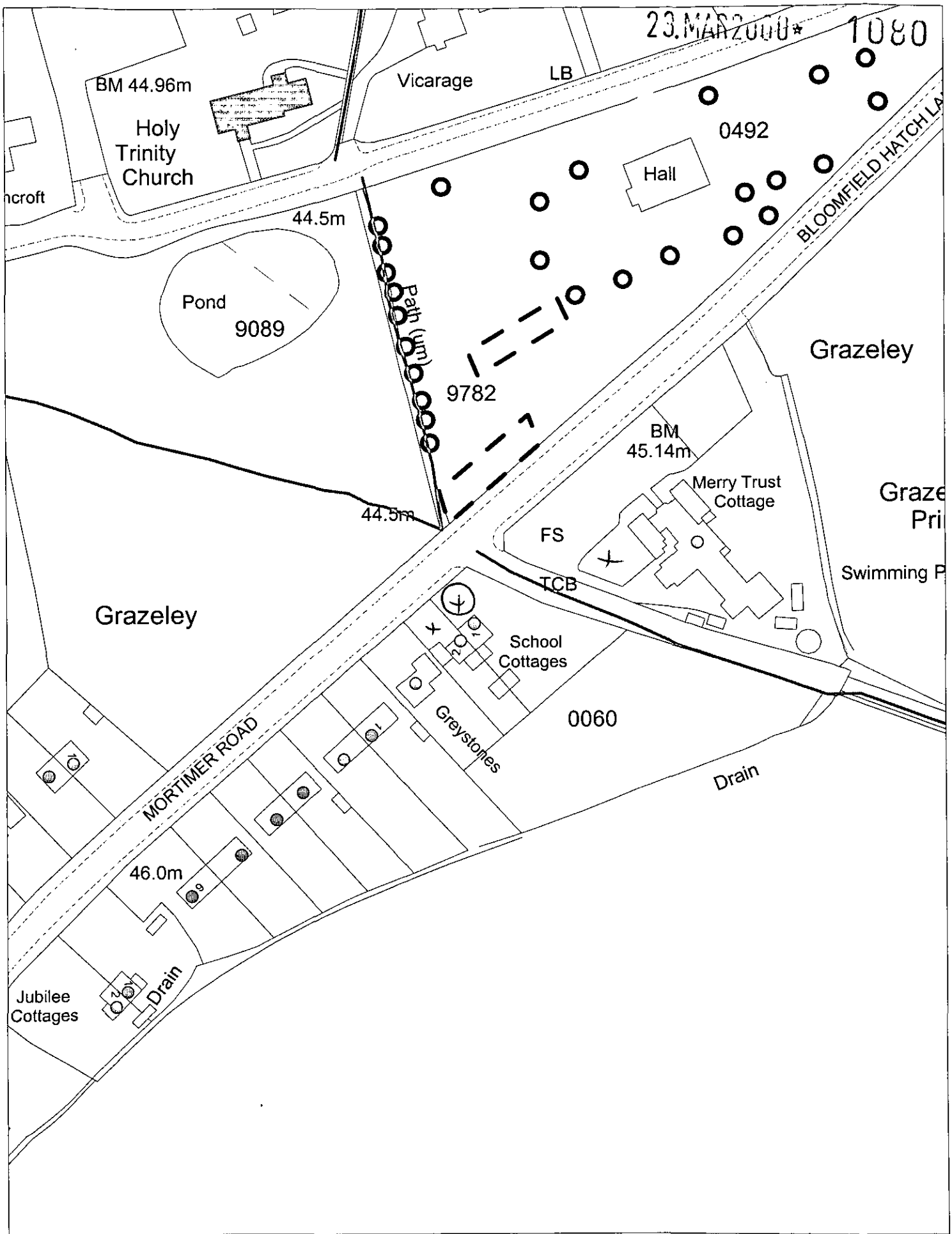
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

30 March 2000

Scale: 1 : 1250