APPLICATION NO:
**F/2001/3492**

LOCATION:
**Cutbush Cutbush Lane, Shinfield Reading.**

APPLICANT:
**Mr A Sibley C/O Mr C Brench**

PROPOSAL:
**Proposed erection of detached garage for 4 cars with storage in the roof.**

EARLIEST DATE FOR DECISION: **06/04/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**26/04/2001**

CASE OFFICER: ~~**Martin Durkan**~~ Emy Arnott

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Refusal of Permission**

**Mr A Sibley**
**Woodpeckers**
**High View Road**
**Lightwater**
**Surrey**

**Application Number: F/2001/3492**

**Parish:** **SHINFIELD**

**Location:** **Cutbush, Cutbush Lane, Shinfield, Reading.**

**Proposal:** **Proposed erection of detached garage for 4 cars with storage in the roof.**

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, the reason for which is specified hereunder.

**Reason**

1. The proposed garage, by virtue of its size, massing and siting, would have a harmful effect on the setting of the listed building and the rural character of the surrounding area. The proposal is, therefore, contrary to policies LTV2, LC1, SBE1 and SBE2 of the Loddon Area Local Plan, policies WOS3, WOS10, WCC1, WCC2, WBE1 and WHE11 of the Wokingham District Local Plan (Deposit Draft) and to policy EN4 of the Berkshire Structure Plan.

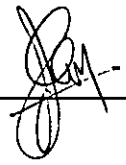
**Informative**

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 Policies EN4 and C1.
Loddon Area Local Plan Policies LTV2, LC1, SBE1 amd SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WCC1, WCC2, WBE1 and WHE11.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/07/2001

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.**

ES

Shinfield
Parish Council

*Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ*
*Tel/Fax: 0118 9547115*

29th March 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

**PLANNING APPLICATIONS**
**SHINFIELD PARISH COUNCIL'S OBSERVATIONS**

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/3409
Location: Ryeish Green Comprehensive School
Proposal: Proposed erection of a building for use as a music and drama centre
Officer [redacted]
Observations: No comment

F/2001/3438
Location: 24 Wellington Court, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling
Officer: A Thorley — AT
Observations: No comment

F/2001/3456
Location: 6 Magill Close, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Officer: H Pollock — HP
Observations: No comment

F/2001/3478
Location: 264 Shinfield Road, Shinfield, Reading
Proposal: Proposed single storey rear extension to dwelling.
Officer: M Andrew — MT
Observations: No comment

F/2001/3482 ADJOINING PARISH CONSULTATION
Location 3 Clove Close, Earley
Proposal: Proposed two-storey side extension to dwelling (Renewal of consent 96/63436/F).
Officer: A Thorley — AT
Observations: No comment

Continued...

0118 988 5315

LB/2001/3490
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed replacement of fireplaces in drawing room and bedroom one of listed building.
Officer: N Brown – NBs
Observations: No comment

F/2001/3492
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed erection of detached garage for 4 cars with storage in the roof.
Officer: M Durkan – MD
Observations: No comment

VAR/2001/3493
Location: 9 Diddenham Farm Cottages, Lambwood Hill, Grazeley
Proposal: Proposed variation to condition 7 of consent 16254 to remove agricultural restriction from dwelling.
Officer: M Durkan – MD
Observations: No comment

F/2001/3524
Location: 50 Woodside Way, Whitley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: A Thorley – AT
Observations: No comment

CON/2001/3544
Location: Land adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood
Proposal: Consultation from West Berks Council on application to erect new 33/11kv primary sub-station.
Officer: L Connor – LC
Observations: No comment

F/2001/3349 6 Great Lea, Three Mile Cross
New Plans: Plan amended to show window in side elevation of bedroom 1
Observations: No comment — NB

LB/2001/3387 Cutbush, Cutbush Lane, Shinfield
New Plans: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres.
Observations: No comment – ES

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

**WORK SHEET FOR :** ~~Martin Durkan~~ Emy Cwint

**Application Number :** F/2001/3492

**Applicant :** Mr A Sibley C/O Mr C Brench.

**Location :** Cutbush, Cutbush Lane, Shinfield, Reading.
**Proposal :** Proposed erection of detached garage for 4 cars with storage in the roof.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 1\|5\|01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....1|5|01.....

**Date Registered : 01/03/2001**

**Earliest Date for Decision : 06/04/2001**

**Latest Consultation Date/Site Notice Expiry Date : 06/04/2001**

**This application <u>will have expired on</u>: <u>26/04/2001.</u> 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 - condition
Shinfield PC - 'no comment'
Conservation - Refuse
Landscape - would be visually intrusive, concerned re protection of trees on site
Minerals - not likely to affect mineral reserve with likelihood of extraction

**Planning Issues :**

Effect on the setting of the listed building and rural character of the area. (Gap)

F/2001/3492
Cutbush, Cutbush Lane, Shinfield

Cutbush is a grade II listed building, located in the Countryside/Gap between Shinfield and Earley. The property has an L-shaped footprint – the wing which is perpendicular to Cutbush Lane forms the house, while the section adjoining the lane is a barn, ancillary to the dwelling. It seems, it would have been a farm originally and was refurbished in the early 20th century. A large portion of the land to the north of the house is identified as an area of archaeological potential.

**History:** In 2000 planning and listed building consent for sub-division of the existing house to form two dwellings was granted, subject to conditions (LB/2000/1081 & F/2000/1048). Some of these conditions required submission of details prior to commencement of the work and these have not been discharged.

Planning and listed building applications for substantial entrance gates (F/2001/3317 & LB/2001/3387) were recently refused and a listed building application for various works is awaiting determination (LB/2001/3272). Work on site has already commenced and some of the work undertaken is not considered acceptable. Of particular relevance to this application, a large area at the front of the building has been excavated – this has materially affected the setting of the listed building and may also require planning permission as the levels have been altered significantly. The proposed garage would be located on part of the lowered area.

**Appraisal:** The proposed garage would be a substantial structure 13 metres wide and 6.75 metres deep. The hipped roof would have a 5.5 metre ridgeline and the vent turret would increase the maximum height to seven metres. An upper storey lit by velux windows, would provide storage in the roof void. There is no indication of hard surfacing to provide access, external parking and turning.

The scale, mass and siting of the proposed structure would be detrimental to the setting of the listed building and the rural character of the area and, as such, would be unacceptable.

**Recommendation:** REFUSAL

**Application Number F/2001/3492**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|

The proposed garage, by virtue of its size, massing and siting, would have a harmful effect on the setting of the listed building and the rural character of the surrounding area. The proposal is, therefore, contrary to policies LTV2, LC1, SBE1 & SBE2 of the Loddon Area Local Plan and WOS3, WOS10, WCC1, WCC2, WBE1, & WHE11 of the Wokingham District Local Plan (Deposit Draft) & EN4 of the BSP.

Agent No longer
Acting for applicant.
∴ please make sure
all future correspondence
goes direct to
applicat. Thanks
Emy.

| | |
|---|---|
| **Informative for approvals** | |
| N16 | |
| LODDON AREA LOCAL PLAN POLICIES: | LTV2, LC1, SBE1, SBE2 |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: | |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: | WOS2, WOS3, WOS10, WCC1, WCC2, WBE1, |
| GREEN BELT LOCAL PLAN POLICIES: / | WHE11, |
| BERKSHIRE STRUCTURE PLAN POLICIES: | EN4, C1 |
| MINERALS LOCAL PLAN POLICIES: | |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 3/7/01

# RECORD OF SITE VISIT

SITE ADDRESS: Cutbush Cutbush Lane Shinfield Reading.

APPLICATION NUMBER: F/2001/3492

OFFICER: Martin Durkan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

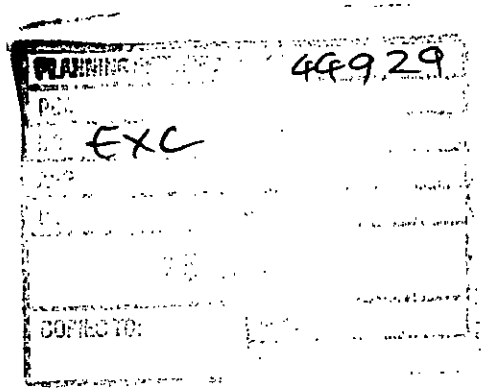
BOUNDARY TREATMENT

OTHERS

21 Naseby Rise
Newbury
Berks. RG14 2SF

21st June 2001

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.




Attention Miss E. Circuit

**Re Cutbush House, Cutbush Lane, Reading.**

Dear Sirs

I refer to our recent telephone conversation in respect of the above. I regret to advise that I no longer have instructions upon any of the current applications in regard to this property. Due to unforeseen circumstances the current owner Mr. Sibley is not available, I am lead to understand that he is on remand awaiting trial. I must therefore confirm that my involvement with this property ceases forthwith and presumably all future correspondence will need to be sent to the applicants address.

I apologise for any difficulty this has caused and trust that if we have the opportunity to work together in the future that it will be on projects less harrowing. Please accept my gratitude for your past assistance and I should be grateful if you would likewise extend my thanks to Mr. Saunders for his tolerance and guidance.

Yours faithfully

C.Brench

# Memorandum

**To:** ~~Martin Durkan~~ EMY

**CC:**

**From:** Karen Wildsmith

**Date:** 23/03/01
**Re:** Proposed erection detached garage for 4 cars with storage in the roof. Curbush.

F/2001/3492

Thank you for your memo dated 14 March 2001.

The development lies within an area shown on the Proposals Map of the Berkshire Minerals Local Plan as an area containing sand and gravel, with deposits of valley gravel. However the site is not within a Preferred Area for mineral extraction.

Therefore, according to Policy 10 of the Plan, "outside of Preferred Areas, applications for extraction of sharp sand and gravel will normally be refused". However, every planning application must be judged on its merits and considered in the context of Policies 10 to 13 of the Minerals Plan. These Policies provide a framework against which the merits of applications outside Preferred areas will be judged.

In this case, the proposal probably will not affect any mineral reserve with any likelihood of mineral extraction.

Karen

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

~~Martin Dorkan~~ EMY CIRCUIT DATE: 10th April 2001

| | |
|---|---|
| Location: | Cutbush, Cutbush Lane, Shinfield Lane, Reading |
| Proposal: | Proposed erection of detached garage for 4 cars with storage in roof |
| Application Number: | F/2001/3492 |

In response to your consultation dated 14th March 2001 for the above application, the tree and landscape comments are as follows:

Although not shown on the applicants drawing (21/08) the proposed garage would appear to be sited adjacent to a new retaining wall and within an area has been reduced in level and consequently cleared of all landscape features. Therefore the new garage will not affect any existing trees. The new garage would be visible from Cutbush Lane but I do not consider that the new building would create a new feature which would be visually intrusive.

However, during my site visit I noted that extensive clearance of existing vegetation has taken place, that no protective fencing has been installed to ensure the successful retention of existing trees and hedges and that heavy machinery has graded soils levels around existing trees and hedges which are being retained. I noted root damage to existing trees and hedges and the compaction of soil.

I am very concerned that the site is being developed without proper regard to the requirements of BS 5837 : 1991 - Trees in Relation to Construction and that many of the trees on site are being seriously affected by construction works. Can you please check what conditions are attached to the previous planning consent and take appropriate enforcement action.

ROBERT PETROW
Consultant Landscape Architect

15.03.

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Martin Durkan

**Date:** 14 March 2001

**Application Number:** F/2001/3492

**Proposal:** Proposed erection of detached garage for 4 cars with storage in the roof..

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

**Applicant:**
Mr A Sibley C/O Mr C Brench.

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

---

1. I AM CONCERNED THAT THE PROPOSED 4-CAR GARAGE, PLUS THE CLEARING TO FACILITATE ACCESS WILL HAVE A MAJOR UNDESIRABLE VISUAL IMPACT ON THE LISTED BUILDING.

2. THE RAISED WALL SHOULD FORM PART OF THIS SUBMISSION AS IT WOULD APPEAR TO BE PART OF THIS PROPOSAL.

3. I CONSIDER THE SCALE OF THE PROPOSAL, ITS MASS AND FORM IN RELATIONSHIP TO THE LISTED BUILDING IS TOTALLY UNACCEPTABLE.

4. THE SCHEME SHOULD INDICATE ANY DRIVEWAY + COURTYARD / TURNING ARRANGEMENT.

5. THE UPPER STOREY REINFORCES THE SCALE OF THE PROPOSED BUILDING WHICH WOULD BE LARGER THAN THE BARN, WHICH IS PART OF THE LISTED STRUCTURE.

6. I CONSIDER THIS PROPOSAL SHOULD BE REFUSED.

Harold Sanders. CONSERVATION ARCHITECT
03-04-01.

0118 988 5315

MD

Shinfield
Parish Council

*Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ*
*Tel/Fax: 0118 9547115*

29th March 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

**PLANNING APPLICATIONS**
**SHINFIELD PARISH COUNCIL'S OBSERVATIONS**

I submit the comments of the Planning and Transportation Committee on the following applications:

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Officer [redacted]
Observations: No comment

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Location: 24 Wellington Court, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling
Officer: A Thorley — AT 9
Observations: No comment

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Proposal: Proposed single storey rear extension to dwelling to form conservatory
Officer: H Pollock — HP
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Proposal: Proposed single storey rear extension to dwelling.
Officer: M Andrew — AT
Observations: No comment

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Location 3 Clove Close, Earley
Proposal: Proposed two-storey side extension to dwelling (Renewal of consent 96/63436/F).
Officer: A Thorley — AT
Observations: No comment

Continued...

*Shinfield Parish includes the rural communities of Grazeley, Ryeish Green, School Green, Shinfield Rise, Spencers Wood and Three Mile Cross*

0118 988 5315

LB/2001/3490
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed replacement of fireplaces in drawing room and bedroom one of listed building.
Officer: N Brown – NB
Observations: No comment

F/2001/3492
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed erection of detached garage for 4 cars with storage in the roof.
Officer: M Durkan – MD
Observations: No comment

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Observations: No comment

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New Plans: Plan amended to show window in side elevation of bedroom 1
Observations: No comment — NB

LB/2001/3387 Cutbush, Cutbush Lane, Shinfield
New Plans: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres.
Observations: No comment – ES

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

**HIGHWAYS CONSULTATION SHEET**

**From:** Martin Durkan **Date:** 14 March 2001

**Application Number:** F/2001/3492

**Proposal:** Proposed erection of detached garage for 4 cars with storage in the roof.

**Parish:** SHINFIELD PARISH

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

**Applicant:**
Mr A Sibley C/O Mr C Brench.

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).

C049, R049.

**Signed:** _____ **Print name:** Adam Coggins.

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

Tel: (0118) 974 6446

Date: **14 March 2001**

My ref: F/2001/3492

**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/2001/3492**
**Cutbush, Cutbush Lane, Shinfield, Reading.**
**Proposed erection of detached garage for 4 cars with storage in the roof.**

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 **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Martin Durkan** Application Number: **F/2001/3492**
**Cutbush, Cutbush Lane, Shinfield, Reading.**
**Proposed erection of detached garage for 4 cars with storage in the roof.**
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 6446

Date: **14 March 2001**

My ref: F/2001/3492

**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

**Application Number: F/2001/3492**
**Cutbush, Cutbush Lane, Shinfield, Reading.**
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If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Martin Durkan** Application Number: **F/2001/3492**
**Cutbush, Cutbush Lane, Shinfield, Reading.**
**Proposed erection of detached garage for 4 cars with storage in the roof.**
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 6446

Date: **14 March 2001**

My ref: F/2001/3492

**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/2001/3492**
**Cutbush, Cutbush Lane, Shinfield, Reading.**
**Proposed erection of detached garage for 4 cars with storage in the roof.**

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If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Martin Durkan** Application Number: **F/2001/3492**
**Cutbush, Cutbush Lane, Shinfield, Reading.**
**Proposed erection of detached garage for 4 cars with storage in the roof.**
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 District Council
# Planning Application

**Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8**

**AND/OR**

**Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990**

## Application No: F/2001/3492

**Proposal:**
Proposed erection of detached garage for 4 cars with storage in the roof.

**Location:**
Cutbush Cutbush Lane Shinfield Reading

**This application is being advertised in the Reading Chronicle newspaper on the 26/04/2001 for the following reason(s);**

**SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING**

The application can be inspected 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)

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 before **17/05/2001**. 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 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.**

**Date: 26/04/2001**

**Received by Wokingham District Council**

# Application No: F/2001/3492

**Proposal:**
Proposed erection of detached garage for 4 cars with storage in the roof.

**Location:**
Cutbush, Cutbush Lane, Shinfield, Reading.

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

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

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

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2001. 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**

**14 March 2001**

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 01 MAR 2001 |
| Officer: MD | Application No. F/2001/3492 |

72/73

**Map No.** ..... Site ...164....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED ERECTION OF DETACHED GARAGE FOR 4 CARS WITH STORAGE IN THE ROOF.

Location: CUTBUSH HOUSE, CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield

13.3.01 B.

Applicant: MR A SIBLEY

**Fee** (7) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

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**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 | See History | | |
| 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 ..within curtilage of listed building

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Date Site Notice Sent : .....  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)) .....
Archäeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) .....

– CPRE.

### EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

### HERITAGE BODIES

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

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**OTHERS:** (Rural Area)

.....

.....

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

### NEIGHBOURS:

.....
.....S/N + see map.....
.....+ Cutbush House (within red line).....
.....
.....
.....
.....
.....
.....

1933 CUTBUSH - card lost

ADDRESS CUTBUSH LANE PARISH SHINFIELD

LISTED

PLOT No. ORD.SHEET No. SU 736B

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision | |
|---|---|---|---|---|---|---|
| | | | | | Building | Planning |
| R/52/67 | | Dr. J.S.B Bray | Restaurant | 10.4.67 | | REF |
| R/53/67 | | " | Antique Shop | | | REF |
| LB/2000/1046 | | | Division of prop. into 2 dwell. | 5.7.00 | | C/A |
| F/2000/1081 | | | " | " | | C/A |
| | FP/2000/0257 | | Alt. to create 2 dwell from a RES. property | 6.7.00 | APP | |
| LB/2001/3272 | | Mr Burley | Repl. wind, int alt, refurbishment & conv of Barn to habitable Space | | | |

MINISTRY DECISION: PD Enq - Conv of Barn to RES. USE. C Brench - 16.01.01

SPECIAL ORDERS: PD Enq - Mr. Dean - Subdivision on property 10.3.00

# Environmental Services

For office use only.
Application number:

01.MAR2004 192

## 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<br>Address<br>and postcode<br><br>Phone number | MR. A SIBLEY<br>WOODPECKERS<br>HIGH VIEW ROAD<br>LIGHTWATER SURREY<br><br> |
| 2 | Agent's Name<br>Address<br>and postcode<br><br>Phone number | MR. C BRENCH<br>21 NASEBY RISE NEWBURY<br>RG14 2SF<br><br>01635 523865 |
| 3 | Site<br>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. | CUTBUSH HOUSE<br>CUTBUSH LANE SHINFIELD |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | PROPOSED DETACHED GARAGE<br>WITH STOARGE IN ROOF<br>VOID, SPACE FOR 4NO. CARS |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes [X] No [ ] |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | FACING BRICK AND PLAIN<br>TILE ROOF TO COUNCIL APPRVL |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes [ ] No [X] |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes [ ] No [X] |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 5no. | Proposed: 5no. |
| 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.

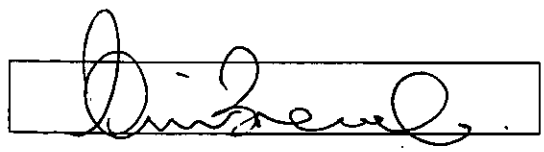
**Certificate B**

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 |
|---|---|---|
| | | |

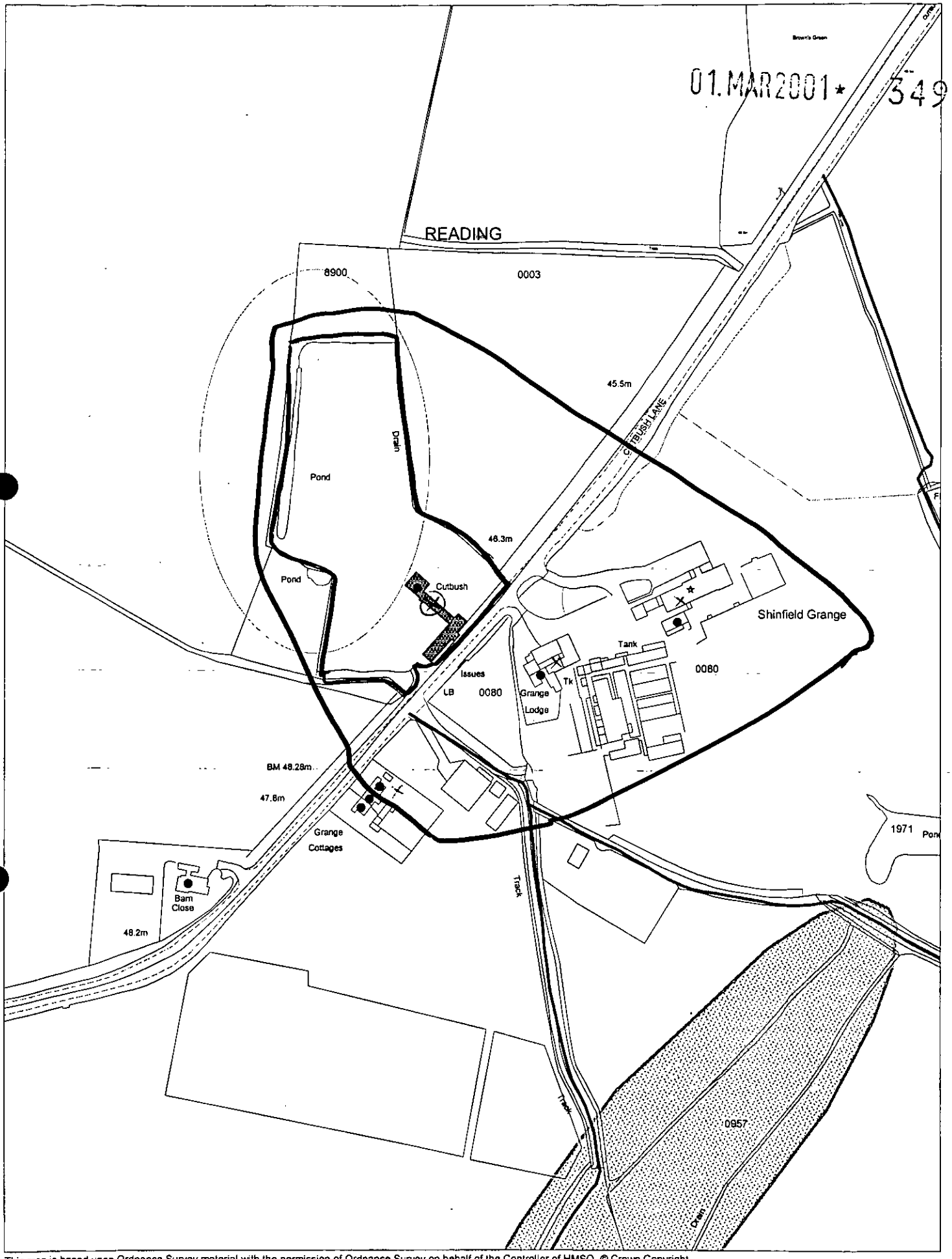
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR. A SIBLEY

Date 28 FEB 01

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.
8 March 2001 Scale: 1 : 2500

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