SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0345

LOCATION:
15 Salmon Close Reading.

APPLICANT:
Mr & Mrs Finlayson C/O David Shanly Design And Build

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **06/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Finlayson
C/O David Shanly Design And Build
17 Abingdon Drive
Caversham Park Village
Reading
Berkshire
RG4 6SE

Application Number: F/2000/0345

Parish: **SHINFIELD**

Location: **15, Salmon Close, Spencers Wood, Reading.**

Proposal: **Proposed two storey side 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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The en-suite window in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation

Date: 29 February 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

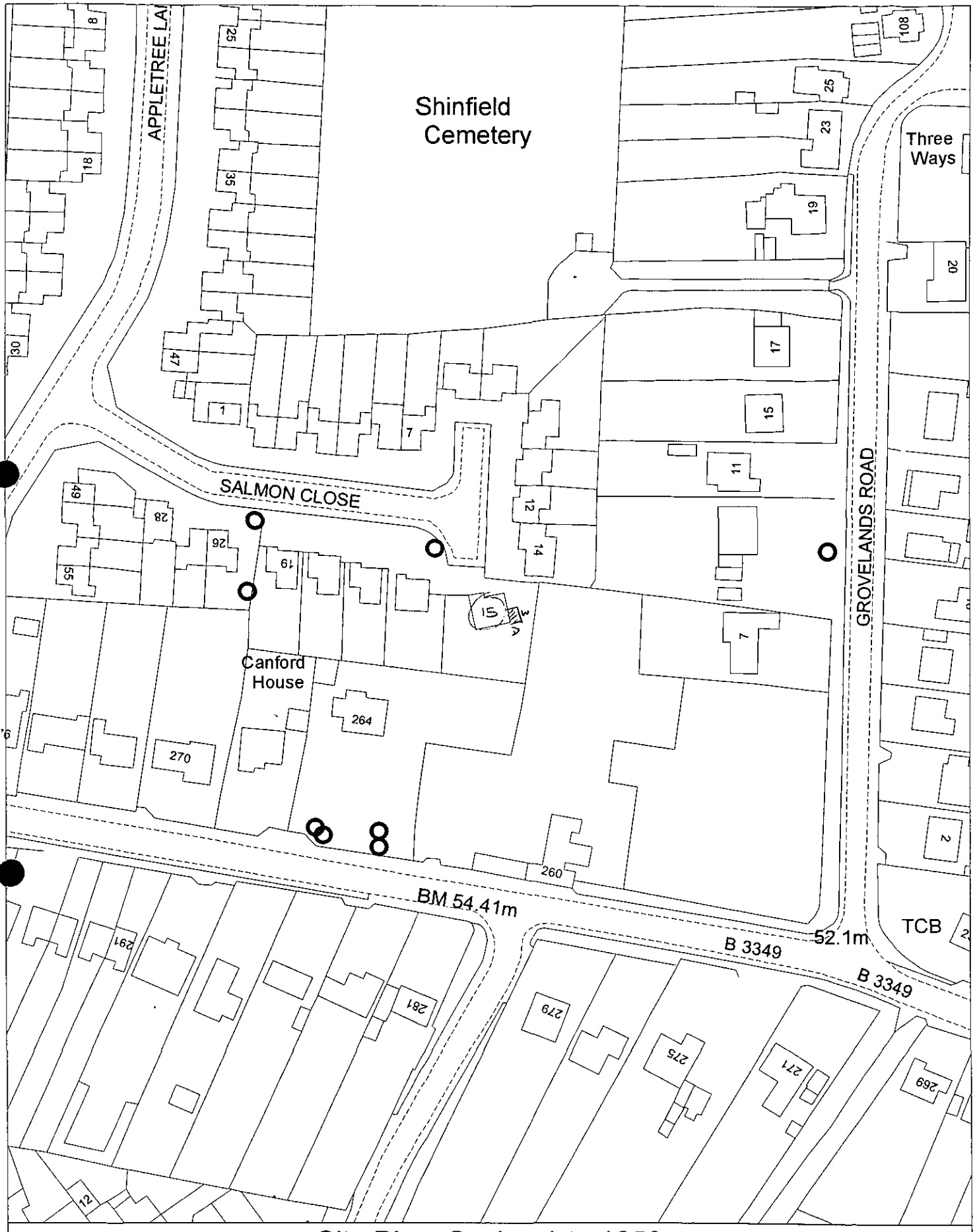
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0345	NB
BUILDING CONTROL NUMBER.	FP2000/0184	ALa
APPLICANT/AGENT	David Shanly	
ADDRESS OF SITE	15. Salmon Close SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	729/100	729/100.
ELEVATIONS	729/101	729/101
FLOOR PLANS first ground	729/101 729/100	729/101 729/100

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/3/00	

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	



Site Plan, Scale: 1 to 1250

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Date: 14 January 2000

10 JAN 2000

Received by Wokingham District Council

Application No: F/2000/0345

Proposal:

Proposed two storey side extension to dwelling.

Location:

15 Salmon Close Spencers Wood.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the *Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End,* Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Application Number F/2000/0345
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.
	SC20	SR24	EN-SUITE
			EAST

RECORD OF SITE VISIT

SITE ADDRESS: 15 Salmon Close Reading.

APPLICATION NUMBER: F/2000/0345

OFFICER: Natalie Brown

DATE OF SITE VISIT: 31/1/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES – (31/1/2000) Stake in front garden

2. DESCRIPTION OF SURROUNDINGS
Detached props with integral garages
open plan front gardens

(Shrubs, some conifers along boundaries also)
3. DESCRIPTION OF SITE/BUILDING
Patio area, large rear garden, UPVC windows existing.
Gable end to roof
Existing side elevation - kitchen door + small window.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No side windows in No 14.
detached from other properties – no overlooking onto No 15 property
(264 - 1 visible velux (?) roof lights)
Extn will be set away from existing boundaries

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING N/a

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence with RH + LH.
1.8m wall to rear (264 Hyde End Rd)
wall to front with gate - entrance to garden.

OTHERS ✓

Tel: (0118) 974 6492

Date: 18/2/2000

My ref: F/2000/0345

CONFIDENTIAL

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0345
15 Salmon Close Spencers Wood.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Natalie Brown on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28/2/2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0345**
15 Salmon Close ~~Reading~~. (Spencers Wood)
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 18/2/2000

My ref: F/2000/0345

CONFIDENTIAL

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
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Tel: (0118) 974 6492

Date: 18/2/2000

My ref: F/2000/0345

CONFIDENTIAL

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
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Case officer: **Natalie Brown** Application Number: **F/2000/0345**
15 Salmon Close ~~Reading~~. (Spencers Wood)
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0345

Applicant : Mr & Mrs Finlayson C/O David Shanly Design And Build.

Location : 15 Salmon Close Spencers Wood.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		31/01/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/2000

Date Registered : 10/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 06/03/2000

Consultation Responses :
Shinfield PC. ~~None~~ received 15/2 "No comment"

Neighbours/SN : none received.

Planning Issues : (10'd set)
2) Impact upon the streetscene
1) Impact upon neighbouring properties

Application Number: F/2000/0345

Appraisal :

1) Impact upon neighbouring properties:-
The proposed development is a 2-storey side extn to the property, forming a utility room (glf) & ensuite shower & WC at 1st floor level. It will be of height 4.8m to eaves & 6m to ridge. The roof line will not be above the height of the existing roof line of the existing dwelling. It will be pitched with a gable end to match the existing. It will not protrude beyond the line towards the rear of the garden beyond the existing bedroom/kitchen. It will extend forward from the side of the building by 2.5m & be of width 3.9m.
There will be no windows in the north elevation (facing the road) and a door in the south elevation for the utility room. The proposed east-elevation is showing a window in the glf & 1st floor. (1st floor window should be OD glazed in the interest of neighbours amenities)
There are no side windows in N° 14 & the proposed extn at N° 15 will face the bottom of the rear garden of N° 260 Hyde End Road, and will not overlook N° 16.
Boundaries: 1.8m fence to the sides
1.8m wall at rear
Wall or front with side gate — access to front of property.
There will be no detrimental impact to neighbouring properties by overlooking, overbearing or by overshadowing.

2) Impact upon the street scene.
There are existing UPVC glazed windows at the property
Bricks + tiles will match those of the existing and the style & shape of the roof matches the existing ∴ no detrimental impact upon the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 JAN 2000
Officer: NAB	Application No. F/2000/0345

Map No. 86 Site 0.06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 15 SALMON CLOSE

Parish: SHINFIELD Ward: Shinfield

24.1.2000

Applicant: MR/MRS FINLAYSON

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

(b)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :24.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... SIN t 7, 9 Gravelands Road ✓ .....

F/2000/0293
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed single storey and first floor extensions to dwelling to form granny annexe.
Case Officer: Emy Circuit
Observations: No comment

F/2000/0286
Location: 1 Jubilee Cottages, Mereoak Lane, Grazeley
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Miss E Connor
Observations: No comment

F/1999/0252
Location: Land at Basingstoke Road
Proposal: Proposed erection of six dwellings and 2 garages
Case Officer: Mrs A Odell
Observations: The site is on the Old Basingstoke Road, Three Mile Cross.

We express concern that the development is outside the designated village envelope and encroaching on the green gap of Three Mile Cross and Reading.

From local knowledge we are aware that the site is subject to frequent flooding and have concern that any remedial measures may have a detrimental implication on the surrounding properties.

F/2000/0345
Location: 15 Salmon Close, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

F/2000/0392
Location: Plots 1 & 2 221 Hyde End Road, Spencers Wood
Proposal: Proposed erection of two dwellings (amendment to approval 97/66910/F)
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
Proposal: Proposed two storey extension to dwelling. Loft conversion and new front porch.
Case Officer: Emy Circuit
Observations: No comment

F/1999/0238
Location: Roman Road Service Station, Basingstoke Road, Three Mile Cross
Proposal: Proposed installation of a LPG Compound
Case Officer: Emy Circuit
Observations: We express concern with regard to the location of the LPG Compound which will coincide with the Car Wash area as included on the redevelopment plans recently granted on appeal.

F/2000/0435
Location: 3 Great Lea, Three Mile Cross,
Proposal: Proposed single storey rear extension to dwelling (retrospective)
Case Officer: Emy Circuit
Observations: No comment

Continued...

David Shanly Design & Build

architectural, building surveying, project management & building consultants

The Studio, 17 Abingdon Drive,
Caversham Park Village,
Reading, Berkshire, RG4 6SE.

tel: 0118 954 5381
fax: 0118 954 5381

Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
RG40 1WR.

6 Jan '00

Dear Sirs,

15 SALMON CLOSE, SPENCERS WOOD, READING.

Please find enclosed 6 No. copies of Drg. Nos. 729/100 & /101 giving details of the proposed scope of works, together with the relevant forms duly completed and signed all as an application for Town & Country Planning approval.

Also enclosed is a cheque to the value of £95.00 being the fee applicable for this application.

Yours faithfully,

David Shanly.

cc. Mr & Mrs Finlayson.

15 SALMON CLOSE

ADDRESS

PARISH SHINFIELD

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04863	Thos A Hastings	O/L 4 dwellings on	8. 7. 76	N/A Ref
		part Homestead		
05539	" "	O/L 6 dwellings	25 11. 76	N/A C/A
06213	SEC Building	9 Dwellings on site		
	" "	of also fronting	12. 5 77	N/A Ref
	"	Salmon Close		
BR 6280	"	as above	27 10. 77	Ref N/A
07950	" " LBC	Demolish out building		
		erect 6 det houses	11. 5. 78	N/A C/A
08032	" "	6 houses & garages	11 5. 78	N/A C/A
BR 8965	" "	as above	25. 7 78	[illegible] N/A
BR 18460 17106	MR. I. TURNER	S/STOREY EXTENSION GARAGE TO RES/NEW GARAGE	8.4.82	APP N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 BR 22923, 21809 " 2/ST. EXTENSION 20.6.84, 23.8.84 APP N/A

Environmental Services

For office use only.
Application number: 0345

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS FINLAYSON
	Address and postcode	15 SALMON CLOSE
		SPENCERS WOOD
		READING
	Phone number	
2	Agent's Name	DAVID SHANLY DESIGN + BUILD
	Address and postcode	17 ABINGDON DRIVE
		CAVERSHAM PARK VILLAGE
		READING
		RG4 6JE
	Phone number	0118 954 5381
3	Site	15 SALMON CLOSE
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.		SPENCERS WOOD
		READING
4 Give brief details of the proposal for example, two storey side extension.	About the application	TWO STOREY SIDE 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.	WALLS - BRICK TO MATCH EXISTING ROOF - TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4 No	Proposed: —
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.		
	£95.00		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr + Mrs Finlayson

Date 6 JAN '00

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