APPLICATION NO:
F/2002/6136

LOCATION:
School House Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mr/Mrs G Brackenridge C/O BDS

PROPOSAL:
Proposed erection of detached single garage.

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

88

D5.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Brackenridge
C/O BDS
Windward House
Hollow Lane
Shinfield
Reading
Berks RG2 9AB

Application Number: F/2002/6136

Parish: **SHINFIELD**

Location: **School House, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of detached single 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.

Condition
4. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
5. Detailed drawings, in respect of the new windows, doors and gate shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

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.

Reason
4. In the interests of highway safety and convenience.

Reason
5. In order to safeguard the special architectural or historic interest of the building.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. 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.

Informative
4. 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 Policies LD3, EN1 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6, WOS2, WHE11 and WHE13.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

6136

Shinfield
Parish Council

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

29 MAY 2002

25th May 2002

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/2001/6032
Location: Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Proposed erection of telecommunications base station with 2 x 1700mm and 1 x 2000mm antennas, 2 x 600mm and 1 x 300mm microwave dishes on a 17m high monopole with one support cabinet.
Officer: Natalie Brown.
Observations: To Follow Shorlty

F/2002/6136
REVISED PLANS
Location: School House, Basingstoke Road, Spencers Wood
New plans: Revised elevation plans to show proposed fence and gate. Drwg 5298:02:1 A.
Officer: Louise Smith
Observations: No comment

F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Richard Kelly
Observations: No comment

F/2002/6233
Location: 7 Beech Hill Road, Spencers Wood
Proposal: Proposed two storey rear & side extension to dwelling.
Officer: Richard Kelly
Observations: No comment

Continued....

F/2002/6243
Location: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Officer: Richard Kelly
Observations: No comment

F/2002/6288
Location: 208 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/20002/6311
Location: Amersham, Basingstoke Road, Spencers Wood (formerly known as Police House)
Proposal: Proposed erection of detached garage.
Officer: Francis Leo
Observations: No comment

F/2002/6320
Location: 4 Barrack Lane, Spencers Wood
Proposal: Proposed first floor side/rear extension to dwelling
Officer: Richard Kelly
Observations: No comment

F/2002/6327
Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling
Officer: Natalie Brown
Observations: No comment

AG/2002/6353
Location: Hartley Court Farm, Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of an agricultural grain store.
Officer: Natalie Brown
Observations: No comment

F/2002/6358
Location: 80 Westlands Avenue, Shinfield Rise
Proposal: Proposed two storey side extension to dwelling and front porch.
Officer: Francis Leo
Observations: No comment

F/2002/6369
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Proposed erection of detached dwelling.
Officer: Natalie Brown
Observations: No comment

F/2002/6404
Location: 23 Askew Drive, Spencers Wood
Proposal: Proposed pitched roof to existing flat roof on garage
Case Officer: Louise Smith
Observations: No comment

F/2002/6133
Location: Land adjoining 7 Grovelands Road, Spencers Wood
The new plans show: alterations to front plot 3.
Case Officer; Angela Odell
Observations: No comment

Continued....

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6136

Applicant : Mr/Mrs G Brackenridge C/O BDS.

Location : School House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of detached single garage.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 10/05/2002. 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 :

Conservation - conditional approval

Highways - conditional approval.

Countryside officer - insertion of condition if existing structure is being demolished

Planning Issues :

Identified Settlement
Impact on Neighbouring Properties
" " Street scene
Parking + Highway Safety.
Listed Building

Application Number: F/2002/6136

Appraisal :

The site is a semi detached listed dwelling (which adjoins Spencers Wood Library), situated within the defined Settlement boundary. This application proposes a detached garage to the rear of the property adjoining the dwelling by a fence and gate. The single length garage would be 7.5m to the rear of the house and set in 0.2m from the side boundary, with a pitched roof and gable ends (2.1m to the eaves and 4.2m to the ridge)

Impact on Neighbouring Properties:
No overlooking would result from the development.

Due to the scale and design of the garage, it is not considered that a substantial degree of overshadowing would be seen at Highfield Cottage. The small percentage that would result would be to non-habitable rooms anyway. The garage would be situated near the rear of Highfield Cottages' curtilage and is therefore not considered to be overbearing.

Impact on street scene
The design of the structure and its detailing is considered to be in keeping with the character of this listed Building. However, the conservation architect recommends conditions for finer details.
Detached garages are common on the street scene, pitched roof designs are found at Sunnyside and Tidewell. Indeed, in Sunnyside's case the garage is set at the same front building line as the house.

Highway Safety
Our highways department are happy that the proposal would meet the road standards and have conditionally approved this application accordingly.

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

Application Number F/2002/6136
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	~~C~~ R049	
5	C191	R191	(i) Delete 'and/or samples of materials, as appropriate' (ii) Delete 'joinery, including full sized moulding profiles' and replace with 'WINDOWS, DOORS AND GATE'
4	C138	R138.	

INFORMATIVES

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
- 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.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6 LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2 WHE11 WHE13
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: CO3 EN1 EN4
MINERALS LOCAL PLAN POLICIES:

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

Date: 9.5.02

GW Poot Zone

Rear Windows - Highfield Cottage

RECORD OF SITE VISIT

SITE ADDRESS: School House Basingstoke Road Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6136

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/4.

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential Road - Houses set back from Highway -
Mixture styles + ages.
Red brick predominantly
Mostly detached housing - largish plots

3. DESCRIPTION OF SITE/BUILDING
Adjoins library - Listed building

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set further forward of Highfield Cottage
adjoins Library.

5. SITE CONSTRAINTS

TREES - to rear of proposed gge - may be affected YES - being clopped down

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT - side hedge c. 1-7, trees + shrubs - then 1.6m cb fence.
side 1.6m cb fence rear - outbuilding + tall decorators trees.

OTHERS

See + build [illegible] demolished to make way for gge

Sunny side - pitched roof detached gge - hipped in front elevation set to safe front level as house
Tidewell - detached - rear pitched roof gge

Ithaca - large flat roof detached gge set to rear of house

Ravensmore - integral gge

Highfield Cottage - side carport.

- 3 MAY 2002

Date: 01 May 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6136

Location: School House, Basingstoke Road, Spencers Wood, Reading. SHINFIELD.

Proposal: Proposed erection of detached single garage.

Applicant: Mr/Mrs G Brackenridge C/O BDS.

Case Officer: Louise Smith

The new plans show the following: Revised plans to show elevation of fence adjoining the garage. Drawing no: 5298:02:01 A.

Comments are required by 07/05/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

FENCE + GATE DETAIL DESIGN ACCEPTABLE TO ME. CONSTRUCTION OF GATE TO BE AGREED AS A CONDITION OF LB AND PLANNING CONSENT.

Harold Sanders.

09.05.02

Date: 01 May 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2002/6137

Location: School House, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of detached single garage within curtilage of listed building.

Applicant: Mr/Mrs G Brackenridge C/O BDS.

Case Officer: Louise Smith

The new plans show the following: Revised plans to show elevation of fence adjoining the garage. Drawing no: 5298:02:01 A.

Comments are required by 07/05/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Date: 23 April 2002 26 APR 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6136

Location: School House, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of detached single garage.

Applicant: Mr/Mrs G Brackenridge C/O BDS.

Case Officer: Louise Smith

The new plans show the following: Revised elevation plans to show proposed fence and gate. Drawing no: 5298:02:1 A.

Comments are required by 02/05/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

THE GATE + PANEL IS NOW DETAILED ON THIS PLAN BUT BRACES DO NOT SHOW ON BOTH SIDES OF THE GATE.

THE AGENT PROMISED TO FORWARD AMENDED DRAWINGS A.S.A.P.

NOT A PLANNING ISSUE BUT SHOULD/COULD BE A CONDITION OF AN APPROVAL

Harold Sanders
29-04-02.

See Part One Plans'

To:
Harold Sanders
Urban Design And Conservation Officer

From: Louise Smith

Date: 27 March 2002 28 MAR 2002

Application Number: F/2002/6136

Proposal: Proposed erection of detached single garage..

Site Address:
School House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mr/Mrs G Brackenridge C/O BDS.

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

I AM NOT AWARE OF ANY PLANNING ISSUES WHICH WOULD SUGGEST THIS PROPOSAL SHOULD BE REJECTED.

SEE COMMENTS ON L.B. APPLICATION ON DETAILS OF CONSTRUCTION

Harold Sanders
12.04.02.

ENVIRONMENTAL SERVICES

For office use only.
Application number:

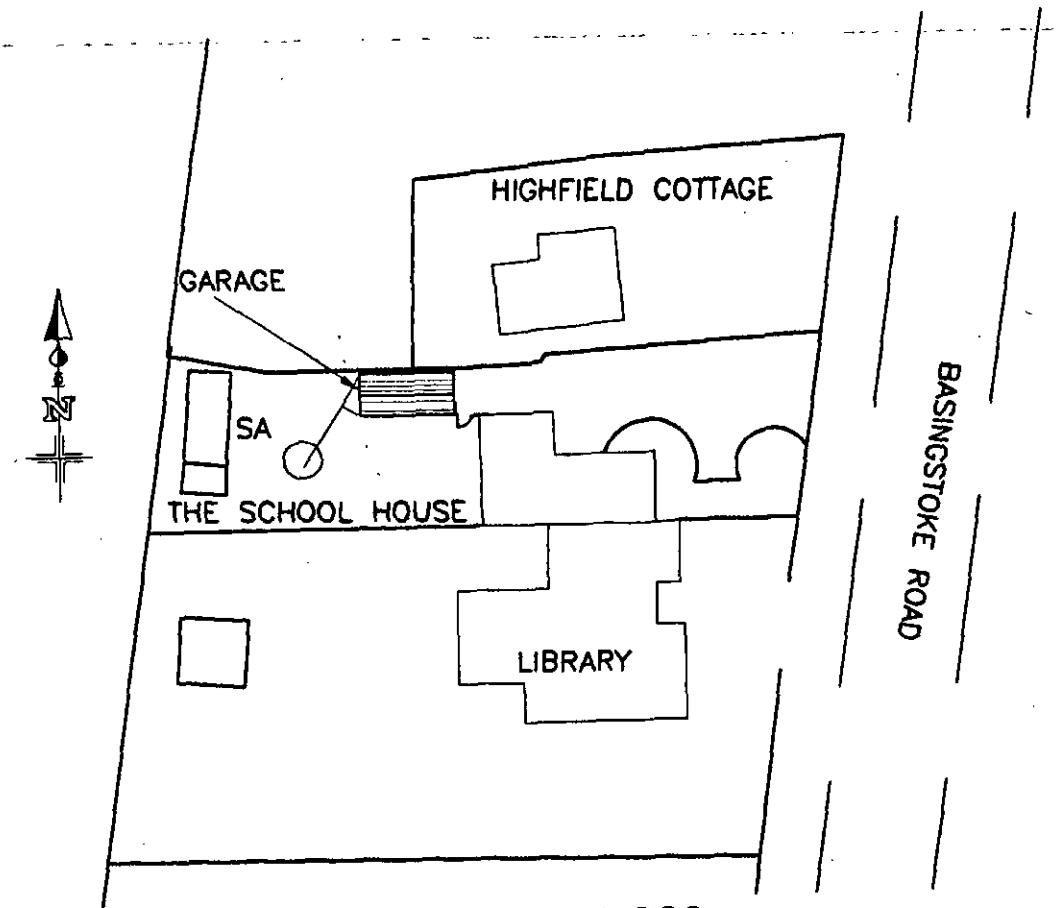
15 MAR 2002* W6136

Householder planning application form

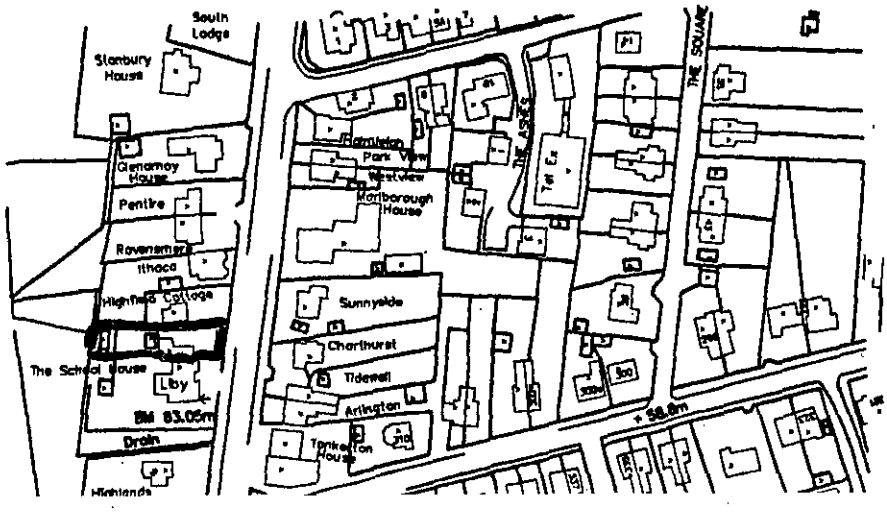
Please answer all questions in CAPITAL letters.
If any question is not applicable, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 9746428 or 974 6429.

1	Your name	MR & MRS G BRACKENRIDGE
	Address and postcode	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD, READING RG7 1AJ
	Phone number	
2	Agent's Name	BDS Chartered Surveyors
	Address and postcode	Windward House, Hollow Lane Shinfield Reading, RG2 9AB
	Phone number	0118 9884477
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 block plan, with the site outlined in red. You can buy these maps from the Environmental Services or order them by telephoning 0118 974 6485.	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD READING RG7 1AJ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE DETACHED GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Indicate which are to be 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.	RED BRICK TO MATCH EXISTING PLAIN TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Please turn over



BLOCK PLAN 1:500



HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 27 March 2002

Application Number: F/2002/6136

Proposal: Proposed erection of detached single garage.

Parish: SHINFIELD PARISH

Site Address:
School House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mr/Mrs G Brackenridge C/O BDS.

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
C138, R138.

Signed: _____ **Print name:** AC 28/03/02.

ADDRESS SCHOOL HOUSE BASINGSTOKE ROAD PARISH SHINFIELD

Woodside of. adj to Highland Lodge. ORD. SHEET No. SM 7066 - 7166

PLOT No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0198/63	Father P A. Collins	RC Church for 110.	16. 5. 63	N/A. C/A.
35174				ND
35379	LBC			ND
42608	LBC SPECTRUM DEVS.	INT. & EXT. RENOVATIONS	8.6.94	C/A
99/69263/LA	Mr. + Mrs. M Brackenridge	Ext. Alts to Kitchen + replace window & French doors	4.5.99	C/A.
99/70355/F	Mr. N. Brackenridge	Vehic. Access (Retro)	20.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ENVIRONMENTAL SERVICES

For office use only.
Application number:

15.MAR2002* 0156

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question is not applicable, 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 9746428 or 974 6429.

1	Your name	MR & MRS G BRACKENRIDGE
	Address and postcode	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD, READING RG7 1AJ
	Phone number	
2	Agent's Name	BDS Chartered Surveyors TEL NO
	Address and postcode	Windward House, Hollow Lane Shinfield Reading, RG2 9AB
	Phone number	0118 9884477
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 block plan, with the site outlined in red. You can buy these maps from the Environmental Services or order them by telephoning 0118 974 6485.	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD READING RG7 1AJ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE DETACHED GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Indicate which are to be 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.	RED BRICK TO MATCH EXISTING PLAIN TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Please turn over

9	**How many bedrooms does the property have?**	Existing: 3	Proposed: 3
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 ensure 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 no you do not have to pay a fee, please say why below.**		
	(c) six copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red.		
	(ii) 1:500 scale site layout plan.		
	(iii) 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

(a) Owner means a person with a freehold interest, or someone who is a leasehold tenant with at 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 required 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 notice was served	Date on which notice was served

None of the land forms part of an agricultural holding.

Your signature:  on behalf of **MR & MRS G BRACKENRIDGE**

Date **14.03.02**

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

Louise Smith

From: Andy Glencross
Sent: 03 April 2002 13:02
To: Louise Smith
Subject: PA F/2002/6136 School Hse Basingstoke Rd Spencers Wood

Hi Louise

If this application involves the demolition of an existing structure then the following should apply. No

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

If it does not involve a demolition then the follwoing should apply.

There appear to be no ecological grounds on which to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/6136	Map No : 86
Case Officer : ~~RP~~ LS	Site Area : 0 05
Valid Date : 15.3.02.	Received Date: 15/03/2002

Level : Delegated Application

Description : Proposed erection of detached single garage.

Location : School House, Basingstoke Road, Spencers Wood, Reading.

Parish : SH Ward : SHI 27.3.02 JB.

Applicant : Mr/Mrs G Brackenbridge C/O BDS.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Is another building to be demolished to make way for garage? (see GIS map) (If yes, pls consult DINTON PASTURES)	Been private + discussed with architect ↓ nothing to be demolished	

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No See LB App.

INTERNAL CONSULTATIONS 27.3.02

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Note to officer: Site is in a Groundwater Protection Zone. Please see guidance note from Policy & Plans for planning informatives

.....

.....

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NEIGHBOURS

.....

S/N + See map

+ Pls include Library (no address pt. on map)

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	ARLINGTON	ARLINGTONBASINGSTOKE ROADREADING	RG7 1AE
	CHARTHURST	CHARTHURSTBASINGSTOKE ROADREADING	RG7 1AE
	SUNNYSIDE	SUNNYSIDEBASINGSTOKE ROADREADING	RG7 1AE
	TIDEWELL	TIDEWELLBASINGSTOKE ROADREADING	RG7 1AE
	HIGHFIELD COTTAGE	HIGHFIELD COTTAGEBASINGSTOKE ROADREADIN(	RG7 1AJ
	SCHOOL HOUSE	SCHOOL HOUSEBASINGSTOKE ROADREADING	RG7 1AJ

Neighbours Consulted 6136

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6136

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6136
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6136**
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are: _____

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6136

WOKINGHAM UNITARY
Aiming for Excellence

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
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Trevor Watson
Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6136

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

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Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6136**
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_____

_____

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Signed: _____ Date: _____

Councillor M Bryant

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

Received by Wokingham District Council

Application No: F/2002/6136

Proposal:
Proposed erection of detached single garage.

Location:
School House, Basingstoke Road, 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 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/2002/6136 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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.

**Trevor Watson
Development Control Manager**

27 March 2002

ENVIRONMENTAL SERVICES

For office use only.
Application number: 15.MAR2002* 6136

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question is not applicable, 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 9746428 or 974 6429.

1	Your name	MR & MRS G BRACKENRIDGE
	Address and postcode	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD, READING RG7 1AJ
	Phone number	
2	Agent's Name	BDS Chartered Surveyors TEL NO
	Address and postcode	Windward House, Hollow Lane Shinfield Reading, RG2 9AB
	Phone number	0118 9884477
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 block plan, with the site outlined in red. You can buy these maps from the Environmental Services or order them by telephoning 0118 974 6485.	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD READING RG7 1AJ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE DETACHED GARAGE

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Indicate which are to be 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.	RED BRICK TO MATCH EXISTING PLAIN TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Please turn over

ADDRESS SCHOOL HOUSE. BASINGSTOKE ROAD PARISH SHINFIELD

Westside of. adj to Highland Lodge. ORD. SHEET No. SU 7066 - 7166

PLOT No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0198/63	Father P A. Collins	RC Church for 110.	16. 5. 63	N/A. C/A.
35174				ND
35349	LBC			ND
42608	LBC SPECTRUM DEVS.	INT. & EXT. RENOVATIONS	8.6.94	C/A
99/69263/LA	Mr. + Mrs. M Brackenridge	Ext. Alts to Kitchen + replace window & French doors	4.5.99	C/A.
99/70355/F	Mr. N. Brackenridge	Vehic. Access (Retro)	20.10.99	C/A

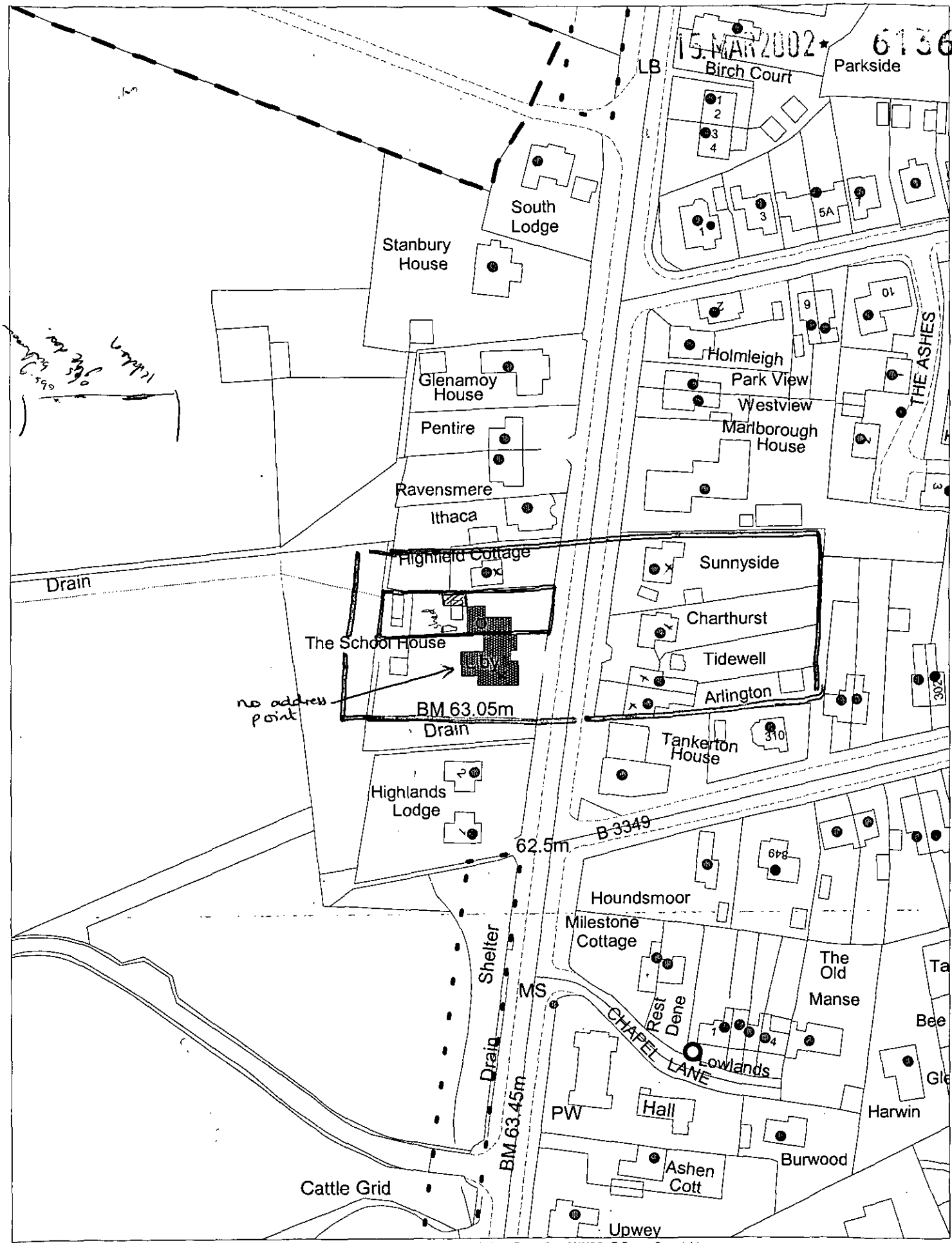
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 1250