APPLICATION NO:
F/2000/0365

LOCATION:
7 Grovelands Road Reading.

APPLICANT:
Mr & Mrs G Burch C/O John R Hall

PROPOSAL:
Proposed two storey ~~side~~ rear extension and first floor to dwelling, loft conversion and new front porch.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **09/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Burch
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross Reading
Berkshire
RG7 1AX

Application Number: F/2000/0365

Parish: ***SHINFIELD***

Location: **7, Grovelands Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey side extension to dwelling, loft conversion and new front porch.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the north elevation.

Condition
3. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 10 March 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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 10 May, 2000
My ref. BC/DC/2000/0365
Your ref.

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 & Mrs G Burch
C/o John R Hall
Setley Cottage
Basingstoke Road
THREE MILE CROSS
Berkshire
RG7 1AX

Dear Sir

PLANNING PERMISSION 2000/0365
SITE: 7 GROVELANDS ROAD, SPENCERS WOOD

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 2000/0365 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 your client 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 faithfully

EMY CIRCUIT
Planning Assistant

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0365	EXC
BUILDING CONTROL NUMBER	BP 2000/0546	Alan
APPLICANT/AGENT	John R Hall	
ADDRESS OF SITE	7. Grovelands Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	loft conversion + 2 storey side ext + new front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1583A	PBC/1583
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? Seen Emy. Emy checked with Mike Thorp. "Insignificant"	BC door + window at front interchanged	
DATE	18/4/00.	

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	

F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

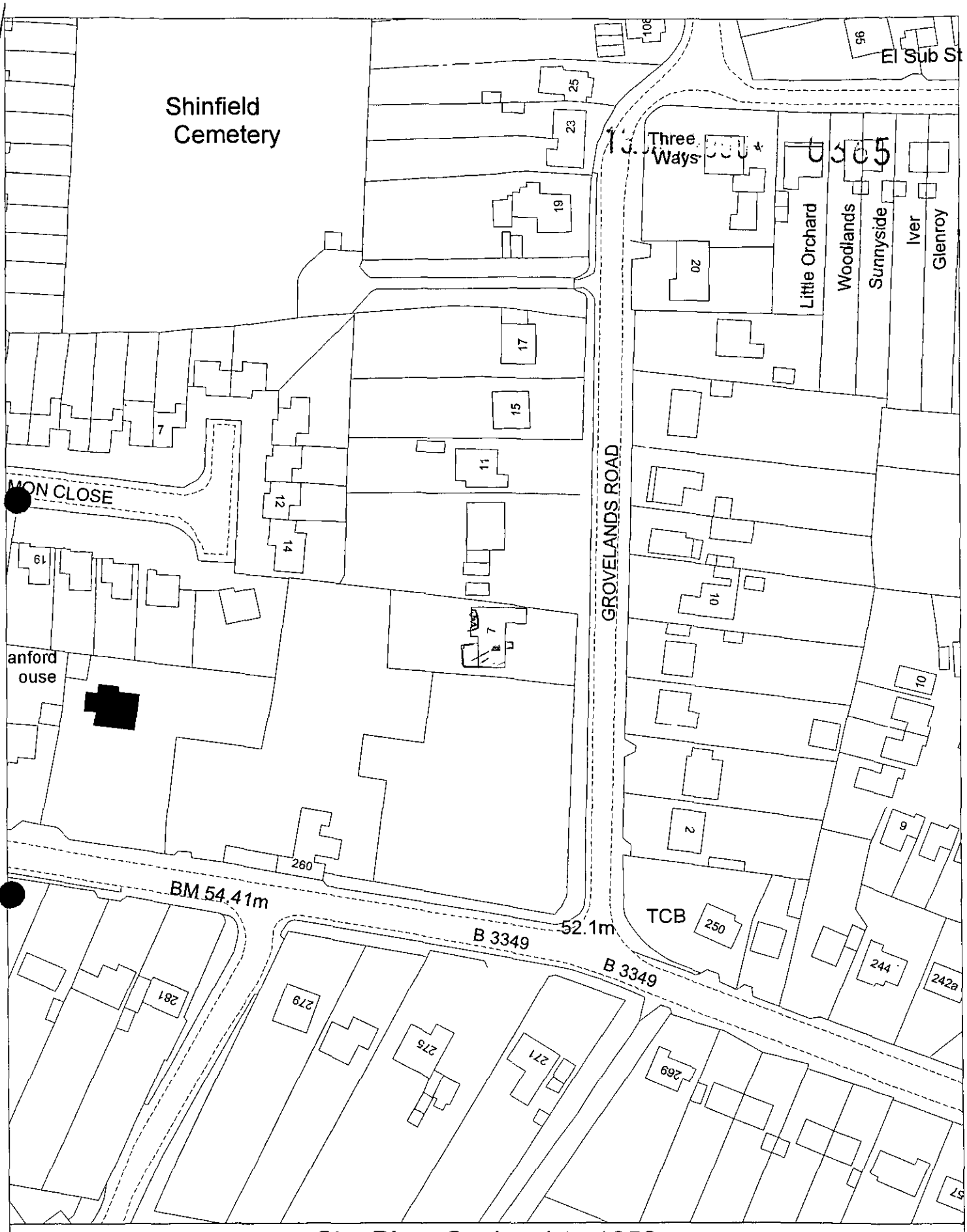
F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal; Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...



Site Plan, Scale: 1 to 1250

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Date: 17 January 2000

N
W E
S

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 21 October, 1999

My ref: EC/DC/MLT/SPENCERS WOOD/PREAPP

Your ref:

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

Mrs Lisa Burch
Woodpeckers
7 Grovelands Road
Spencers Wood

Dear Mrs Burch

RE: PROPOSED EXTENSION OF WOODPECKERS, 7 GROVELANDS ROAD, SPENCERS WOOD.

I refer to the letter and sketches you submitted to the Council some time ago, and the subsequent telephone calls to Miss Connor. I write to confirm that some concern has been expressed about the 'half-hip' style of the proposed new roof, and the impact that this may have upon the daylighting to the neighbouring property. It is therefore, suggested that a full hip style roof may be more appropriate or that any extensions should be limited to the left of the dwelling.

It is advisable therefore, that you submit revised drawings for informal, pre application, discussion on this basis. I hope this information is of assistance to you. May I remind you however, that this is informal advice only and is given without prejudice to any future decision that this Council may take.

Yours sincerely

M L THORP

Principal Development Control Officer

19802

EC

COPIES TO:

REPLY REQD.

Yew Tree Farm
Middlewich Road
Swan Green
Lower Peover
Cheshire
WA16 9QD

16 August, 1999

Chief Planning Officer

Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WH

Woodpeckers, 7 Grovelands Road, Spencers Wood

Dear Sir,

We are currently considering the purchase of the above property and would appreciate your advice as to the suitability of modifications that we would like to make.

The property is a two-bedroom bungalow situated in a semi-rural area, in a secluded position in a road that has a mix of property styles. To the left of the property is undeveloped rural land separated by hedgerow and to the right an on-going development of a four-bedroom house separated by fencing. The front of the property faces the road although largely obscured by trees. The rear backs on to adjacent gardens separated by well established trees.

Included with this letter are rough drawings that illustrate the changes that we would like to make along with comparative illustrations of the property as it stands. The proposal is to convert the property into a four-bedroom dwelling. This would involve extending the rear of the property by approximately 1.8 metres and building into the existing and new roof space to provide bedroom and bathroom space. This, in turn, would raise the roof height to 1.3 metres above the existing roofline and 500 mm above that of the planned adjacent property to the right. Additionally, the existing attached-front garage would be converted into kitchen space. It would also be our intention to change the existing brickwork from a painted combed pattern brick to a style such as Yorkshire Brick Company Cheshunt Multi. (CONDITION)

Given the setting of the property within the plot and the degree of seclusion, it is our belief that the changes proposed would not have significant impact to the properties to the front or rear and no impact to the left, as this is undeveloped land. There would, however, be a degree of impact on the property to the right although this would be minimised at second storey level by the use of Velux style windows and/or windows with frosted glass.

We would greatly appreciate your comments as to our proposed plans as this will assist in our decision relating to the purchase of this property. We also understand that in the absence of a full planning application any comments that you would make would be purely advisory and on a *'without prejudice'* basis.

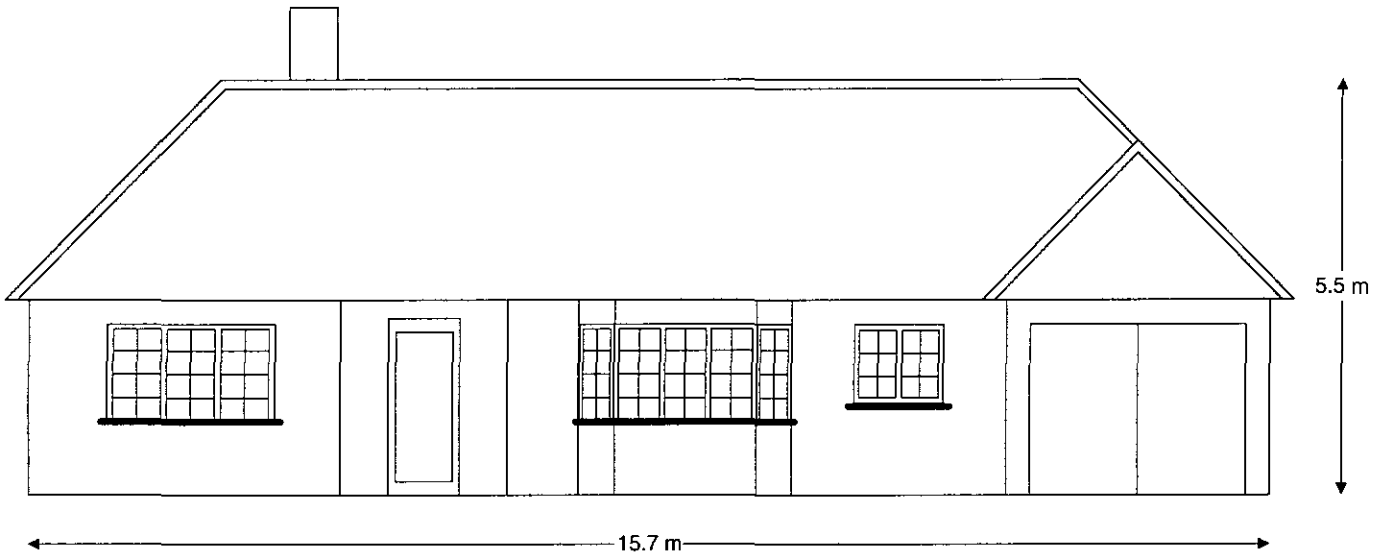
Should you require any additional clarification we can be contacted on 01565 723146 or 0468 242794.

Yours faithfully,

* check new dev. next door

G. I. Burch esq.

East Elevation

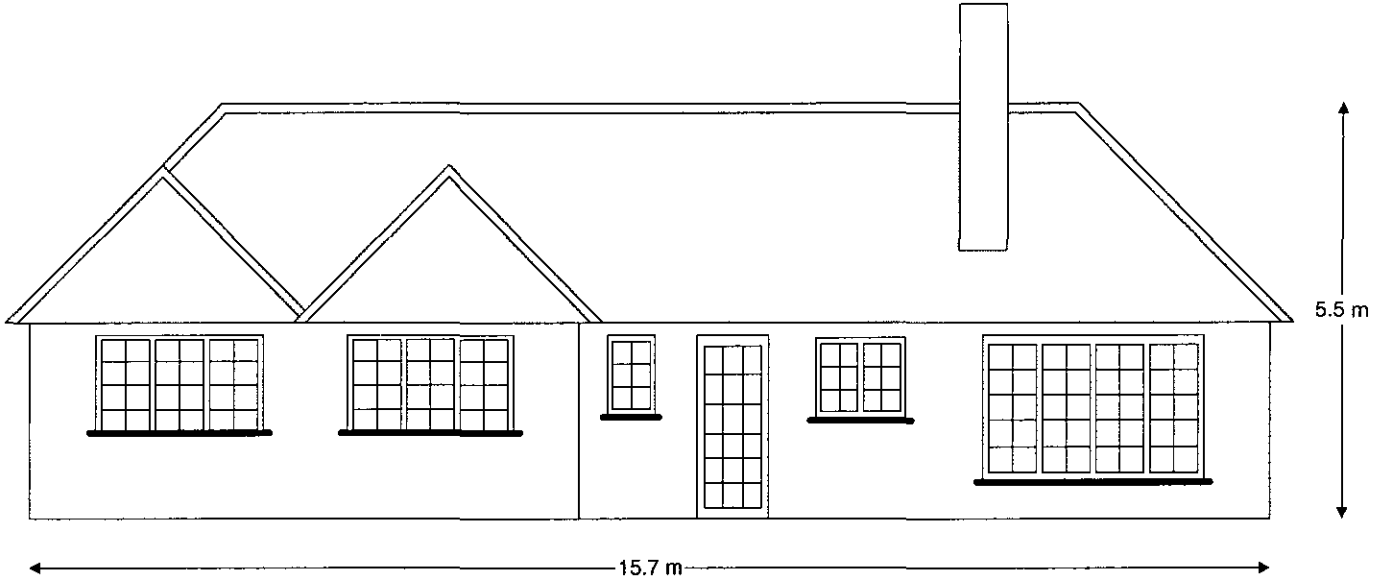


Current

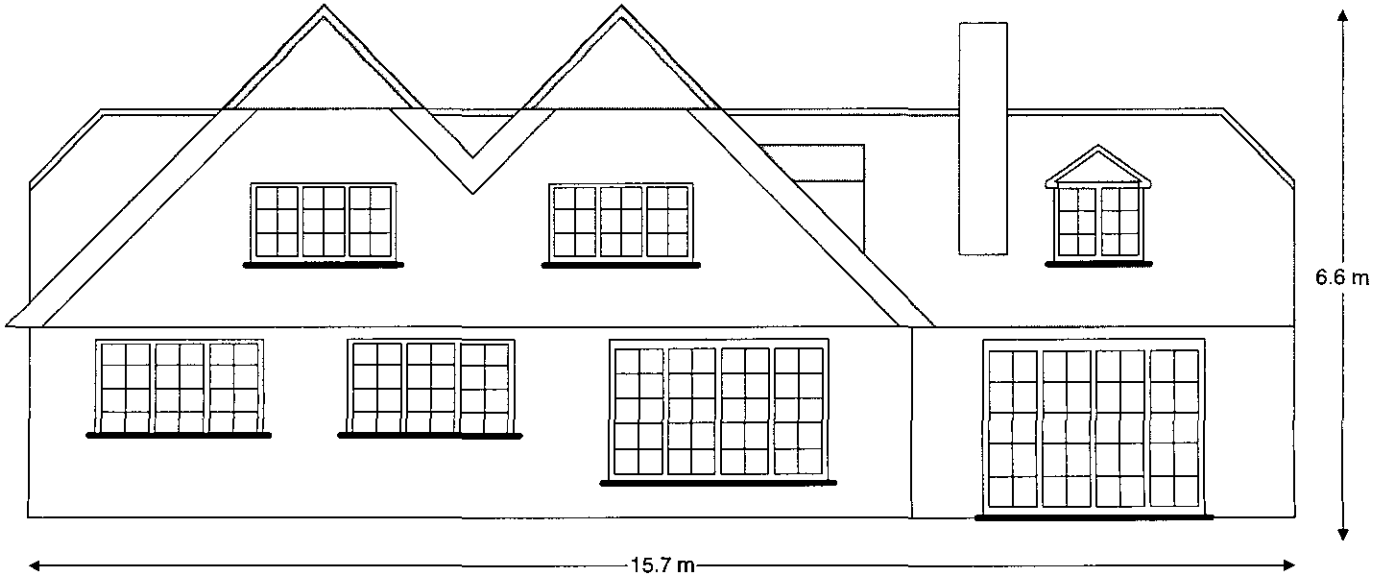


Proposed

West Elevation

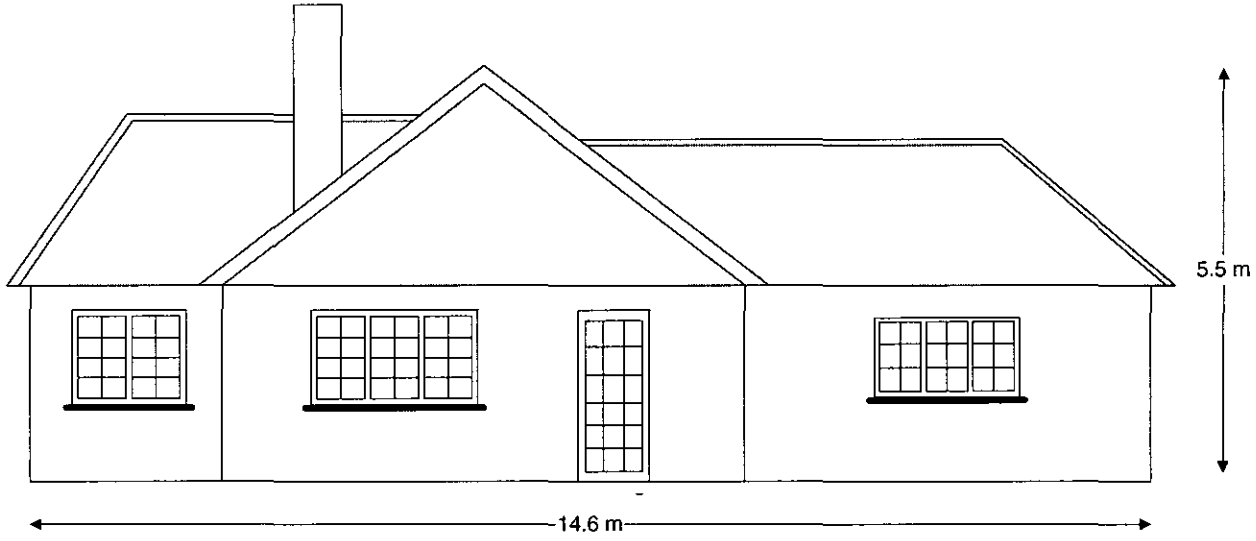


Current

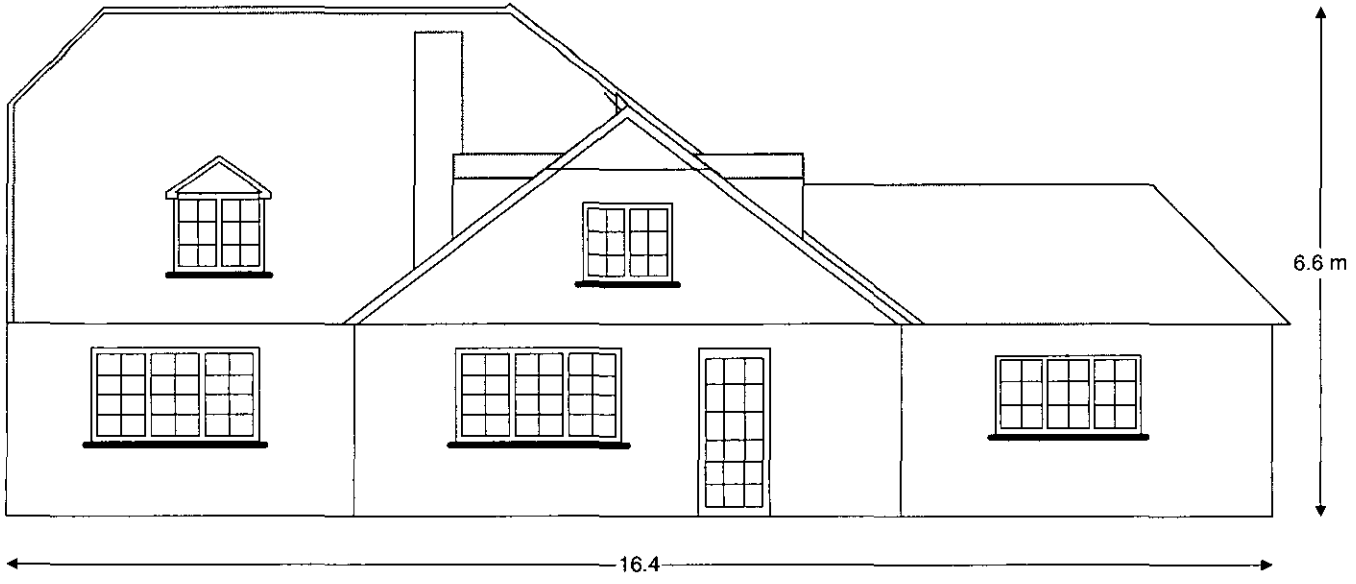


Proposed

South Elevation



Current

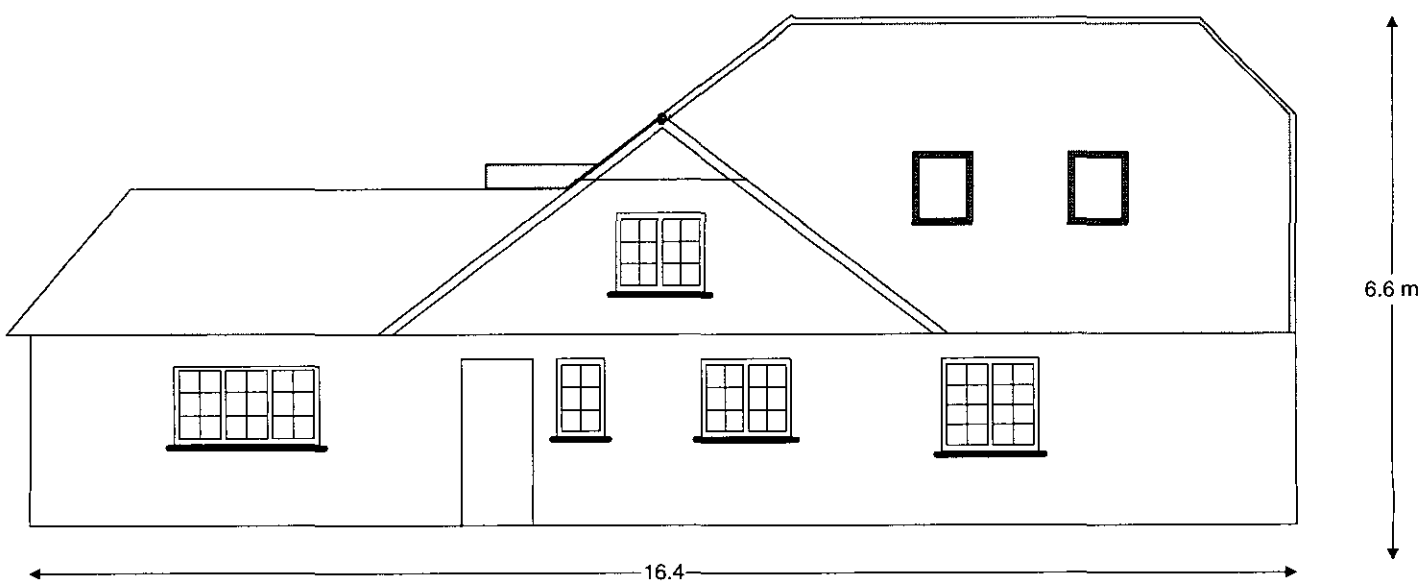


Proposed

North Elevation

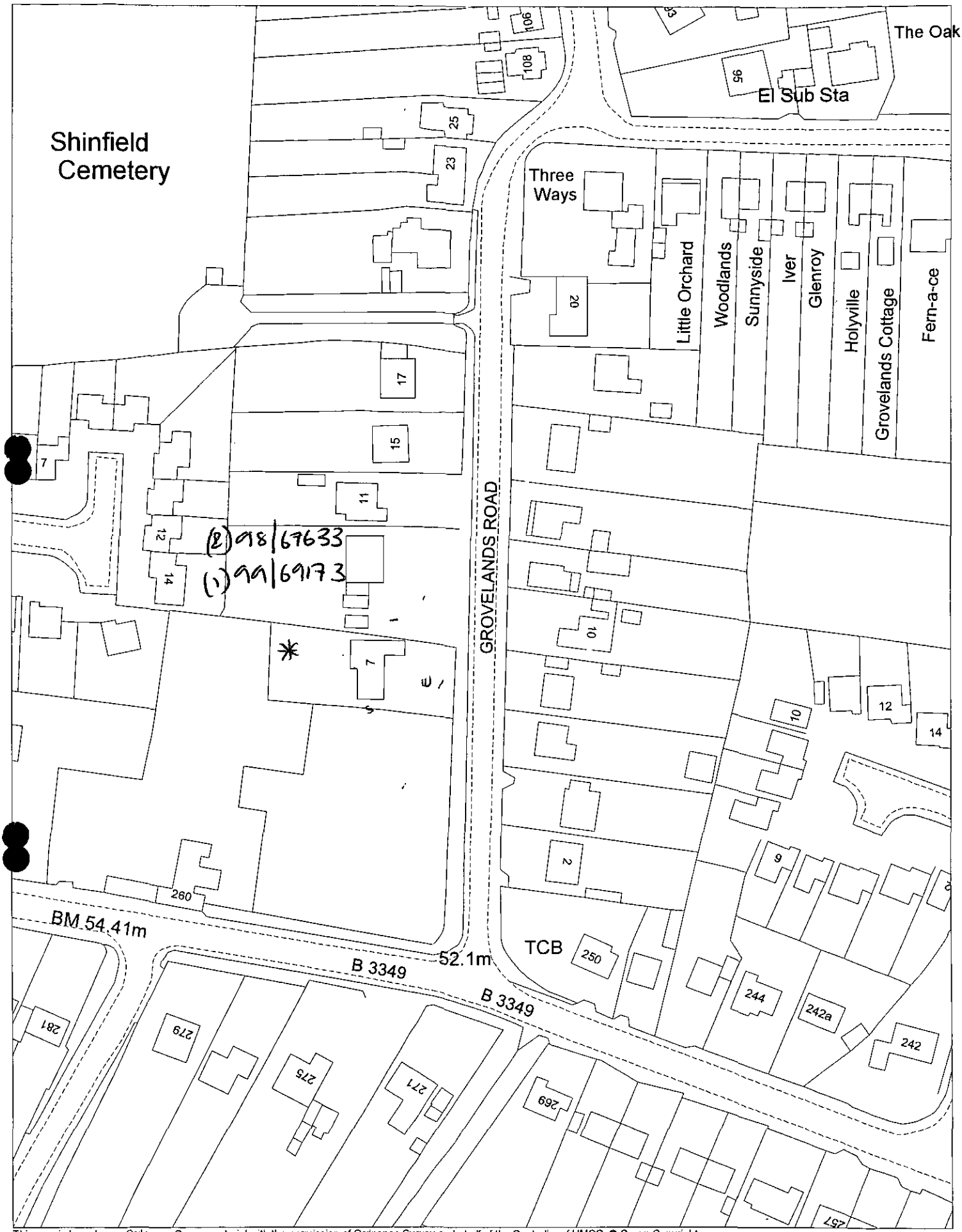


Current



Proposed

* PROBABLY OKAY!



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Development Control Section, Environmental Services, Wokingham District Council.
15 September 1999 Scale: 1 : 1250

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0365

Applicant : Mr & Mrs G Burch C/O John R Hall.

Location : 7 Grovelands Road Spencers Wood
Proposal : Proposed two storey ~~side~~ rear and first floor extensions to dwelling, loft conversion and new front porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 09/03/2000

Consultation Responses :
Shinfield PC - "no comment"
Highways - conditions

Planning Issues :
Identified Settlement
WBE1 - neighbours / street scene.

Application Number: F/2000/0365
7 Grovelands Road, Spencers Wood

Appraisal: The existing dwelling is a three bedroom bungalow with a hipped roof and a ridge height of 6 metres. A single garage, with a hipped roof, projects to the front and at the rear, the property steps out by 2.2 metres with a double hipped roof over.

The proposals are for the conversion of the bungalow to a chalet style house. There would be two-storey, rear and first-floor extensions at the southern end of the property creating a cross-wing with gables to the front and rear and a half-hipped roof. The ridge would be perpendicular to the existing roof and would have a height of 7.4 metres, 1.4 metres higher than the existing ridge line. The two-storey rear extension would have a depth of 4 metres but due to the stepped profile would only project 1.8 metres beyond the rear of the existing property.

The roof above the existing rear projection would be extended to form a first-floor gable, with a half-hipped roof, to the rear. This would have a ridge height of 6.3 metres, 0.3 metres higher than the existing roof. In addition there would be one dormer window to the rear, two dormers to the front, the garage would be converted to living accommodation and a porch, with a depth of 1.1 metres would be added to the front elevation.

To the southern side, the closest building, 260 Hyde End Road, is about 50 metres distant, to the rear, 14 Salmon Close is over 40 metres away and there is over 35 metres to the dwellings opposite, so the proposals would not have a harmful impact on these neighbours.

The new property to the north has three side windows: a ground floor study, first floor landing and en suite bathroom but there is about three metres between the two properties and the proposed alterations would not result in reduced light to these windows. No side windows are proposed and the alterations would not cause the building to be overbearing.

Grovelands Road is characterised by a variety of buildings styles and materials, with red brick and render being most common. The proposed alterations would not be out of place in this setting. The existing dwelling is constructed from combed and painted brick but it is proposed that the alterations would be constructed in red brick and that the remainder of the existing structure would also be refaced. Given the character of the area this is considered acceptable, providing a suitable brick is selected.

The existing frontage parking provides sufficient parking for at least three cars.

Recommendation: conditional approval

Application Number F/2000/0365
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC08	SR05	Front-floor level or above in the
			north elevation
03	SC23	SR06	Parking and turning

RECORD OF SITE VISIT

SITE ADDRESS: 7 Grovelands Road Reading.

APPLICATION NUMBER: F/2000/0365

OFFICER: Emy Circuit

DATE OF SITE VISIT: 1 Feb 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on tree to left of drive

2. DESCRIPTION OF SURROUNDINGS residential road in semi-rural setting - variety of detached houses and bungalows some rendered, red brick + others. Wide verges with mature trees & shrubs/hedges along front boundaries

3. DESCRIPTION OF SITE/BUILDING
bungalow - no previous extensions apparent. painted combed ~~New house under construction at No 9 to North~~. brickwork

4. RELATIONSHIP TO ADJOINING PROPERTIES
field to South
new house under construction to NORTH, projects beyond No 7 to front and rear

5. SITE CONSTRAINTS

TREES - front boundary contains 7m trees + 5m+ trees and shrubs at end of back garden / boundary with no 9.

ACCESS/PARKING - Most of frontage is hard surfaced parking area (parts overgrown at present - to be cleared)

LEVELS

BOUNDARY TREATMENT N - No 9 - 1.8m fence
W - low wire fence screened by various trees in garden (Mine?)
S - 2m hedge

OTHERS

Received by Wokingham District Council

Application No: F/2000/0365

Proposal:

Proposed two storey side extension to dwelling, loft conversion and new front porch.

Location:

7 Grovelands Road 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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

Tel: (0118) 974 6479

Date: 28/2/00

My ref: F/2000/0365

WOKINGHAM DISTRICT COUNCIL

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: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0365
7 Grovelands Road Spencers Wood.
Proposed two storey side extension to dwelling, loft conversion and new front porch.

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 Emy Circuit on **(0118) 974 6479**. 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 9/3/00

Yours faithfully

Chris Dwd

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0365**
7 Grovelands Road ~~Reading~~. Spencers Wood
Proposed two storey side extension to dwelling, loft conversion and new front porch.

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 6479

Date: 28/2/00

My ref: F/2000/0365

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33606 - Wokingham

Dear Councillor

Application Number: F/2000/0365
7 Grovelands Road Spencers Wood.
Proposed two storey side extension to dwelling, loft conversion and new front porch.

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Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0365**
7 Grovelands Road ~~Reading~~. Spencers Wood
Proposed two storey side extension to dwelling, loft conversion and new front porch.

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 6479

Date: 28/2/00

My ref: F/2000/0365

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
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Councillor

Application Number: F/2000/0365
7 Grovelands Road Spencers Wood.
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This form must be received no later than 9/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0365**
7 Grovelands Road ~~Reading~~. Spencers Wood
Proposed two storey side extension to dwelling, loft conversion and new front porch.

Transfer: Yes ☐ No ☑
Reason for Transfer:

DC
APP
CS
COPIES TO:

Signed: Date: 1 March 2000

Print Name: MJ BRYANT

Thank you Emy.

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

(4) PRE-APP ATTACHED (4)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	5 JAN 2000
Officer: EXC	Application No. F/2000/0365

Map No. 86 Site 0:08

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND LOFT CONVERSION - NLLL

Location: 7 GROVELANDS ROAD

Parish: SHINFIELD Ward: Shinfield 25.1.2000

Applicant: MR/MRS BURCH

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking layout, 4 vehicles.	25.1.	
3	Forms unsigned	Proposed bedrooms — 5 ?		
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 : 25.1.2000 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:

.....

.....

..... pre-app attached .....

NEIGHBOURS:

..... S/N + 260 Hyde End Road .....

..... 264 Hyde End Road ✓ .....

..... 15 Salmon Close .....

.....

.....

.....

.....

.....

.....

Date: 14 February 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0365

Location: 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling, loft conversion and new front porch.

Applicant: Mr & Mrs G Burch C/O John R Hall.

Case Officer: Emy Circuit

The new plans show the following: Parking Layout for four cars.

Comments are required by 23/02/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

SC 23 - PARKING & TURNING (SR06)

N.S. Tatler

1-3-00

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...

To:
Highways

From: Emy Circuit

Date: 25 January 2000

Application Number: F/2000/0365

Proposal: Proposed two storey side extension to dwelling, loft conversion and new front porch..

Site Address:
7, Grovelands Road, Spencers Wood.

Applicant:
Mr & Mrs G Burch C/O John R Hall.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & TURNING (SR 06)

N.S.T.

7-2-00

Date: 14 February 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0365

Location: 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling, loft conversion and new front porch.

Applicant: Mr & Mrs G Burch C/O John R Hall.

Case Officer: Emy Circuit

The new plans show the following: Parking Layout for four cars.

Comments are required by 23/02/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0365 (Planaps) / (Ludhouse) Date Rec. 2/2/00

Location: 7 Grovelands Road

Parish Shinfield

Applicant: Mr and Mrs G Burch

Description of attached plans parking layout for tow cars

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC Emy Lovell

Consultations Sent by Admin. on 14.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

7 GROVELANDS ROAD
WOOD PECKERS

ADDRESS PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Proposed ext - Mrs. Burch - 21/10/99

DRAINAGE

091074

6

1305A

Environmental Services

For office use only.
Application number: 13 JAN 2006* 0565

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 & MRS G BURCH 7 GROVELANDS ROAD SPENCERS WOOD READING
2	Agent's Name Address and postcode Phone number	JOHN R HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	7 GROVELANDS ROAD SPENCERS WOOD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION & LOFT CONVERSION
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 ☐ NOT AFFECTED BY WORKS
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN TILE AS EXISTING BRICK SOME PAINTED AS 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

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	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.		
	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 G Burch

Date 6/1/2022

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