APPLICATION NO:

F/2002/8101

LOCATION:

1 Folijon Cottages Basingstoke Road, Spencers Wood Reading.

APPLICANT:

Wolsey Properties Ltd C/O Roy Assersohn

PROPOSAL:

Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

EARLIEST DATE FOR DECISION: **04/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2003

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wolsey Properties Ltd
C/O Roy Assersohn
Cressida
The Warren
Caversham
Berks
RG4 7TQ

Application Number: F/2002/8101

Parish: **SHINFIELD**

Location: **1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the first floor rear extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plans, drawing number 0210FC/06 Rev:A submitted to the Local Planning Authority on 27 January 2003, showing consistency in roof form through elevations and does not approve the proposals as originally submitted.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

Notice checked by: _____

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.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plans, drawing number 0210FC/06 Rev:A submitted to the Local Planning Authority on 27 January 2003, showing consistency in roof form through elevations and does not approve the proposals as originally submitted.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/02/2003

Notice checked by: _____

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wolsey Properties Ltd
C/O Roy Assersohn
Cressida
The Warren
Caversham
Berks
RG4 7TQ

Application Number: F/2002/8101

Parish: **SHINFIELD**

Location: **1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the first floor rear extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8101

Applicant : Wolsey Properties Ltd C/O Roy Assersohn.

Location : 1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 16/12/2.....

Date Registered : 29/11/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 24/01/2003. 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 :

Highways - C/A
Ecologist - req. informative
Bracandale - concerned re: overlooking/ overshadowing

Planning Issues :

ld seff.
neighb.
Str. SC.

Application Number: F/2002/8101 - 1 Folijon Cottages, Basingstoke Road Appraisal

Development
The site is a semi-detached two storey dwelling, situated within the identified settlement boundary. The application being considered proposes single storey rear extension, raised roof to first floor rear extension and rear dormer extension.

1) Impact upon Neighbouring Properties
The existing first floor rear extension has cat slide roof in the rear elevation, the proposed roofline would bring eaves height level with that of the host dwelling and add a shallow pitched, hipped roofline. Given the small amount of massing added by the proposed roof and the 5.5m distance to the adjacent neighbour, Bracondale, no significant overbearing or loss of light effects will result. The adjoining semi has flat roof first floor rear extension to the same depth as the application dwelling.

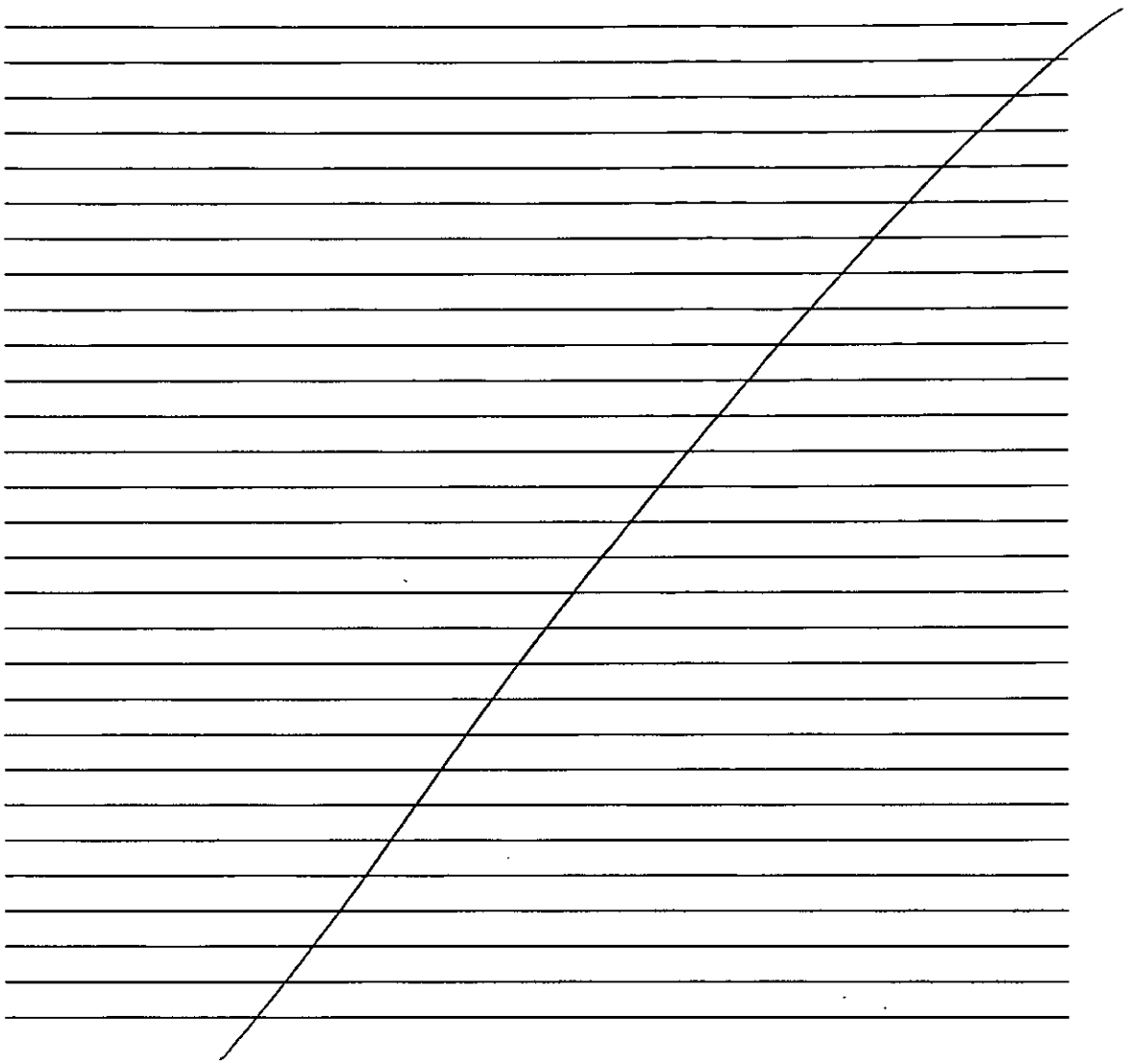
The proposed s/s rear extension would not project beyond the existing rear building line of the dwelling, but would extend 1.6m to the side as a flat roofed structure. Given its scale, siting and design, no adverse impacts are considered for Bracondale.

2) Impact upon the Character of the Area
The proposed extensions would be screened, for the most part, from the street scene, open fields border the rear curtilage of the application dwelling. The dormer extension is rather bulky and set close to the ridge of the dwelling. There was not time to negotiate revisions as the architect was away for an extensive period over Christmas, however as the dormer is to the rear elevation and is set in from the side walls of the dwelling it is not considered sufficient to warrant a refusal.

Approved

Application Number: F/2002/8101

Appraisal :



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

Application Number F/2002/8101
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	~~No first floor~~ side elevation of the first floor rear extension
4	C122	R122	

Informative for approvals
N16 N2 - Revised plans received 27/1/03 drawing No 021OFC/06 RevA showing consistency in roof form through elevations
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 CTU1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: GM1
MINERALS LOCAL PLAN POLICIES:

N06

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrews
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 6/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 1 Folijon Cottages Basingstoke Road Spencers Wood Reading.

APPLICATION NUMBER: F/2002/8101

OFFICER: Louise Smith

DATE OF SITE VISIT: 16/12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Main Rd through SW - Mix of Res + commercial properties.
2/s semis, terrace + detached.

3. DESCRIPTION OF SITE/BUILDING
2/s semi - ~~a~~ victorian cottage
open fields behind

4. RELATIONSHIP TO ADJOINING PROPERTIES
Adjoing semi. has first floor (flat roof) rear ext to same rear level as No 1.

5. SITE CONSTRAINTS

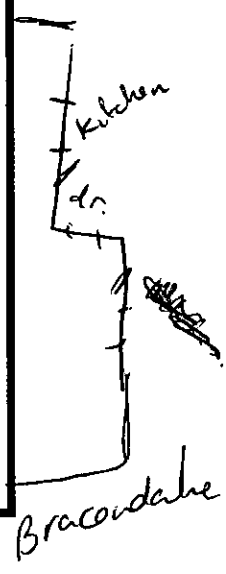
TREES N/A

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS Dormer window to property at opp side of rd



Date: 04 February 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8101

Location: 1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

Applicant: Wolsey Properties Ltd C/O Roy Assersohn.

Case Officer: Louise Smith

The new plans show the following: Corrected rear elevation showing roofline of first floor rear extension as consistent with side elevations. Drawing no: 0210FC/06 Rev A.

For information only.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Date: 16 January 2003

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/8101

Location: 1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

Applicant: Wolsey Properties Ltd C/O Roy Assersohn.

Case Officer: Louise Smith

The new plans show the following: Car parking layout.

Comments are required by 22/01/2003.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

The additional bedroom does not affect the parking requirements for the site and therefore although the parking spaces are substandard in size the highway authority has no objection in this instance.

1. C122, R122.

AK 17/1/03.

ADDITIONAL PLAN
8101

Cressida
The Warren
Caversham
Berks.
RG4 7TQ
Tel: 0118 946 4524

PLANNING SERVICES	HPT 64977
POL	FILE
DC 18	2nF
APP	
CS	
15 JAN 2003	
COPIES TO	ACK:
	FILE:

Miss Louise Smith
Planning Officer
Planning Department
Wokingham District Council
P.O. Box 157
Council Office
Shute End
Wokingham
Berks. RG40 1WR

13 January 2003

Planning Application F/2002/8101 1 Folijon Cottages, Basinhgstoke Road, Spencers Wood

Dear Miss Smith,,

Thank you for your letter of 9 January requesting a 1.500 plan showing the proposed layout for car parking which I enclose.

With reference to the question of possible encroachment on the neighbouring property raised in your letter of 11 December, I can confirm that there will be no encroachment and that all work will be carried out within my boundary.

I apologise for the difficulty you have had in contacting me but I have been away since early December until today.

I trust that the enclosed is of assistance.

Yours sincerely

Roy Assersohn

Enclosures

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 9th January 2002
My ref: LS/F/2002/8101

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

Mr R Asserjohn
Cressida
The Warren
Caversham
Reading
Berkshire

Dear Mr Asserjohn

RE: PLANNING APPLICATION F/2002/8101 – 1 FOLIJON COTTAGES, BASINGSTOKE ROAD, SPENCERS WOOD.

I write with reference to the above planning application.

After failed attempts to contact you over the Christmas period, I write to request the parking layout (2 vehicles) for the above planning application. Our office originally requested this in the first week of December. Please can you submit a 1:500 plan showing the proposed layout by no later than the 15th January 2002. If this is a problem please contact me immediately.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely



Louise Smith

Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 11 December 2002

Application Number: F/2002/8101

Proposal: Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

Parish: SHINFIELD PARISH

Site Address:
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Wolsey Properties Ltd C/O Roy Assersohn.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

please provide details of parking for 2 no. vehicles.

Signed: _____ **Print name:** _____

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8101. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	

31 DEC 2002

COPIES TO | ACK: ✓ 31/12

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8101

YOUR NAME: Mrs B. Foed

YOUR ADDRESS: (if these details are incorrect please amend)
BRACONDALE BASINGSTOKE ROAD
SPENCERS WOOD
READING
RG7 1AA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box): OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

I am concerned that the rear extension will reduce sunlight to my property and also overshadow/ overlook my property.

Continue over the page if more room required

Louise Smith

From: Andy Glencross
Sent: 13 December 2002 13:37
To: Louise Smith
Subject: PA F/2002/8101 1 Folijon Cottages Basingstoke Rd Spencers Wood

Hi Louise

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/8101	Map No : 86
Case Officer : LS	Site Area : 0·03
Valid Date : 29·11·02	Received Date: 29/11/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling raised roof at first floor rear **and rear dormer extension. to form room in loft space.**

Location : 1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.

Parish : SH **Ward : SHI** 11·12·02 B.

Applicant : Wolsey Properties Ltd C/O Roy Assersohn.

Fee Required: £110 **Fee Received: £110** (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line		
BLOCK PLANS	Show 2 parking spaces.	Req with S/N.	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Any encroachment? (eg new roof over bedroom 2)		
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 11.12.03

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways Parking?

Dinton Pastures Newts.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	RED LION COTTAGE	RED LION COTTAGEBASINGSTOKE ROADREADING	RG7 1AF
	BLAKES COTTAGE	BLAKES COTTAGEBASINGSTOKE ROADREADING	RG7 1AF
	BRACONDALE	BRACONDALEBASINGSTOKE ROADREADING	RG7 1AA
	1 FOLIJON COTTAGES	1 FOLIJON COTTAGESBASINGSTOKE ROADREADIN	RG7 1AB
	2 FOLIJON COTTAGES	2 FOLIJON COTTAGESBASINGSTOKE ROADREADIN	RG7 1AB
	MALLARDS	MALLARDSBASINGSTOKE ROADREADING	RG7 1AD
		1ANVIL CLOSEREADING	RG7 1NL

Received by Wokingham District Council

Application No: F/2002/8101

Proposal:
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

Location:
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 quote application number F/2002/8101 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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.

Trevor Watson
Development Control Manager

11 December 2002

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

Tel: (0118) 974 6463

Date: 11 December 2002

My ref: F/2002/8101

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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/2002/8101
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8101**
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

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

Tel: (0118) 974 6463

Date: 11 December 2002

My ref: F/2002/8101

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8101
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8101**
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6463

Date: 11 December 2002

My ref: F/2002/8101

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8101
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8101**
1 Folijon Cottages, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling, raised roof at first floor rear, and rear dormer extension to form room in loft space.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

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

Environmental Services

For office use only:
Application number: 29.NOV.2002 8101

Householder planning application form

8101

WOKINGHAM UNITARY
Aiming for Excellence

29 NOV 2002

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	WOLSEY PROPERTIES LTD
	Address and postcode	CRESSIDA, THE WARREN, CAVERSHAM, BERKS RG4 7TQ
	Phone number	0118 946 4524
2	Agent's Name	ROY ASSERSOHN
	Address and postcode	CRESSIDA, THE WARREN, CAVERSHAM, BERKS
	Phone number	0118 946 4524
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.	1 FOLLISOWN COTTAGES BASINGSTOKE ROAD SPENCERS WOOD, RG7 1AB
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION, KITCHEN 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 ☐ NONE
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED BRICK WALLS AS EXISTING INTERLOCKING CONCRETE TILES AGAIN 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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 WOLSEY PROPERTIES LTD

Date 26/11/02

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8101 LS
BUILDING CONTROL NUMBER.	BN 2003/1544
APPLICANT/~~AGENT~~	Wolsey Properties Ltd
ADDRESS OF SITE	1 Folijon Cottages, Basingstoke Road Spencers Wood SHINFIELD
DESCRIPTION OF PROPOSED WORK	S/S rear ext + raised roof at first floor rear + rear dormer ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	Sk 0210 FC/01
ELEVATIONS	None	06A
FLOOR PLANS	only floor plan 05	05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	internal	
DATE	8/4/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	28/3/03
NO PLANNING DECISION	
NO PLANNING APPLICATION	

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS BASINGSTOKE ROAD PARISH ~~SWALLOWFIELD~~

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 253/58	Mrs Hatten	Alterations	8. 7 58	App NA
R/29/60	" "	Porch	20. 2. 64	App app
F/2002/8101	Wolsey Properties Ltd	S/St/R & E/dorner - Room in loft space		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074