APPLICATION NO:
F/2001/5319

LOCATION:
63 Shirley Avenue, Reading.

APPLICANT:
Mr & Mrs Matthews C/O Cunningham Lindsey Design Office

PROPOSAL:
Proposed erection of replacement garage.

EARLIEST DATE FOR DECISION: **21/12/2001**
End of consultation 25/12/2001
APPLICATION WILL HAVE EXPIRED ON:
16/01/2002

CASE OFFICER: **Joanna Medler**

ATTACHED

434
01

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Matthews
C/O Cunningham Lindsey Design Office
1460 Parkway
Solent Business Park
Whiteley
Fareham
Hants

Application Number: F/2001/5319

Parish: **SHINFIELD**

Location: **63, Shirley Avenue, Reading.**

Proposal: **Proposed erection of replacement garage.**

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

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

Condition
2. All new 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.

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

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.

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5319

Applicant : Mr & Mrs Matthews C/O Cunningham Lindsey Design Office.

Location : 63, Shirley Avenue, , Reading.
Proposal : Proposed erection of replacement garage.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/01

Date Registered : 21/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 16/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways recommend approval with conditions

No other comments / responses .

Planning Issues :

Neighbouring properties: BSP - LD3
WDLP - WBE1, WOS3
UALP - UBE1, UBE2

Streetscene : BSP - LD3
WDLP - WBE1, WOS3
UALP - LBE1, LBE2

Highways

Application Number: F/2001/5319

Appraisal :

① Development: The proposed development is for the demolition and reconstruction of a garage. The property is a semi-detached, 2 Storey dwelling, with a garage (existing) detached from the property (approx 3.5m away from property). No. 63 has a shared driveway with No. 65, whom also have a detached garage, adjacent to No. 63's existing. The driveway is completely tarmac'd. The proposed garage will stand in the same place as the existing garage.

② Impact upon neighbouring properties: The neighbouring properties to No. 63 Shirley Avenue, all have detached garages from their dwellings. As the garage is replacing an existing garage the neighbouring properties will not suffer any adverse impact, due to distance between properties for example No. 61 is approximately 10m from the proposed garage, which will not be fully visible due to the boundary treatment of fencing and planting approx 1m - 1.5m in height. No. 65 does not have any significant windows overlooking driveway and due to location of their garage their view of the proposal will be obscured.

③ Impact upon streetscene: The proposed garage will be visible from the road, but will not have a detrimental effect as it is in keeping with the character of the street.

④ Highways: The proposed development meets the highway requirements.

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

Application Number F/2001/5319
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission - 5 years
2	C014	R014	External finishes to match
3	C049	R049	Garage(s) to be retained for vehicle parking

RECORD OF SITE VISIT

SITE ADDRESS: 63 Shirley Avenue Reading. APPLICATION NUMBER: F/2001/5319	OFFICER: Joanna Medler DATE OF SITE VISIT: 10/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Residential 2 storey semi-detached dwellings - with detached garages

3. DESCRIPTION OF SITE/BUILDING 2 storey - residential dwelling - semi-detached - Parking to side of property tarmac'd area - already have one garage..

4. RELATIONSHIP TO ADJOINING PROPERTIES - Area between No. 63 + 65 is all tarmac'd - No. 65 appear to have 2 garages. - Rear properties have garages etc + face onto existing garages.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING - same as before - no issue - enough parking

LEVELS - Rises slightly from road upwards by approx 0.5m

BOUNDARY TREATMENT - fencing planting to rear approx 2m in height. Side boundary fencing approx 1m in height

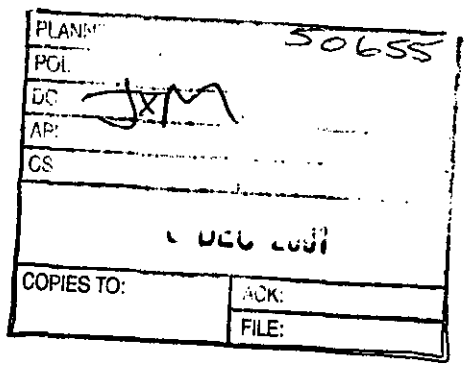
OTHERS ✓

Cunningham Lindsey United Kingdom

National Design Office

Solent House Solent Business Park Whiteley Fareham PO15 7AF
Telephone 01489 567760 Facsimile 01489 565817

Cunningham Lindsey



Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

5 December 2001

Our Ref: OXHPB/MEDWAR/1207552
Your Ref:F/2001/5319

Dear Sirs

Application No. F/2001/5319 – 63 Shirley Avenue, Reading

Further to your letter dated 27 November 2001, we enclose our revised drawing No. 01 Rev A. None of the development encroaches onto, over or under the neighbouring property.

If you have any other queries, please do not hesitate to contact us at the above office.

Yours faithfully

M.G. Williams

Matthew Williams
Technician
National Design Office

Doc Ref - 13446142

HIGHWAYS CONSULTATION SHEET

From: Joanna Medler **Date:** 27 November 2001

Application Number: F/2001/5319

Proposal: Proposed erection of replacement garage.

Parish: SHINFIELD PARISH

Site Address:
63, Shirley Avenue, , Reading.

Applicant:
Mr & Mrs Matthews C/O Cunningham Lindsey Design Office.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.

Signed: _____ **Print name:** AC 29/11

Received by Wokingham District Council

Application No: F/2001/5319

Proposal:
Proposed erection of replacement garage.

Location:
63, Shirley Avenue, , 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

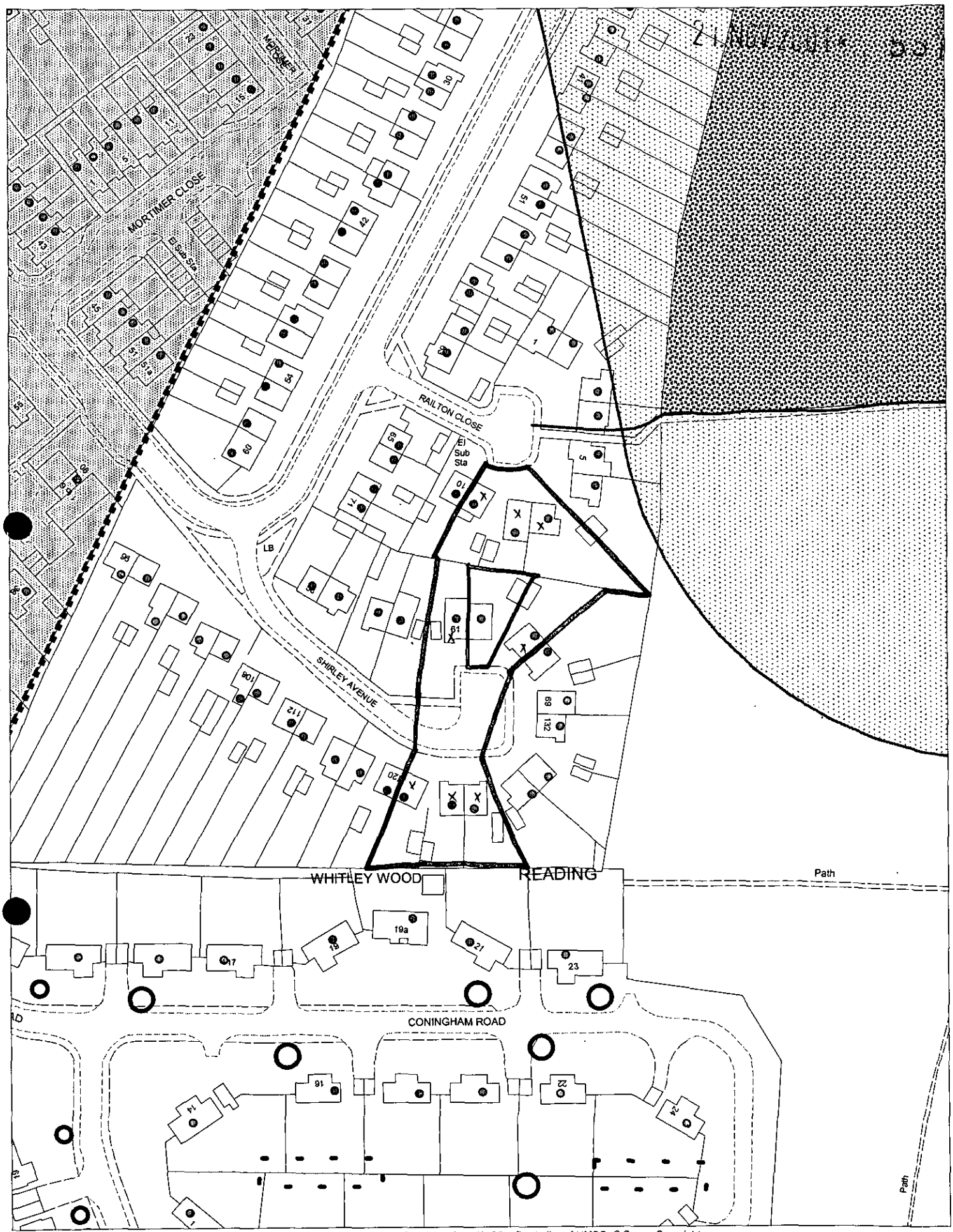
WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5319 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

27 November 2001



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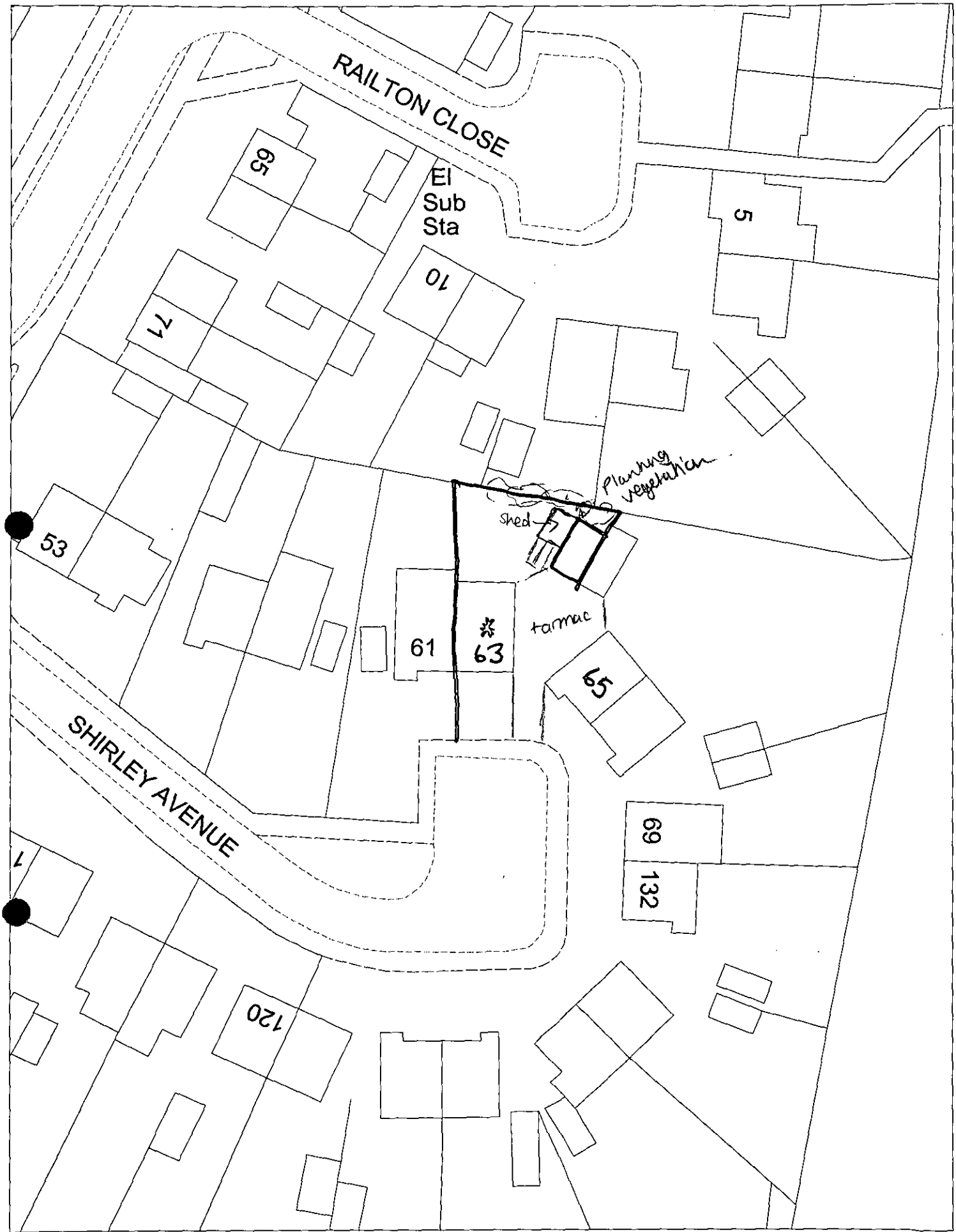
Development Control Section, Environmental Services, Wokingham District Council.

26 November 2001

Scale: 1 : 1250

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

28 November 2001

Scale: 1 : 500

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 NOV 2001
Officer: JXM	Application No. F/2001/5319

Map No. 65 Site ...0.03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed erection of replacement Garage.

Location: 63 Shirley Avenue

Parish: Shinfield Ward: Shinfield
27.11.01 B.

Applicant:
Mr & Mrs Matthews.

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment? Cert B required?	27.11.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.11.01B 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 ✓ .....
Enc. ✓

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:

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives.)
No pre-apps

NEIGHBOURS:

S/N + see map

1789/a

SECTION 66 CERTIFICATE

Application No.

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

21.NOV.2001* 5519

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

● 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) .....

.....

(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).

● 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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 P. Randall

On behalf of Mr. Matthews

Date 19.11.01

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

ADDRESS 63 SHIRLEY AVENUE. PARISH SHINFIEL

PLOT No. 60 Ph2 ORD. SHEET No. S.U. 7269 (6

BUILDER Taylor Woodrow Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
328/51	A E Wilkinson Ltd	Outline Resi Devel't	9.8.57	N/A C/A
936/54	Messr D Wilkinson Ltd	"	8.2.55	N/A C/A
188/57	Messr Taylor Woodrow Ltd	Roads + Sewers	9.4.57	APP APP
369/57	"	Semi Det Hse	11.6.57	APP APP
RD/223/60	P. Matthews	Garage	16.6.60	APP N/A
BR 759	"	S/storey Extension	15.5.74	APP N/A
00788	"	Extension	13.6.74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769A

21.NOV 2005 5519

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	MATTHEWS
	ADDRESS	63 SHIRLEY AVENUE
		SHINFIELD READING
	POST CODE	RG2 8JG Tel. No 01189 873203
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	CUNNINGHAM LINDSEY
	ADDRESS	DESIGN OFFICE 11160 PARKWAY
		SOLENT BUSINESS PARK WHITELEY
	POST CODE	FAREHAM Tel. No. 01489 567760
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	63 SHIRLEY AVENUE
		SHINFIELD READING
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	73.6m²
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION & RECONSTRUCTION
		OF GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	
1:500 Block Plan	✓	Other	✓
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

Domestic

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Walls Rendered to match Existing.
Roof to match Existing.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

~~YES~~ / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £95.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P Randall. ON BEHALF OF Mr Mathews DATE 19.11.01

Before submitting this application check that you have answered all the relevant questions 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.