X SYSTEMS LTD

APPLICATION NO:
F/2000/1588

LOCATION:
8 Anderson Crescent, Arborfield Cross Reading.

APPLICANT:
Mr R Maslin C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shec (amendment to consent 99/70690/F)

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **20/07/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Maslin
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/1588

Parish: **ARBORFIELD**

Location: **8, Anderson Crescent, Arborfield Cross, Reading.**

Proposal: **Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shed (amendment to consent 99/70690/F)**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 19/07/2000

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.

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

Tel: (0118) 974 6451

Date: **06 June 2000**

My ref: F/2000/1588

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/1588
8, Anderson Crescent, Arborfield Cross, Reading.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shed (amendment to consent 99/70690/F)

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1588**
8, Anderson Crescent, Arborfield Cross, Reading.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shed (amendment to consent 99/70690/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

Received by Wokingham District Council

Application No: F/2000/1588

Proposal:
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shed (amendment to consent 99/70690/F)

Location:
8, Anderson Crescent, Arborfield Cross, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-Mail parishclerk@arborfield.org.uk

22 June 2000

Ms Elaine Connor
Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Connor

Reference: F/2000/1588, proposed single story side & rear extension, 8 Anderson Crescent

The Parish Council discussed the above application and has no objections.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

PLANNING SERVICES	HPT
POL	LS
DC	
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 06 June 2000

Application Number: F/2000/1588

Proposal: Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shed (amendment to consent 99/70690/F)

Parish: ARBORFIELD PARISH

Site Address:
8, Anderson Crescent, Arborfield Cross, Reading.

Applicant:
Mr R Maslin C/O Colin Dawson And 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).

SC23 (garaging)

SR14.

} as previous application.

A. LINNELL

Application Number F/2000/1588
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK.

John Murray
19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Anderson Crescent Arborfield Cross Reading.

APPLICATION NUMBER: F/2000/1588

OFFICER: Elaine Connor

DATE OF SITE VISIT: 23.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
est. residential area
houses of similar design

3. DESCRIPTION OF SITE/BUILDING
2st. semi detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 9 - garage built adjacent to prop. dev

5. SITE CONSTRAINTS ✓

TREES ✓

ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT ✓

OTHERS ✓

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1588

Applicant : Mr R Maslin C/O Colin Dawson And Associates.

Location : 8, Anderson Crescent, Arborfield Cross, Reading.

Proposal : Proposed single storey side extension to dwelling and single storey rear extension to form conservatory plus erection of garden shed (amendment to consent 99/70690/F)

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 20/07/2000

Consultation Responses :
P. COUNCIL : No objection .

Planning Issues : 1. SETTLEMENT.
* IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1588
PROP: S.ST. REAR EXT.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

The application being considered is a revision to a previous extension approved in 1999. This proposal included a single storey side & rear extension. The amendment currently being considered proposes a garden shed to the rear of the garage with a floor area of approx. $7.3m^2$.
Given the scale of this development & the its siting orientated away from the neighb. dwelling no. 9, it is not considered that it will have an adverse negative impact upon this dwelling.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 [illegible]	
Officer: EC	Application No. F/2000/1588

Map No. 89. **Site** 0.06
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY, PLUS ERECTION OF GARDEN SHED (AMENDMENT TO CONSENT 99/70690/F)

Location: 8 ANDERSON CRESCENT

Parish: ARBORFIELD Ward: Arborfield 6.6.2000

Applicant: MR R MASLIN
re-submission - fee paid on 70690

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.6.2000 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:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N + 8 Anderson Crescent ✓

7, 9, 14, 15, 16, 17 Anderson Crescent, Arborfield

Betiscott, School Road

By hand 25.4.00

25 MAY 2000 1588

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**

PLAN...	...T
PDL	...LS
DC	...F
APP	
CS	
24 MAY 2000	
COPIES TO:	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
23rd May 2000

Dear Sir

RE; 8 ANDERSON CRRESCENT, ARBORFIELD, READING, BERKS

In response to a letter dated the 18th May received by my client, please find enclosed an application for extensions to the above property.

The application as submitted is substantially similar to Planning Permission number 99/70690/F with the addition of a timber garden shed to the rear of the garage.

I would be pleased if you could assess the application or place it before the next meeting of the Planning Sub Committee for consideration.

I believe no fee will be incurred as these proposals are substantially similar to that of the original application and submitted within 12 months of the decision.

I wish to express my client's regret in proceeding to lay the base of the proposed garden shed, although the garden shed has not yet been erected he did this without the knowledge that garden sheds within 5 metres of the property require formal consent.

If you have any concerns with regards to the proposals, I would very much appreciate the opportunity of talking with you should a refusal be contemplated.

Yours faithfully

Colin Dawson

Encs;

ADDRESS 8 ANDERSON CRESCENT PARISH ABSORBED

PLOT No. ORD. SHEET No.

BUILDER ✓

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DRA 1175	MRS. S. JOHNSON	INT. ALTS.	21.7.82	REF
AP99/9197	Mr. R. MASLIN	Loft Con. / Garage Ext	12.10.99	C/A
99/70699/F	Mr R Maslin	s/st side ext. + c. ext consent.	13.12.99	c/a

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq. Mr R. Maslin. Loft conversion & s/st/extn (new garage).

DRAINAGE 29/9/99. PD Enq - Conservatory - 29/10/99

091074

Environmental Services

For office use only.
Application number: 25 MAY 2010* 1588

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 R Maslin
	Address and postcode	11 Anderson Crescent Arborfield, Berks
	Phone number	
2	Agent's Name	Colin Dawsom & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	8 Anderson Crescent, Arborfield, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey side garage extension and single storey rear conservatory extension Single storey garden shed extension
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.	Red facing bricks to match existing White windows to match existing Red concrete roof tiles ot match existing Dark stained timber boarding to shed.
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: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	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

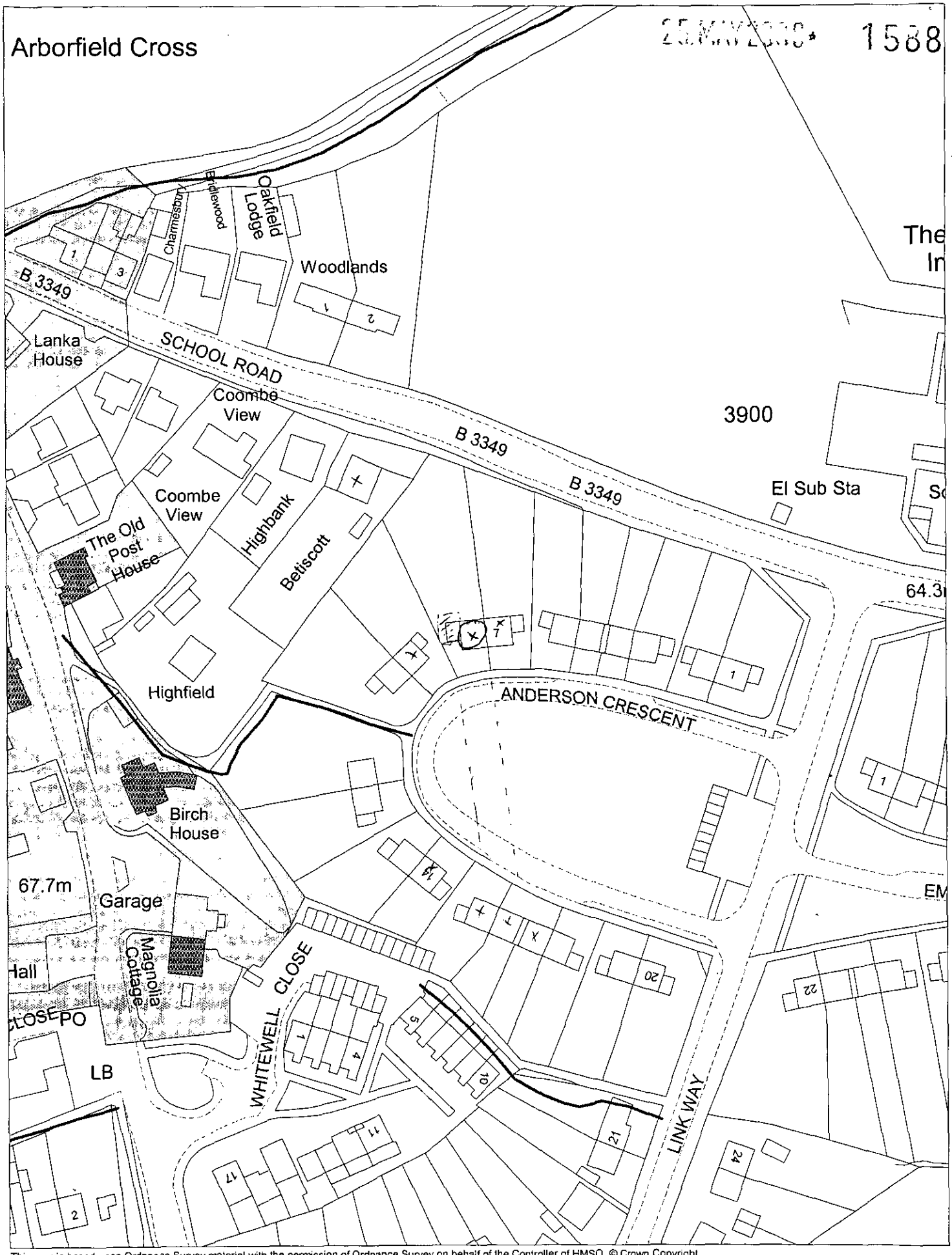
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr R Maslin

Date 23/05/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250