APPLICATION NO:

F/2001/3456

LOCATION:

6 Magill Close, Spencers Wood Reading.

APPLICANT:

Mr & Mrs Warner-Phillips C/O Splash Group (Paul Lewington)

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

Not Proceed with Works

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Warner-Phillips
C/O Splash Group (Paul Lewington)
10 Arkwright Street
Reading
Berkshire
RG2 0LU

Application Number: F/2001/3456

Parish: **SHINFIELD**

Location: **6, Magill Close, Spencers Wood, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

Notice checked by: _____

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

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

Tel: 0118 974 6480

Date: **06 March 2001**

My ref: F/2001/3456

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3456
6, Magill Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3456**
6, Magill Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: 0118 974 6480

Date: **06 March 2001**

My ref: F/2001/3456

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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6, Magill Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: 0118 974 6480

Date: **06 March 2001**

My ref: F/2001/3456

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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6, Magill Close, Spencers Wood, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3456**
6, Magill Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2001/3456

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
6, Magill Close, Spencers Wood, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 March 2001

0118 988 5315

HP

Shinfield
Parish Council

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

29th March 2001

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

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

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

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

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

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

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

Continued...

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

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

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

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

CON/2001/3544
Location: Land adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood
Proposal: Consultation from West Berks Council on application to erect new 33/1//kv primary sub-station.
Officer: L Connor – LC
Observations: No comment

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

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

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3456

Applicant : Mr & Mrs Warner-Phillips C/O Splash Group (Paul Lewington).

Location : 6, Magill Close, Spencers Wood, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/3/01

Date Registered : 01/03/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

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

Consultation Responses :

Planning Issues :

1) impact upon neighbouring properties
2) impact upon Street Scene.

Application Number: F/2001/3456

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.8m wide, 2.4m deep and have a gently sloping single pitched roof, 2.3m to the eves and 2.5m to the ridge.

The property is a detached bungalow, with a 1.8m fence and 2.5m tall conifers enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would not be visible from Magill Close, the materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3456
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	COM	ROM	
2	C015	R015	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO53, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

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

Date: 12/4/07

no windows in side elevation of next door..."

2.5m Conifers to sides.

1.8m fence to rear - no houses.

1.8m fence to side for ≈ 2.5m then Conifers.

- next door set back from 6 by ≈ 1.5 - 2m.

RECORD OF SITE VISIT

SITE ADDRESS: 6 Magill Close
Spencers Wood Reading.

APPLICATION NUMBER: F/2001/3456

OFFICER: Helen Pollock

DATE OF SITE VISIT: 27/3/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front door post.

2. DESCRIPTION OF SURROUNDINGS Residential with open field to side

3. DESCRIPTION OF SITE/BUILDING
detached bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES Conifers in rear garden - none to be affected

ACCESS/PARKING N/A.

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence + Conifers.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 FEB 2001~~ 01 MAR 2001 Valid	
Officer: HP	Application No. F/2001/3456

Map No. 86 **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 6 MAGILL CLOSE, SPENCERS WOOD

Parish: SHINFIELD Ward: Shinfield ~~S~~ 3

Applicant: MR/MRS WARNER-PHILLIPS
PD rights removed.

Fee Received 00-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	position doors?	phoned 22/2	01 MAR 2001
7	Metric scale disclaimer		to follow	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

SLN + see map. ✓
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 6 MAGILL CLOSE PARISH SHINFIELD

PLOT No. 8 ORD. SHEET No Sh. 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18236	WDC	DET BUNGALOW	3.9.82	DP
BR 20958	"	"	1.9.83	APP

DATE OF COMPLETION

MINISTRY DECISION PD Eng - Conservatory - Mr Lewington 2.02.01

SPECIAL ORDERS PD Eng - Mr. N. Warner-Phillips - est. 29-1.99

DRAINAGE

091074

Rec'd 5.00pm 15/2.

Environmental Services

For office use only.
Application number: 02.MAR2001* 3456

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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 WARNER - PHILLIPS
	Address and postcode	6 MAGILL CLOSE SPENCERS WOOD READING BERKS RG7 1BW
	Phone number	01189882036 M 07730191326
	Agent's Name	(PAUL LEWINGTON) SPLASH GROUP
	Address and postcode	10 ARKWRIGHT RD READING BERKS RG2 0LU
	Phone number	01189313333.
3	Site	6 MAGILL CLOSE SPENCERS WOOD READING BERKS RG7 1BW
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	LEAN TO CONSERVATORY MAHOGANY OUTSIDE WHITE INSIDE
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.	MAHOGANY PVCU.
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: ✓	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.

PERMITTED DEVELOPMENT RIGHTS REMOVED SEE CON 8 of 18236.

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

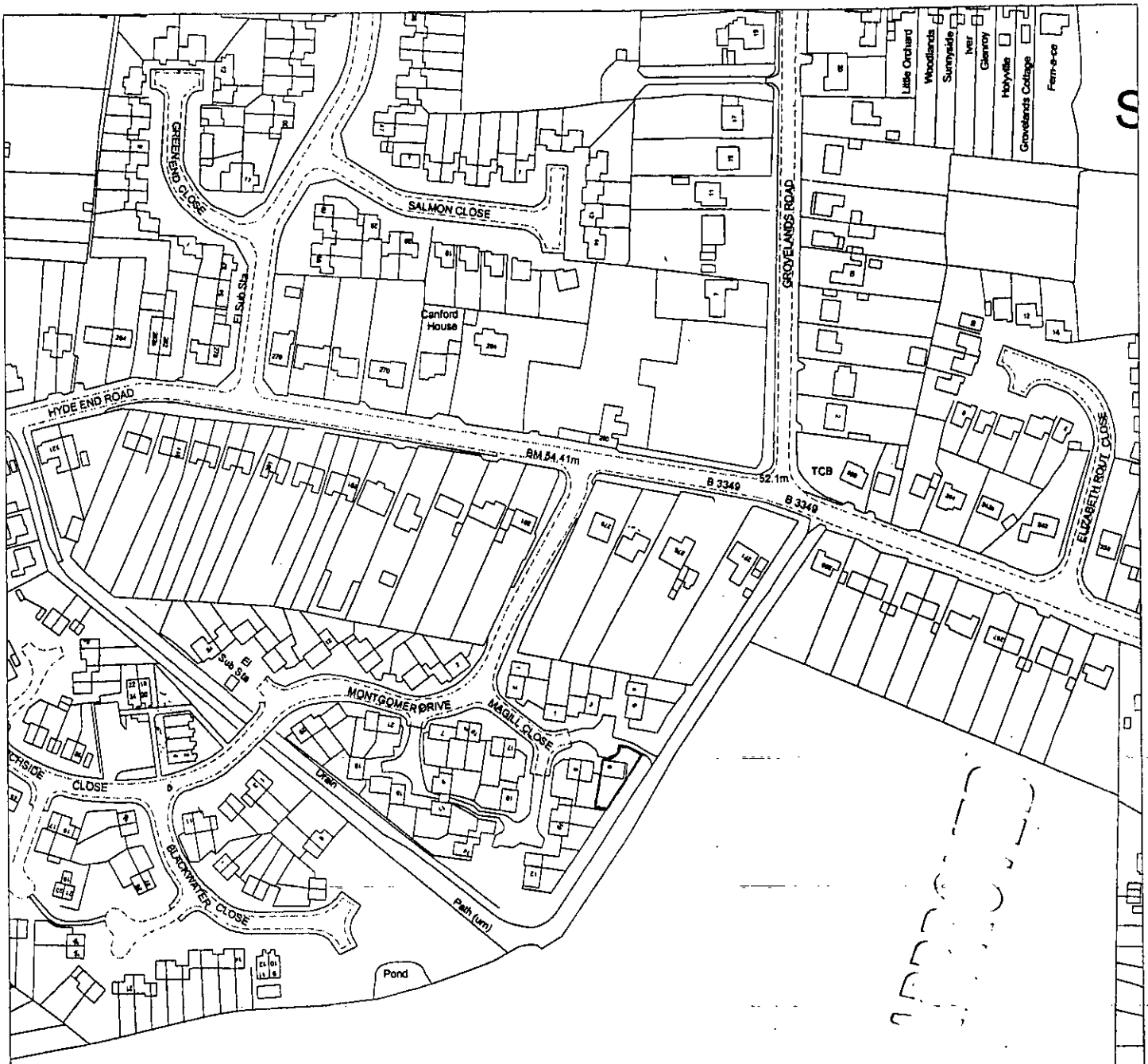
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS WARNER-PHILLIPS

Date 12-2-01

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



ncers Wood

DELEGATED

02.MAR2001 3456

Drain

Site Plan, Scale: 1 to 2500

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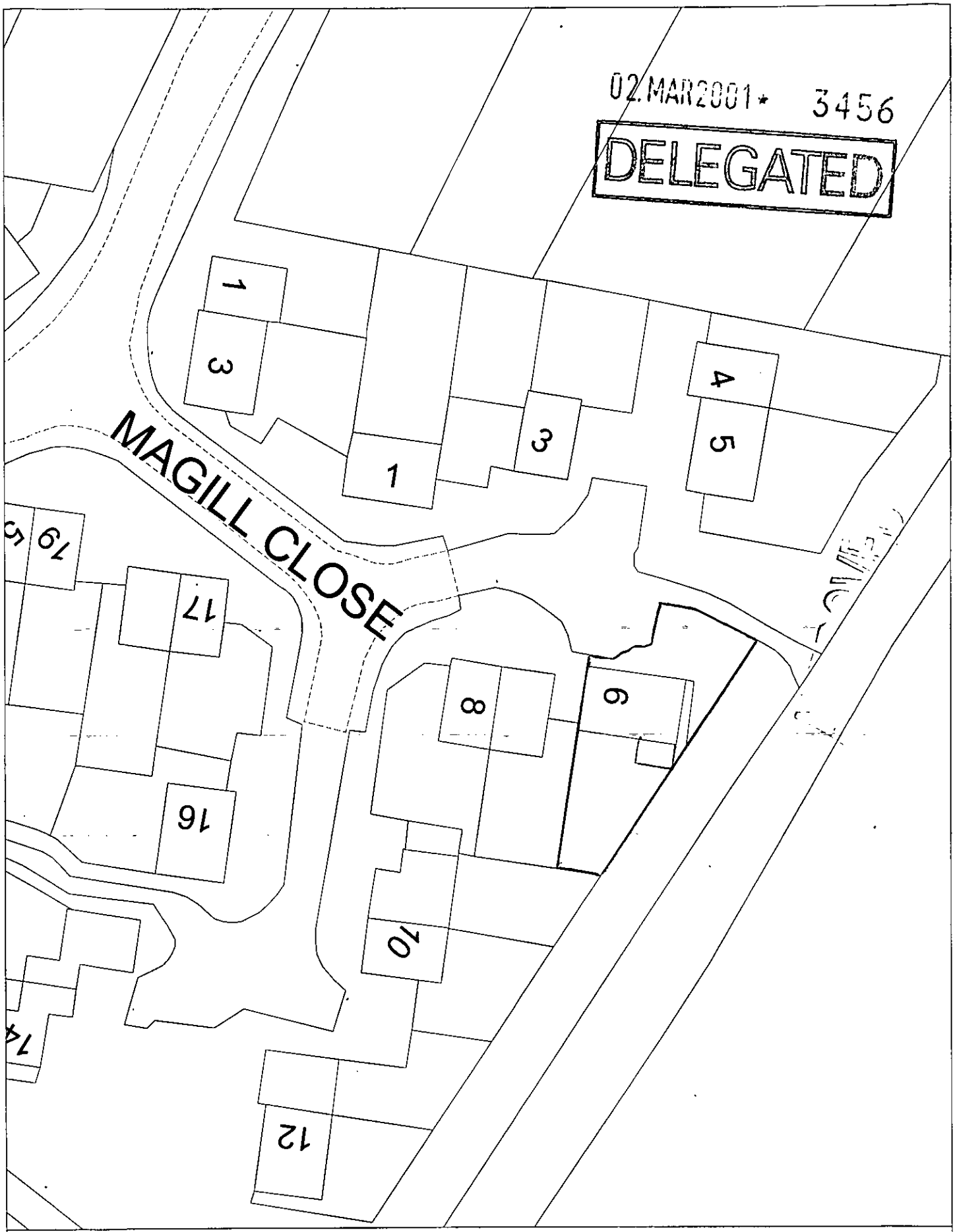
Date: 15 February 2001

N W E S



Site Plan, Scale: 1 to 500

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Date: 15 February 2001

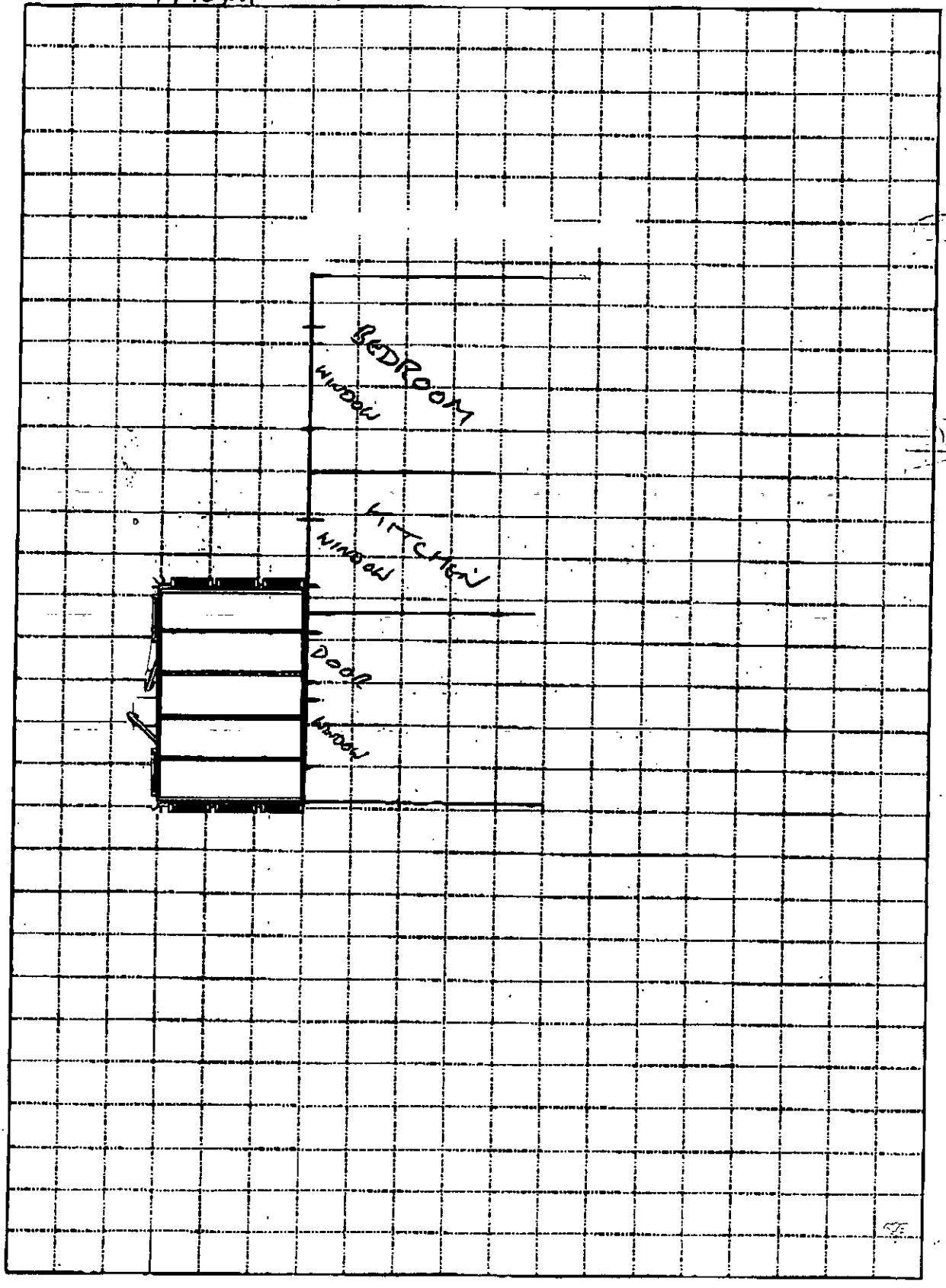
N
W E
S

DELEGATED

02.MAR2001* 3456

Customer: MR WARNER-PHILLIPS
6, McGILL CLOSE

Order No:



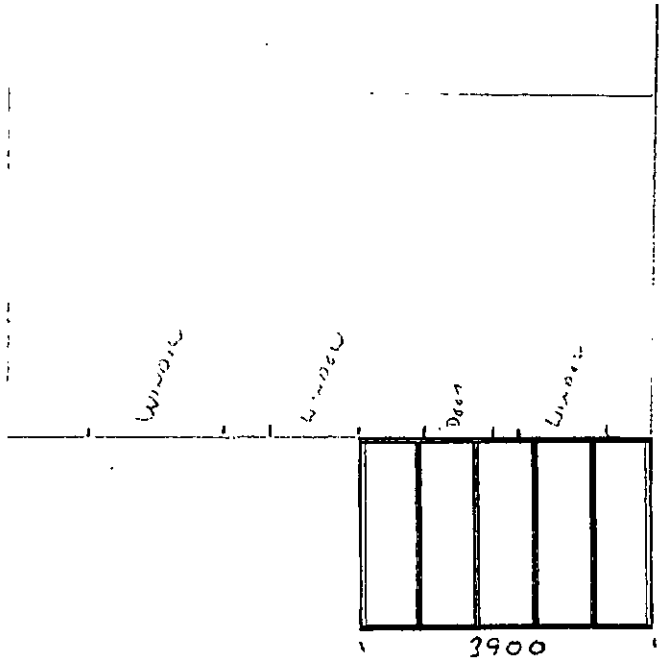
01189310084

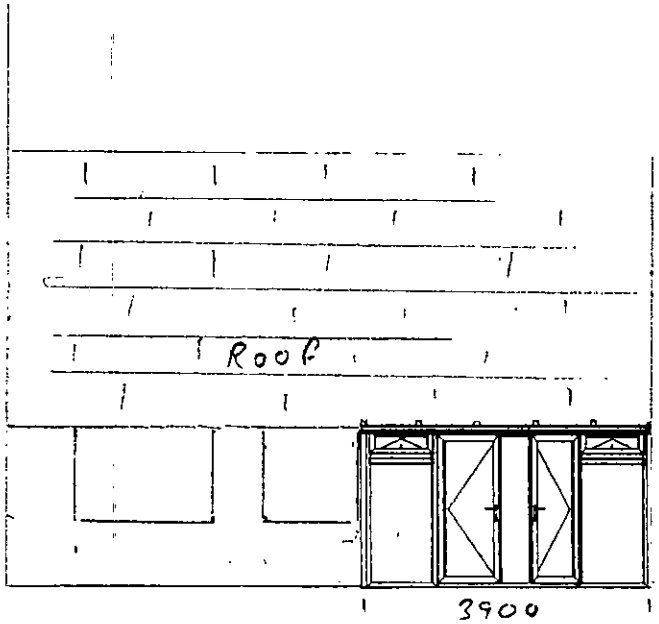
01/03 '01 16:36 01189310084 SPLASH H I LTD 002/002

6 MAGPIE [illegible]
SPENCERS WOOD
READING
BERKS
RG7 1BW

02.MAR2001* 3456

DELEGATED





APPROVED

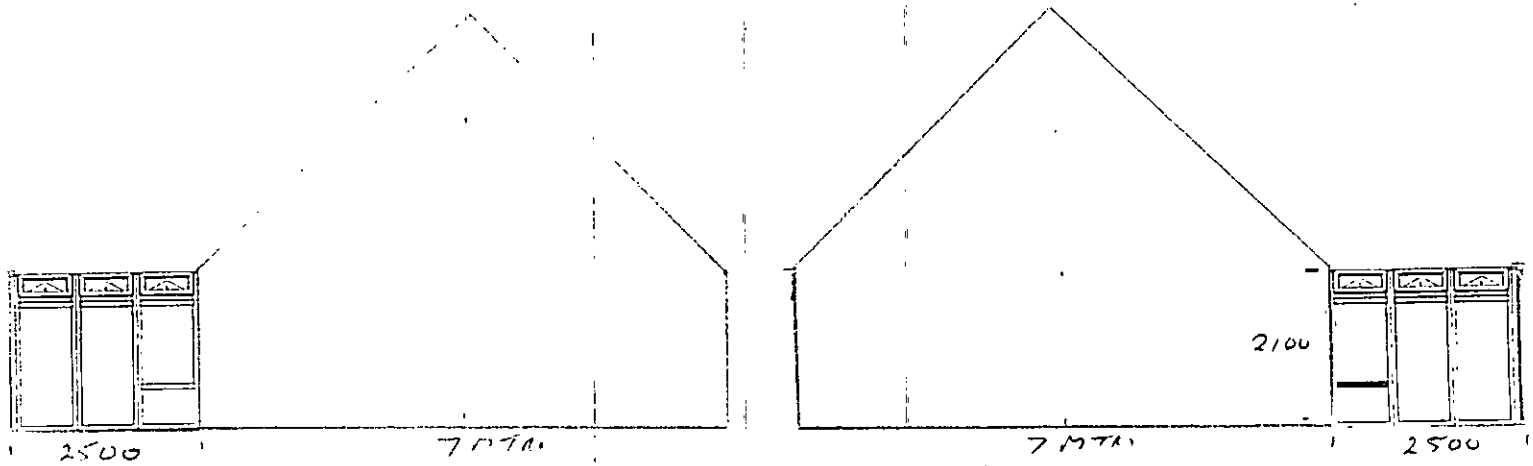
BACK OF HOUSE

1/100

DELEGATED

02.MAR2001* 3456

6 MAGILL CLOSE
SPENCERS WOOD
READING
RG7 1AW



APPROVED

1/100

Splash Home Improvements

10 Arkwright Road

Reading, Berkshire
Tel : 0118 9313333 Fax: 0118 9310084

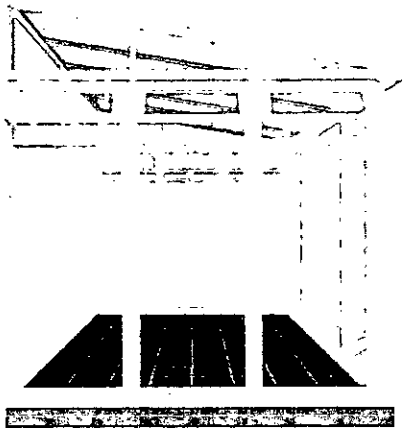
Name:
Address:

DELEGATED

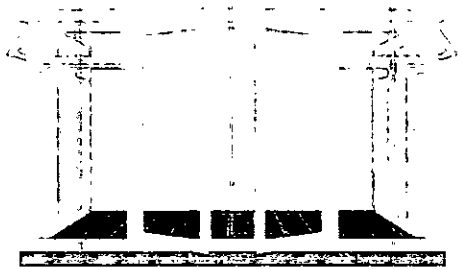
Reference:

Date: 10 / 1 / 2001

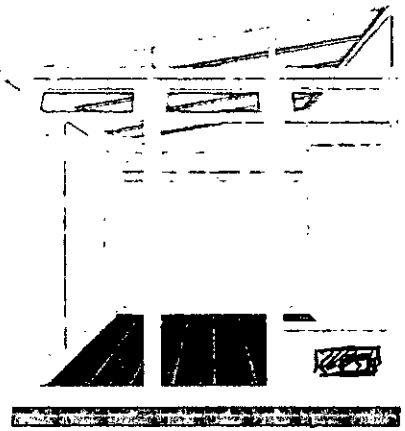
CONSERVATORY VIEWS



LEFT VIEW

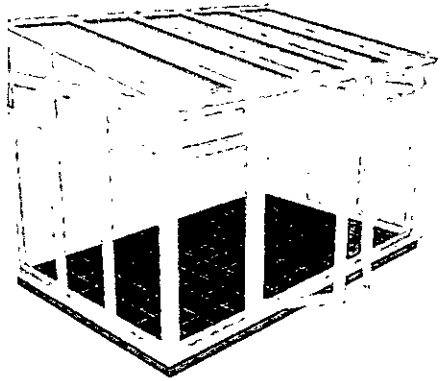


CENTRE VIEW

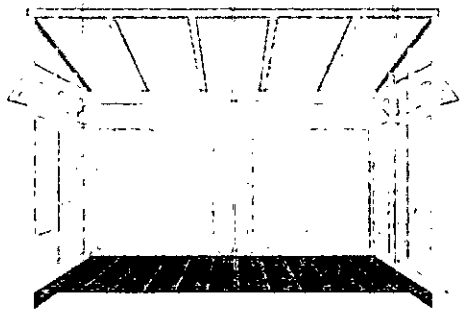


RIGHT VIEW

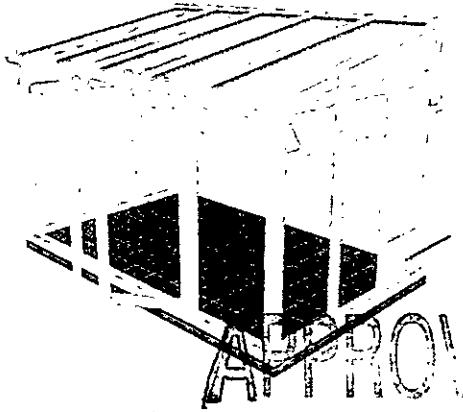
CAT FLAP TO BE AS LOW AS POSSIBLE OR CENTRAL ON THE WIDTH



LEFT 3D VIEW



INSIDE VIEW



RIGHT 3D VIEW

CAT FLAP

APPROVED

02.MAR2001* 3456

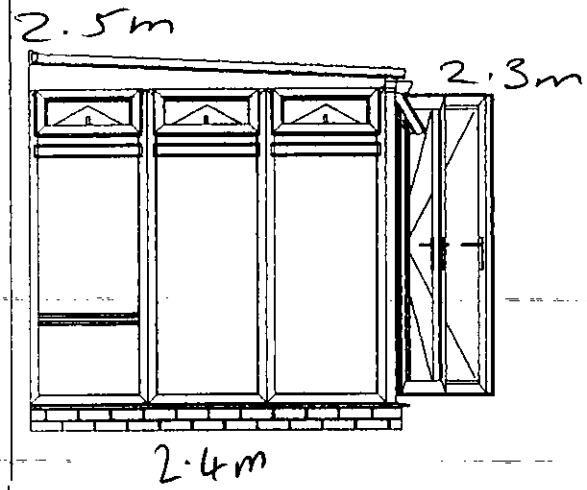
Prepared for:

Mr Mrs Warner Phillips
6 Magill Close
Spencerswood
Reading
RG7 1BW

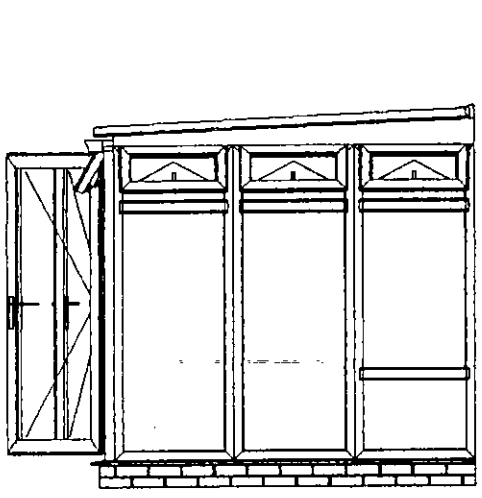
Quote No.:	297
Reference:	Pml
Date:	15/ 2/2001
O/A Width:	3899
O/A Depth:	2500
Frame Height:	2100
Dwarf Height:	0
Roof Pitch:	2.5
Volume:	19.4

SPLASH

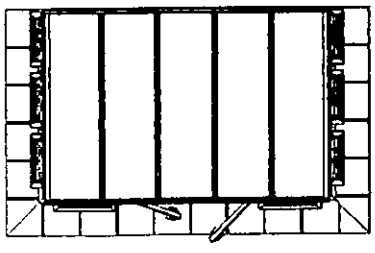
Left Elevation Scale: 1/50



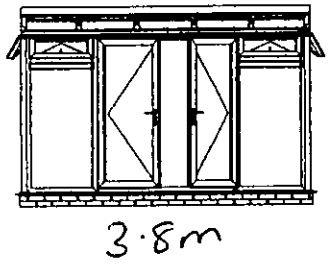
Right Elevation Scale: 1/50



Plan View Scale: 1/100



Front Elevation Scale: 1/100



DELEGATED

02.MAR2001* 3456



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2001

Scale: 1 : 1250

N W E S