APPLICATION NO:
F/2000/0392

LOCATION:
221 Plots 1 & 2 Hyde End Road Reading.

APPLICANT:
RIJ Associates

PROPOSAL:
***Proposed* erection of two dwellings (amendment to approval 97/66910/F).**

EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **14/03/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

RIJ Associates
227 Hyde End Road
SHINFIELD
Berkshire
RG7 1BU

Application Number: F/2000/0392

Parish: **SHINFIELD**

Location: **Plots 1 & 2, 221 Hyde End Road, Shinfield, Reading**

Proposal: **Proposed erection of two dwellings (amendment to approval 97/66910/F)**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor level or above west side elevation or north side bedroom one elevation on plot 2.

Condition
4. The bathroom window in the west elevation of Plot 2 shall not at any time be glazed other than with obscure glass.

Condition
5. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
6. 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.

Condition
7. The area of vehicle access to be reduced is to be stopped up and the footway reinstated in accordance with details to be first agreed in writing by the Local Planning Authority.

Condition
8. There shall be no direct vehicular access through Plot No. 1 to the industrial unit to the south of the site.

Condition
9. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials, proposed and existing functional services above and below ground, and boundary treatment.

Condition
10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
11. No tree, hedgerow or mature shrub on the site shall be felled, destroyed or damaged or disturbed in any way and no part thereof shall be removed. Any tree, hedgerow or mature shrub destroyed or severely damaged shall be replaced within the next planting season with a tree, hedgerow or mature shrub of similar species.

Condition
12. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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

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

Reason
5. In the interests of residential amenity.

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

Reason
7. In the interests of pedestrian safety.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. In the interest of the future health and amenity value of the trees.

Reason
12. To prevent pollution of groundwater.

Head of Planning and Transportation
Date: 14 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.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0392

Applicant : RIJ Associates .

Location : Plots 1 & 2 221 Hyde End Road Shinfield.
Proposal : Proposed erection of two dwellings (amendment to approval 97/66910/F).

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

Date of Neighbour Notifications : ✓ 15/2.

Date of Site Visit : 11. 2. 00

Date Registered : 18/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : 19/02/2000

Application Expiry Date: 14/03/2000

Consultation Responses :

NW office : No obj. subj. to condition.

EA : Rec. cond.

P.C. : No comments

Planning Issues :

Application Number: F/2000/0392

Appraisal :

Prenais approval No. 97/66910/F for same proposal but current has following: sun room addition at rear to plot 1 & enlargement of garage/ ~~[illegible]~~ bedroom 1 above on plot 2, + minor elevational changes. All now under construction.

Plot 1: No change to street scene on HE Rd. & sun room at rear ~~[illegible]~~ is only minor extn. Plot 2: Effect on street scene minor. Sited sufficiently obliquely not to have a significant effect on adj. ant 229A. HE Rd. Also gatsw wall to plot 2 - as fit into high boundary overall, consider acceptable

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0392
Conditions/Reasons for Refusal

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

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor level or above west side elevation or north side bedroom one elevation on plot 2.
04
The bathroom windows in the west elevation of the ~~proposed development~~ plot 2 shall not at any time be glazed other than with obscure glass.
05
Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.
06
The area shown on the permitted drawings for vehicle parking and turning area shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order (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.
07

The area of vehicle access to be reduced is to be stopped up and the footway reinstated in accordance with details to be first agreed in writing by the Local Planning Authority.
08
There shall be no direct vehicular access through plot no. 1 to the industrial unit to the south of the site.
09
No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The details shall include means of enclosure, hard surfacing materials, proposed and existing functional services above and below ground, and boundary treatment.
10
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
11
No tree, hedgerow or mature shrub on the site shall be felled, destroyed or damaged or disturbed in any way and no part thereof shall be removed. Any tree, hedgerow or mature shrub destroyed or severely damaged shall be replaced within the next planting season with a tree, hedgerow or mature shrub of similar species.
12
No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

PTO.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
To safeguard the amenities of neighbouring residents and the locality.

04
To safeguard the amenities of neighbouring residents and the locality.

05
In the interests of residential amenity.

06
Development without adequate provision for the accommodation for vehicle would lead to parking inconvenient to other road users and detrimental to highway safety.

07
In the interests of pedestrian safety.

08
In the interests of residential amenity.

09
In the interests of visual amenity.

10
In the interests of visual amenity.

11
In the interest of the future health and amenity value of the trees.

12
To prevent pollution of groundwater.

RECORD OF SITE VISIT

SITE ADDRESS: 221 Plots 1 & 2 Hyde End Road Reading.

APPLICATION NUMBER: F/2000/0392

OFFICER: Angela Odell

DATE OF SITE VISIT: 11.2.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Residential area mainly with variety of house types along Hyde End Rd. & mainly dwellings down Montgomery Drive.

3. DESCRIPTION OF SITE/BUILDING Dwellings well under construction.

4. RELATIONSHIP TO ADJOINING PROPERTIES W. side is 2 storey office/ res. bldg. No side windows but side door. Industrial bldg to rear. Other side of Montgomery Drive is bungalow facing Hyde End Rd. Adjacent No. 2. Montgomery has blank flank side.

5. SITE CONSTRAINTS

TREES None

ACCESS/PARKING from Montgomery Dr & Hyde End Rd.

LEVELS Flat.

BOUNDARY TREATMENT 1.8 m fence/wall to Montgomery Drive & round to side of No. 2.

OTHERS

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0392**

221 Plots 1 & 2 Hyde End Road ~~Reading~~. Spencers Wood

Proposed erection of two dwellings (amendment to approval 97/66910/F).

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 1 March 2000

Print Name: MJ BRYANT

Thank you Angela.

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

POL
DC
CS
02
COPIES TO:

Tel: (0118) 974 6445

Date: 29.2.00

My ref: F/2000/0392



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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0392
Plots 1 & 2 221 Hyde End Road ~~Shinfield~~. Spencers Wood
Proposed erection of two dwellings (amendment to approval 97/66910/F).

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 Angela Odell on **(0118) 974 6445**. 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 10.3.00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0392**
221 Plots 1 & 2 Hyde End Road ~~Reading~~. Spencers Wood
Proposed erection of two dwellings (amendment to approval 97/66910/F).

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 6445

Date: 29.2.00

My ref: F/2000/0392

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0392
Plots 1 & 2 221 Hyde End Road ~~Shinfield~~. Spencers Wood
Proposed erection of two dwellings (amendment to approval 97/66910/F).

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This form must be received no later than 10.3.00

Yours faithfully

Chris Ward

Head of ~~Planning~~ and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0392**
221 Plots 1 & 2 Hyde End Road ~~Reading~~. Spencers Wood
Proposed erection of two dwellings (amendment to approval 97/66910/F).

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 6445

Date: 29.2.00

My ref: F/2000/0392

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0392
Plots 1 & 2 221 Hyde End Road ~~Shinfield~~ Spencers Wood
Proposed erection of two dwellings (amendment to approval 97/66910/F).

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 Angela Odell on **(0118) 974 6445**. 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 10.3.00

Yours faithfully

Chris Ward
Head of Planning ~~and~~ Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0392**
221 Plots 1 & 2 Hyde End Road ~~Reading~~ Spencers Wood
Proposed erection of two dwellings (amendment to approval 97/66910/F).

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.

Our ref: SP\2000\LB1250
Your ref: 2000/0392

Date: 8th February 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 25840
POL	TLS
DC	ENF
APP	
CS	

11 FEB 2000

COPIES TO: | ACK: | FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

FAO: Angela Odell

Dear Madam

LOCATION: Plots 1 & 2, 221 Hyde End Road, Shinfield
PROPOSAL: Erection of two dwellings (amendment to approval 97/66910/F)

Thank you for your letter dated 26 January 2000 which was received on 31 January 2000. You are asked to quote the following reference in any correspondence: **SU76NW/8/4.**

The Environment Agency has no objection, in principle, to the proposed development, provided that the following condition is imposed on any planning permission granted:

PLANNING CONDITION

Condition: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
Reason: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Andrea Szabados on 01276 454373 for further details.

ADVICE TO APPLICANT

Environment Protection: contact Nick Weddell on 01276 454405

Surface water from hardstanding areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

During construction, any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes,

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

I hope this information is useful. However, if you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Lisa Brooks

LISA BROOKS
Development Planning Officer

Cc RIJ Associates, Little Croft, Back Lane, Four Oaks, Meriden CV7 7LD

To:
Highways

From: Angela Odell

Date: 26 January 2000

Application Number: F/2000/0392

Proposal: Proposed erection of two dwellings (amendment to approval 97/66910/F)..

Site Address:
Plots 1 & 2 221, Hyde End Road, Shinfield.

Applicant:
RIJ Associates .

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

CONDITIONAL APPROVAL

SC 23 - PARKING, TURNING & GARAGING (SR 06)

N.S. Tatler

7-2-00

Received by Wokingham District Council

Application No: F/2000/0392

Proposal:

Proposed erection of two dwellings (amendment to approval 97/66910/F).

Location:

Plots 1 & 2 221 Hyde End Road Shinfield.

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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~26 AUG 1999~~ 18 JAN 2000	Map No. 87 Site 0-08
Officer: AO / Application No. F/2000/0392	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF TWO DWELLINGS
(AMENDMENT TO APPROVAL 97/66910/F)

Location: PLOTS 1 & 2 221 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 26.1.2000

Applicant: RIJ ASSOCIATES

Fee Received 190-00 Required 380-00 Additional 190-00 Refund 20/1/00 to follow

requested 3/9 received

Enforcement Section to be notified ☑ tick if required (6)

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? ~~(may not be required for minor amendment)~~		
3	Forms unsigned			
4	Correct S 66 certificate		18 JAN 2000	
5	Elevation plans	Need elevations for garden access.	Phoned 1/9	
6	Floor plans		letter	sent
7	Metric scale disclaimer		3/9	
8	Encroachment letter		phoned 14/10	again to follow
9	Miscellaneous		+ phoned 18/11	

all returned 25/11

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.1.2000 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:

.....

.....

.....

NEIGHBOURS:

2x S/N – one on Hyde End Rd ✓
one at far end of plot 2 in Century Drive

& No Pre App

By hand 17.1.00

18 JAN 2000

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Logistics

18.JAN.2000 09.2

17 January 2000

Mrs Angela Odell
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG

Our Ref RIJM/705/00011701
Your Ref: n/a

Dear Mrs. Odell,

PLOTS 1 & 2 AT 221 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION: MINOR AMENDMENTS.

Further to our recent discussions please find enclosed revised planning application in regard to the above site concerning the minor amendments to Plots 1 & 2 as noted below:

a.	Plots 1 & 2:	Minor Elevation Amendments.
b.	Plot 1:	Sunroom Addition.
c.	Plot 2:	Bedroom 1 Enlargement. The floor area of Bedroom 1 is enlarged by reducing the Northern hip end to the roof to approximately 50% of that shown on the currently approved plans. This in turn increases the height of the hip end gable wall by approximately 800/900mm. No change is made to the footprint or remaining roof lines/elevations.

The site layout and house type footprints remain un-altered except for the Sunroom to Plot 1. The application comprises:

1.	6no. copies of form:	Planning Application Part 1.
2.	1no. copy of form:	Section 66 Certificate b/Agricultural Certificate.
3.	1no. copy of:	Notice served on Owners. This is in effect one full copy of the application forms and drawings with covering letter as attached.
4.	6no. copies of:	The drawing Schedule and associated drawings.

I trust you agree these changes are minor amendments to the already approved development and furthermore that they meet with your approval. As you are aware the development is underway hope therefore that the application can be dealt with speedily. Also, can you advise whether this will be dealt with by delegated powers or by planning committee.

Little Croft Buck Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond J.J. Moore Tech RICS Associate of The Chartered Institute of Building

RIJ Associates

Building Consultancy 18 JAN 2000* 0592

Would you please acknowledge receipt of the application by return and issue fee payment receipt.

Should you have any points, which you require to clarify please, do not hesitate to call.

Yours sincerely,



Raymond I.J. Moore

Enc.

P.S. Please address your response to my temporary address as below:

c/o. 227 Hyde End Road, Spencers Wood, Reading, Berkshire, RG7 1BU.

RIJ Associates
Building Consultancy

221 Hyde End Road, Spencers Wood.

18. JAN. 2000 0592

Drawing Schedule.

1.	RIJA/P/10			
2.	RIJA/HER/01	Site Survey of Existing and Proposed Layout		
3.	Potton Ltd. Special Heritage Construction Details comprising Drawing Nos.	Plot-1 (98-057):	1C:	Ground & 1st Floor Plans
			3C:	Front and Rear Elevations
			4C:	Side Elevations
		Plot-2 (98-056):	1C:	Ground & 1st Floor Plans
			2C:	Front and Rear Elevations
			3C:	Side Elevations
4.	RIJA/HER/02	Rear Entrance Gate Details		

Raymond L.J. Moore Tech RICS Associate of The Chartered Institute of Building

Rec'd 10.35AM 20.1.00

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Logistics

20 JAN 2000

19 JAN. 2000 03:2

19 January 2000

Mrs Hurst
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG

Our Ref RIJM/705/00011901
Your Ref: n/a

Dear Mrs. Hurst,

PLOTS 1 & 2 AT 221 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION: MINOR AMENDMENTS.

Further to our recent discussions please find enclosed additional Planning Fee payment cheque in the sum of £190.00p. Please forward individual receipts for each of the £190.00p payments by return.

Should you have any points, which you require to clarify please, do not hesitate to call.

Yours sincerely,

R-IJ Moore

Raymond I.J. Moore

Enc.

P.S. Please address your response to my temporary address as below:

c/o. 227 Hyde End Road, Spencers Wood, Reading, Berkshire, RG7 1BU.

Little Croft Back Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond I.J. Moore Tech RICS Associate of The Chartered Institute of Building

RIJ Associates

Building Consultancy

16. JAN. 2000* 0592

221 Hyde End Road, Spencers Wood.

Drawing Schedule.

1.	RIJA/P/10			
2.	RIJA/HER/01	Site Survey of Existing and Proposed Layout		
3.	Potton Ltd. Special Heritage Construction Details comprising Drawing Nos.	Plot-1 (98-057):	1C:	Ground & 1st Floor Plans
			3C:	Front and Rear Elevations
			4C:	Side Elevations
		Plot-2 (98-056):	1C:	Ground & 1st Floor Plans
			2C:	Front and Rear Elevations
			3C:	Side Elevations

Raymond L.J. Moore Tech RICS Associate of The Chartered Institute of Building

RIJ Associates

Building Consultancy

Surveying - Space Planning - Building Services - Project Management - Logistics

18 JAN 2000 0552

13 August 1999

Mr. & Mrs. D.R. Walker
227 Hyde End Road
Spencers Wood
Reading
Berkshire
RG7 1BU

Our Ref RIJM/704/99071901
Your Ref: n/a

Dear Mr. & Mrs Walker,

PLOTS 1 & 2 AT 221 HYDE END ROAD, SPENCERS WOOD, READING, BERKSHIRE. RG7 1BU
PLANNING APPLICATION: MINOR AMENDMENTS.

Please take notice that RIJ Associates is applying to The Planning Department of Wokingham District Council to make Minor amendments to the currently approved development at the above site. The minor amendments include:

a.	Plots 1 & 2:	Minor Elevation Amendments.
b.	Plot 1:	Sunroom Addition.
c.	Plot 2:	Bedroom 1 Enlargement. The floor area of Bedroom 1 is enlarged by reducing the Northern hip end to the roof to approximately 50% of that shown on the currently approved plans. This in turn increases the height of the hip end gable wall by approximately 800/900mm. No change is made to the footprint or remaining roof lines/elevations.

The site layout and house type footprints remain un-altered except for the Sunroom to Plot 1. The application comprises:

Should you wish to make representations about this application you should write to the Chief Planning Officer, The Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR within 21days of service of this notice.

We enclose for your reference 1no. full copy of the application documentation as will be submitted to WDC.

Should you have any points, which you require to clarify please, do not hesitate to call.

Yours sincerely,

R.J.G Moore

Raymond L.J. Moore

Enc.

P.S. Please address your response to my temporary address as below:

c/o. Elm Lea Farm, Elm Road, Sherborne St. John, Basingstoke, Hampshire, RG24 9JX

Little Croft Back Lane Four Oaks MERIDEN Warwickshire CV7 7LD
Telephone: 01676 522567 Facsimile: 01676 522567 Mobile: 07971 577026

Raymond L.J. Moore Tech RICS Associate of The Chartered Institute of Building

RIJ Associates
Building Consultancy

221 Hyde End Road, Spencers Wood.

Drawing Schedule.

1.	RIJA/P/10			
2.	RIJA/HER/01	Site Survey of Existing and Proposed Layout		
3.	Potton Ltd. Special Heritage Construction Details comprising Drawing Nos.	Plot-1 (98-057):	1C:	Ground & 1st Floor Plans
			3C:	Front and Rear Elevations
			4C:	Side Elevations
		Plot-2 (98-056):	1C:	Ground & 1st Floor Plans
			2C:	Front and Rear Elevations
			3C:	Side Elevations

Raymond L.J. Moore Tech RICS Associate of The Chartered Institute of Building

1789/a

SECTION 66 CERTIFICATE

Application No.

18.JAN.2000 0002

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs D.R. WALKER	227 HYDE END ROAD, SPENCERS WOOD, READING RG7 1BU	19th July 1999

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . R.D. Moore . . . . . .

On behalf of . R.J.S. ASSOCIATES . . . . . .

Date . . 12th AUGUST 1999 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

✓ ADDRESS 891 Hyde Land Road PARISH Shankill

PLOT No. ~~Sht 227 Folio~~ 1 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22/49	Mr. J. Bowyer	Brick Garage	8.2.49	C/t
BR 7013	Mr. L.J. Carter	Roof conversion	16.8.77	APP
96/64828/1	RIS ASSOCIATES	2 DET. HOUSES ON SITE OF BUNGALOW	10.4.97	C/t
97/66910/F	"	2 Det. Dwellg. Amendment to the types on Ap. 96/64828/F	5.3.98	C/t

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

NB Temp
address for
agent.
see letter 17/1

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16 JAN 2006 0592

1.	APPLICANT'S NAME	RIJ ASSOCIATES
	ADDRESS	LITTLE CROFT, BACK LANE, FOUR OAKS, MERIDEN.
	POST CODE	CV7 7LD PHONE M: 07971-577026 Office: 01676-522567
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Temp address
	ADDRESS	227 Hyde End Rd, Spencers Wood Reading Berks
	POST CODE	PHONE RG7 1BU
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	PLOTS 1&2, 221 HYDE END ROAD, SPENCERS WOOD, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used:		PLOTS 1&2 - MINOR ELEVATION AMENDMENTS. PLOT 1 - SUNROOM ADDITION. PLOT 2 - BED ENLARGEMENT & GARDEN ACCESS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.096Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	DEVELOPER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	REFER TO ATTACHED SCHEDULE.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTIAL - 2x 4-BED HOUSES

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? [redacted]/NO
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? [redacted]/NO
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
ALL TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
AS EXISTING - MAIN S/W DRAIN

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/[redacted]
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
PLOT 1 - AS APPROVED
PLOT 2 - AS APPROVED + NEW GARDEN ACCESS.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / * 2 / 16 *	1 / *	
BUNGALOW	1 / *	1 / *	1 / *
FLAT/MAISONETTE	1 / *	1 / *	1 / *
OTHER	1 / *	1 / *	1 / *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? [redacted]/NO
If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? [redacted]/NO
If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED R.F.G Moore. ON BEHALF OF RIS ASSOCIATES DATE 12th AUGUST 1999.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and .s such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

221 Hyde End Road, Spencers Wood.

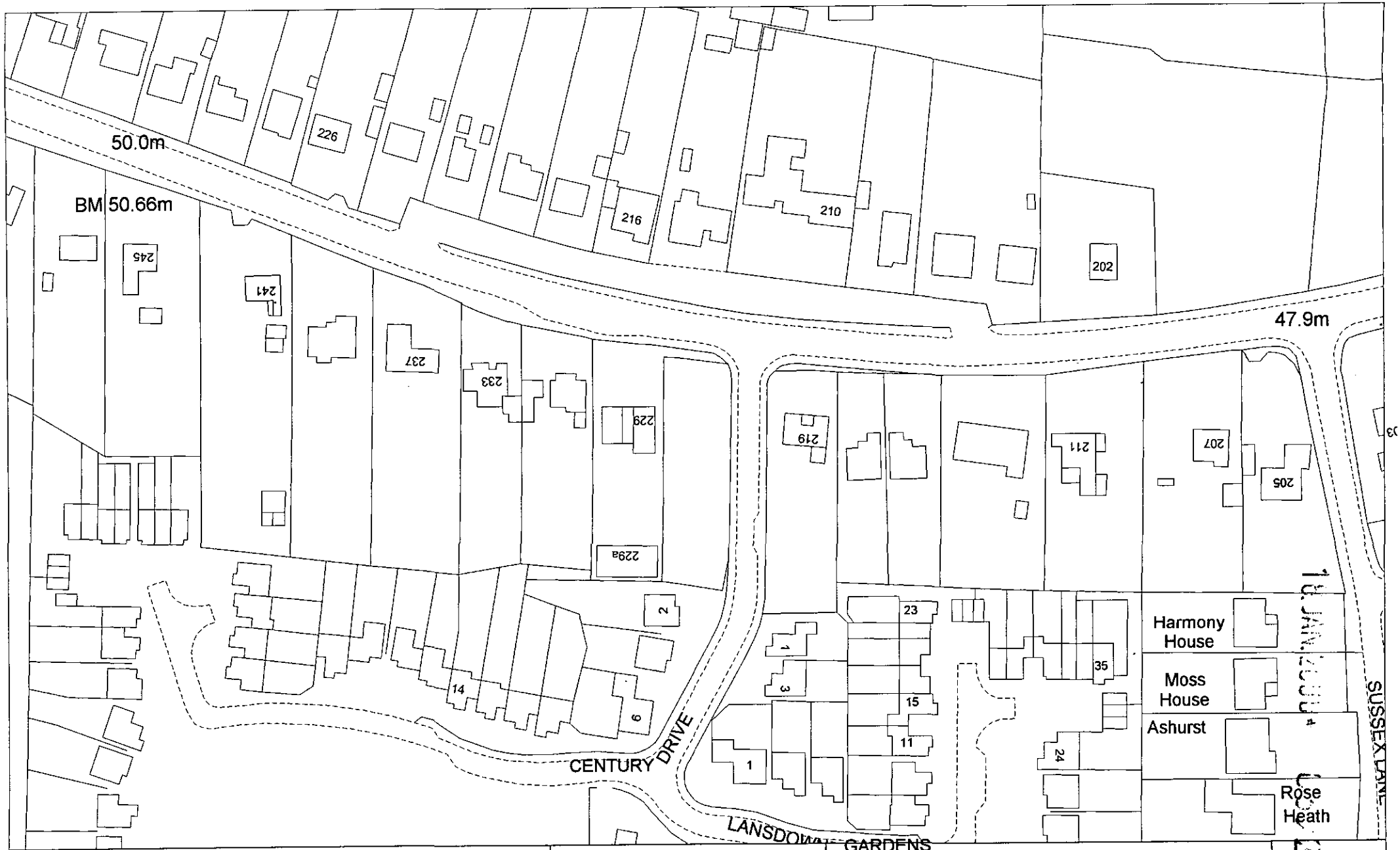


3.80M wide x 1.8m high Gates
(to match those on the east side of Century Drive providing rear access to 219 Hyde End Road)



3.80M wide Gates with 5.60M wide (o/a ramps) dropped kerb Footway Crossing
(to match those on the east side of Century Drive providing rear access to 219 Hyde End Road)

Rear Entrance Gate Details
RIJA/HER/02 Jan 2000



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Site Plan

Scale: 1 to 1250

Date: 26 August 1999

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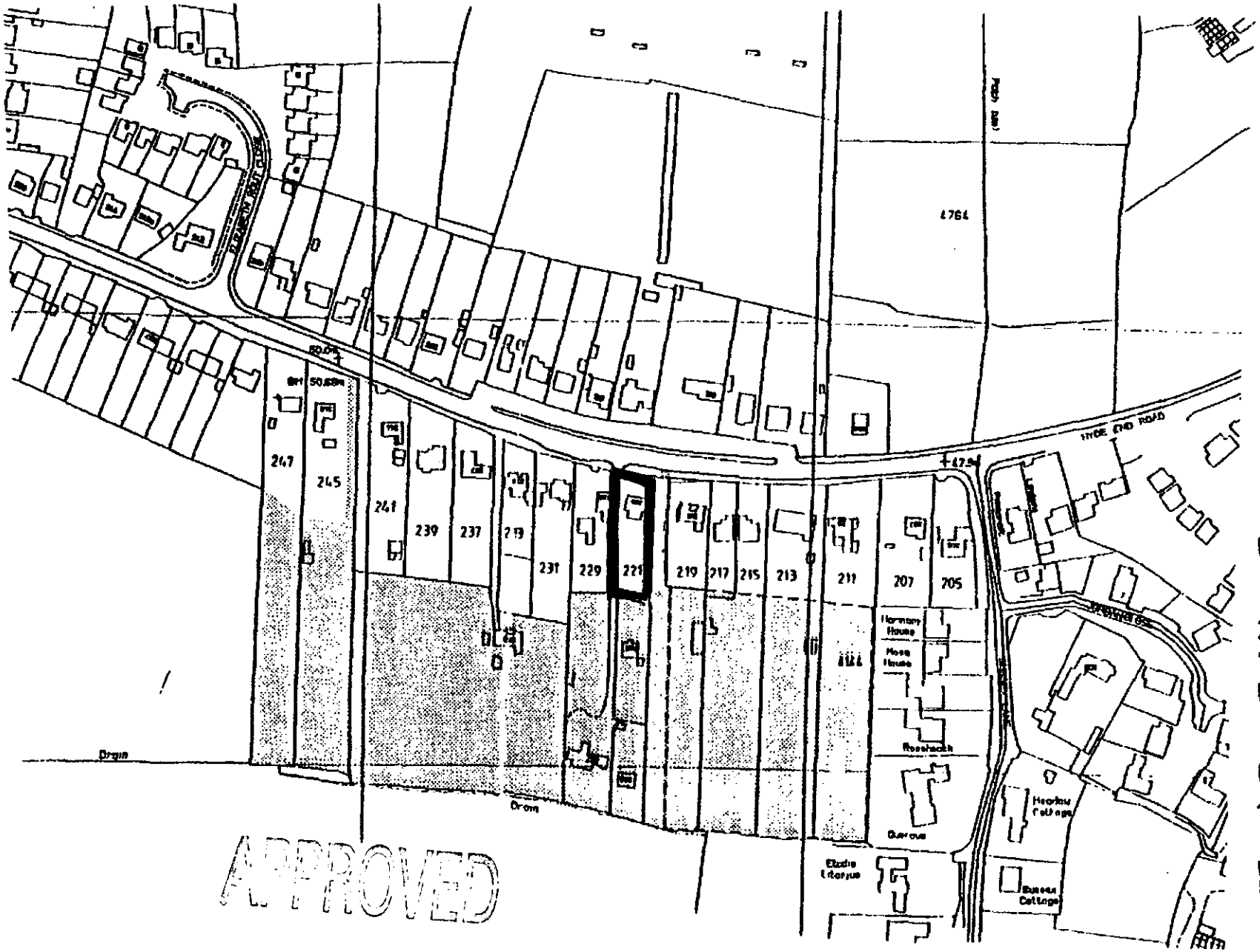

N

RIJAssociates

221 HYDE END ROAD
SPENCERS WOOD
READING.

LOCATION PLAN
1:2500 Nov'96

Drg No.
RIJA / P / 10

RECEIVED
13 JAN 2000

APPROVED