SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-61 1

SYSTEMS LTD

4

APPLICATION NO:
F/2001/3478

LOCATION:
264 Shinfield Road, Reading.

APPLICANT:
Mr M Andrew

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Andrew
264, Shinfield Road
Reading
RG2 8HG

Application Number: F/2001/3478

Parish: **SHINFIELD**

Location: **264, Shinfield Road, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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. Except where stated otherwise on the approved drawings, 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.

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.

Informative

1. 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 Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

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.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

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

Tel: 0118 974 6442

Date: **12 March 2001**

My ref: F/2001/3478

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/2001/3478
264, Shinfield Road, , Reading.
Proposed single storey rear extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3478**
264, Shinfield Road, , Reading.
Proposed single storey rear extension to dwelling.
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 6442

Date: **12 March 2001**

My ref: F/2001/3478

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
DX: 33506 – Wokingham

Dear Councillor

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264, Shinfield Road, , Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3478**
264, Shinfield Road, , Reading.
Proposed single storey rear extension to dwelling.
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 6442

Date: **12 March 2001**

My ref: F/2001/3478

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

Dear Councillor

Application Number: F/2001/3478
264, Shinfield Road, , Reading.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3478**
264, Shinfield Road, , Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2001/3478

Proposal:
Proposed single storey rear extension to dwelling.

Location:
264, Shinfield Road, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

12 March 2001

F/2001/3478

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

Our Ref: 01/00310/WOKADJ/CB
Your Ref:

Direct: ☎ 0118 939 0450

11th May 2001

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT 43282
POL	TLS
DC	ENF
APP	
CS LO	
15 MAY 2001	
COPIES TO:	ACK:
	FILE:

CYA1
Can you file this on the case file as it's already been determined Ian.

Your contact is: Chris Bintcliffe, Planning

Dear Sir/Madam

CONSULTATION ON APPLICATION NO: 01/00310/WOKADJ/CB

AT: 264 Shinfield Road Out Of Reading Borough

FOR: Single story rear extension to dwelling

APPLICANT: Mr M. Andrew

I refer to the consultation of the above application which was received on 16th March 2001.

This Council does not object to the proposed development which is the subject of this planning application.

If you wish to discuss this matter further, please contact me on the above number.

Yours sincerely

Chris Bintcliffe

For Planning Manager

DG

Beacon Council 2001-2002 Town Centre Regeneration

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 15 October, 2001
My ref. BC/DC/2001/3478

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) 977 8909
DX: 33506 – Wokingham

Mr M Andrew
264 Shinfield Road
Reading
Berkshire
RG2 8HG

Dear Mr Andrew

PLANNING PERMISSION 2001/3478
SITE: 264 SHINFIELD ROAD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3478 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

GEORGE ALLPRESS
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3478 GA
BUILDING CONTROL NUMBER.	01/2001/2086 Central
APPLICANT/~~AGENT~~	Mr M. Andrew.
ADDRESS OF SITE	264 Shenfield Road. Shenfield
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/01/03	01/01/03
ELEVATIONS	— "	— "
FLOOR PLANS	01/01/02.	01/01/02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
~~APPLIC. NECESSARY-NOT RECEIVED~~		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/8/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3478

Applicant: Mr M Andrew

Location: 264 Shinfield Road, Reading.

Proposal: Proposed single storey rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		26/03/01

Date of Neighbour Notifications : 12/03/01

Date of Site Visit : 22/03/01

Date Registered : 01/03/2001

Earliest Date for Decision : 05/04/2000

Latest Consultation Date/Site Notice Expiry Date : 05/04/2001
16/04/01 (GA)

This application will have expired on: 26/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

At the time of writing no comments have been received in response to the Council's consultation procedure.

Planning Issues : The issues addressed by this application are neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3478

Appraisal :

The application property is a semi-detached house which is situated on the west side of Shinfield Road. The property has an unattached garage at the rear which is separated from and set back behind the rear of the dwelling.

The proposed extension would only be visible from very restricted and oblique views from the street. Therefore no harm to the street scene.

The attached neighbour has a similar depth rear extension, therefore no harm to their amenity. The extension would not project beyond the side elevation of the house thus maintaining sufficient separation to ensure no harm to the amenity of the unattached neighbour.

The proposal does not generate any additional parking demand.

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

Application Number: F/2001/3478

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, and Policy WBE1, of the Wokingham District Local Plan Deposit Draft 1997.
2	N06		WITHIN CURTILAGE

RECORD OF SITE VISIT

SITE ADDRESS: 264 Shinfield Road, Reading.

APPLICATION NUMBER: F/2001/3478

OFFICER: George Allpress

DATE OF SITE VISIT: 22/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

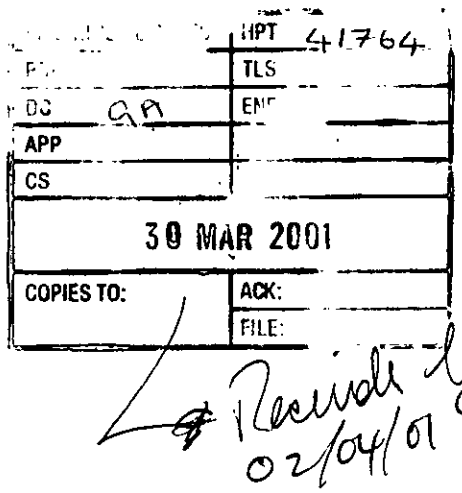
2. DESCRIPTION OF SURROUNDINGS Mixed character, primarily residential.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling situated within defined settlement.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.28 to the north no.24 to the south.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	As existing.
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall to front timber fencing elsewhere
OTHERS	None



26th March 2001

John Mitchell
Development Control Manager
Wokingham Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Ref: George Allpress – F/2001/3478

In reply to your letter, copy attached. I can confirm the proposed extension does not overhang, encroach onto either over or under neighbouring property.

Yours faithfully

Mike Andrew

264 Shinfield Road
Reading
RG2 8HG

9866820 hm
9603255 wk

Tel. **0118 974 6442**

Date: 12 March 2001

Your Ref:

My Ref: **George Allpress - F/2001/3478**

Mr M Andrew
264, Shinfield Road
Reading
RG2 8HG

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 Sir/Madam

Application Number: F/2001/3478

Site Address: 264, Shinfield Road, , Reading.

Proposal: Proposed single storey rear extension to dwelling..

Thank you for the above application.

It is not clear from the plans submitted whether the development (including foundations and roof over hang) encroach onto, over or under neighbouring property.

Please would you confirm **in writing** that no part of the development encroaches onto, over or under neighbouring property. If encroachment does occur please return the enclosed Section 66 Certificate with section A deleted and section B completed, you will also be required to serve the enclosed Notice Number 1 on any affected owner.

If you have any queries concerning your application please contact your case officer, **George Allpress,** on **0118 974 6442** quoting reference number **F/2001/3478.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3618 relates.

Address of site 264 SHINFIELD ROAD

READING. RG2 8HG.

Signed

Date 26th MARCH 2001

YOUR

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 MAR 2001	Map No. 57 Site 003
Officer: GA | Application No. F/2001/3478	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 264 SHINFIELD ROAD

Parish: SHINFIELD Ward: Shinfield 12-3-01 TB

Applicant: MR M ANDREW

Fee Received 95-00 (3) 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	scale?		
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	encroachment ?	12.3.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
encroachment ✓

EXTERNAL CONSULTATIONS

Adjacent D P A ✓ : Reading
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:

No pre-apps

NEIGHBOURS:

site notice & see map for neighbour notice

01/MAR/2001 3478

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

27th February 2001

Dear Sir

Re: Planning Application

Please find enclosed the necessary forms and plans to make a planning application for a single storey rear extension.

Attached is an application fee of £95.00.

Please confirm receipt of our application in writing and give an estimated time scale for processing.

We look forward to hearing from you.

Yours faithfully

Mr Mike Andrew
264 Shinfield Road
READING
RG2 8HG

This Property is Partly in W.O.R.R.D.C. & Part Reading C.B.C. Area.

ADDRESS 264 SHINFIELD ROAD PARISH SHINFIELD

PLOT No.

ORD. SHEET No. SU. 57/7370

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/729/73	Mrs E.K. Treasure	Garage	14.12.73	App D/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage - Mr Andrew - 22.08.00

DRAINAGE

Environmental Services

For office use only.
Application number:

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 Address and postcode Phone number	MR MICHAEL ANDREW 264 SHINFIELD ROAD READING RG2 8HG 0118 9866820
2	Agent's Name Address and postcode Phone number	N/A
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.	264 SHINFIELD ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	CLAY ROOF TILES TO MATCH EXISTING RED BRICKWORK 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: 3	Proposed: N/A
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]

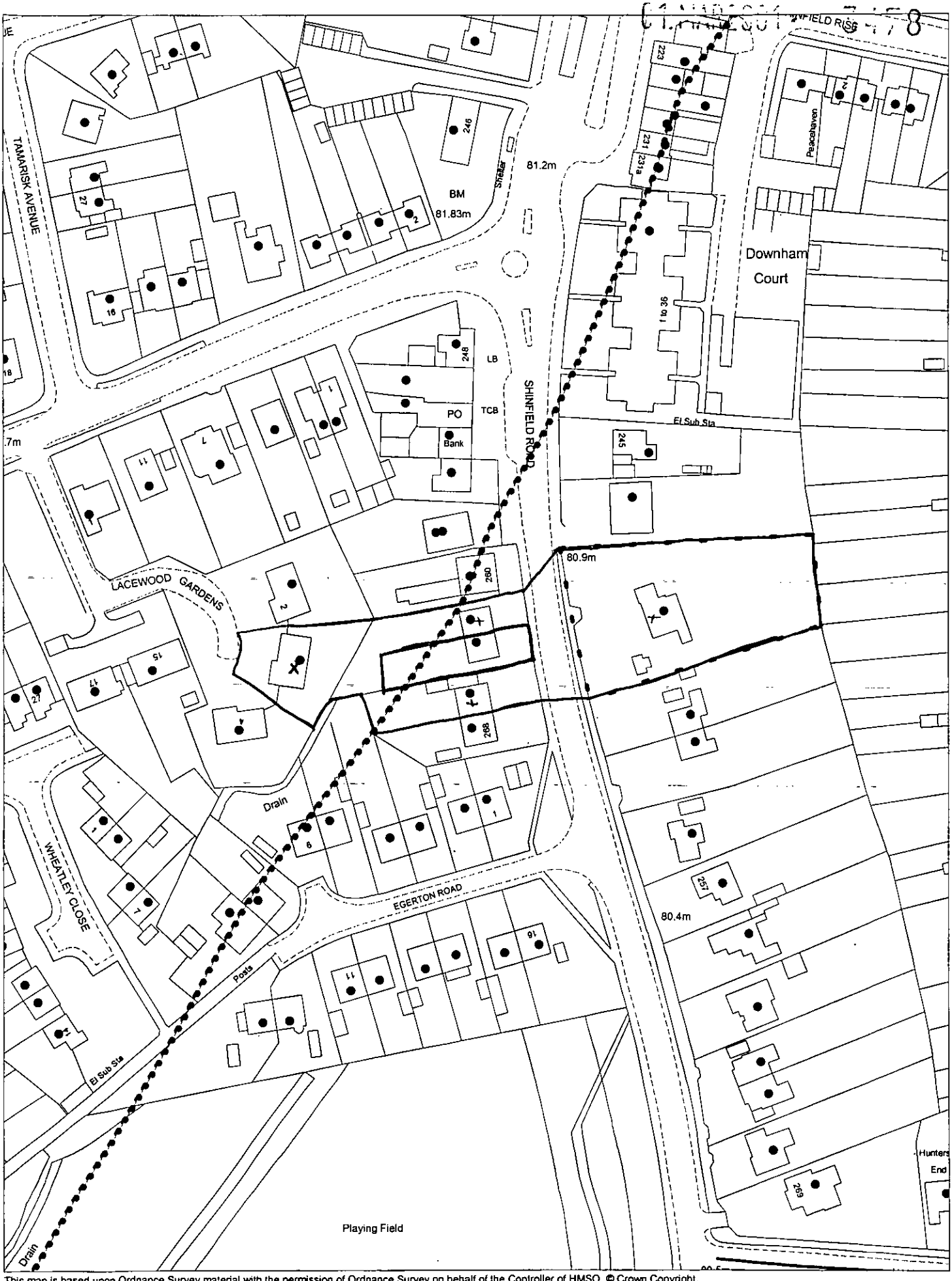
on behalf of N/A

Date 27/02/01

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



TAMARISK AVENUE
TAMARISK AVENUE
SHINFIELD RISE
El Sub Sta
Downham Court
Peacehaven
1 to 38
81.2m
BM
81.83m
LB
TCB
PO
Bank
SHINFIELD ROAD
El Sub Sta
81.7m
ROAD
LACEWOOD GARDENS
80.9m
Drain
WHEATLEY CLOSE
EGERTON ROAD
80.4m
057
056
056
El Sub Sta
Posts
Playing Field
Drain
Sc
Sc
Sc
Sc
Sc
80.5m



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2001

Scale: 1 : 1250

N
W E
S