APPLICATION NO:
F/2000/1081

LOCATION:
Cutbush Cutbush Lane, Shinfield Reading.

APPLICANT:
Client C/O W M Graham Associates

PROPOSAL:
Proposed division of property into two dwellings.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Client
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG2 9AL

Application Number: F/2000/1081

Parish: **SHINFIELD**

Location: **Cutbush, Cutbush Lane, Shinfield, Reading.**

Proposal: **Proposed division of property into two dwellings.**

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, detailed drawings, at scale 1:20, showing how the studwork constructions, at ground and first floors will be fixed to the surrounding structure shall be submitted to and approved in writing by the Local Planning Authority.

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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse.

Condition
4. The area shown on the permitted drawings for vehicle parking 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
5. 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
6. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing No. 2284/01/B submitted to the Local Planning Authority on 08/06/00 showing relocation of the 1st floor dividing wall and sub-division of the garden.

Condition
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no hardsurfaces or driveways shall be constructed without planning permission.

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

Reason
2. In the interests of the character of the listed building.

Reason
3. In the interests of the setting and appearance of the Listed Building.

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

Reason
5. In the interests of the setting and appearance of the Listed Building.

Reason
6. For the avoidance of doubt.

Reason
7. In the interests of the setting and appearance of the Listed Building.

John Mitchell
Development Control Manager
Date: 05/07/2000

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.

01 AUG 2000

Date: 27 July 2000

To: Harold Sanders, Conservation

1. FOLLOWING SITE VISIT DETAILS OF SEPARATION TO BE AMENDED. PLUS DETAIL IN ROOF SPACE. HS. + CLARDEN SEPARATION 09.08.00

We have received Revised Plans for the following planning application:

Application Number: F/2000/1081

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed division of property into two dwellings.

Applicant: Client C/O W M Graham Associates.

Case Officer: Emy Circuit

Details were not satisfactory + condition has not been discharged

20/11/00

also drawing 2284/04/B – query ourstanding re elevation of division A.

The new plans show the following: Details to comply with condition 02 of consent F/2000/1081 for the approval of studwork structures. Drawing nos 2284/01D & 2284/04.

Comments are required by 17/08/00.

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

THIS DRAWING INDICATES THREE SEPARATE UNITS AND THIS IS REFLECTED ON LATEST APPLICATION LB/2000/2042.

IT WOULD APPEAR THAT THESE DRAWINGS HAVE BEEN SUPERSEDED OR SHOW NEW PROPOSALS NOT ON THE ORIGINAL APPLICATION AND NOT COVERED BY CONDITION 2 OF APPROVAL.

A SITE VISIT HAS BEEN ARRANGED TO CLARIFY (1) THE EXTENT OF THE PROPOSED WORKS AND (2) THE DIVISION OF THE PROPERTY.

SEE LATER NOTE ABOVE

Harold Sanders. CONSERVATION ARCHITECT 08.08.00

~~for plans see Part One of Officer File~~

01 AUG 2000

Date: 27 July 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2000/1048

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed division of property into two dwellings.

Applicant: Client C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with condition 02 of consent LB/2000/1048 for the approval of studwork structures. Drawing nos 2284/01D & 2284/04.

Comments are required by 17/08/00.

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

See comments on F/2000/1051.

Details + locations of separations to be re-considered following site meeting. Proposals appear to be different from original application and conditions.

Harold Sanders

08-08-00

Date: 27 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1081

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed division of property into two dwellings.

Applicant: Client C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with condition 02 of consent F/2000/1081 for the approval of studwork structures. Drawing nos 2284/01D & 2284/04.

Comments are required by 17/08/00.

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

(RING ONE)

1970

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

App No. F/2000/1081 (Planaps) / (Ludhouse) Date Rec. 24 July 2000

Location: Cutbush, Cutbush Lane

Parish Shinfield

Applicant: C/o WM Graham Associates

Description of attached plans details of the shadwork shuetwes to comply with condition 02

Drawing No's: 2284/01 D + 2284/04

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ✓
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXV

Consultations Sent by Admin. on 27.07.RS

Yellow - Part One Copy
Green - Officer's Copy

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

PLANNING
POL
DC
APP
CS
24 JUL 2000
COPIES TO:
ACK:
FILE:

32246

ES

Ref: 2284/wmg/cm

24 July 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

REVISED PLAN
1081

Dear Sir

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to the above and Town Planning applications TPA/2000/1048 and F/2000/1081 please find enclosed four copies of the following:-

Dwg. Nos. 2284 - 01D & 04

With reference to condition No 2 on both applications the details of the proposed division of the properties are shown on the detail.

By reference to condition No 7 a further application covering the division of Unit 2 and the barn and access road has been forward to the authority.

We trust that all is now in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

F/2000/1720
Location: 9 Hyde End Road, Spencers Wood, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1758
Location: Ryeish Green Comprehensive School, Spencers Wood
Proposal: Proposed single storey extension to school
Case officer: Emy Circuit
Observations: No comment

F/2000/1745
Location: 26 Larchside Close, Spencers Wood
Proposal: Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)
Case Officer: Elaine Connor
Observations: No comment

F/2000/1766
Location; 294 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and loft conversion with dormer extensions.
Case Officer: Emy Circuit.
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
The new plans show: Relocation of first floor dividing wall and sub division of garden
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23 Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell

TL/2000/1660
Location: Land opposite junction of Whitley Wood Lane/Shinfield Road
Proposal: Proposed erection of 12 metre high monopole with tri-sector antenna
Case officer: Emy Circuit
Observations: No comment

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; proposed single storey rear extension to dwelling
Case Officer; Emy Circuit
Observations: No comment

0/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of 80 dwellings
Case Officer; Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

Continued...

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1081 EXC
BUILDING CONTROL NUMBER.	FP2000/0757 Alan
~~APPLICANT~~/AGENT	WM Graham + Assoc.
ADDRESS OF SITE	Cutbush Cutbush Lane SHINFIELD
DESCRIPTION OF PROPOSED WORK	division of property into two dwellings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	no elevational	changes.
FLOOR PLANS	2284 01C	2284 01B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	ground floor dwelling 2 -	lounge external
DATE	7/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

860

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 10 March, 2000
My ref: EC/DC/SHINFIELD/PREAPP
Your ref:

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

Mr D Dean
32 Nashgrove Lane
Finchampstead
Berkshire
RG40 4HD

Dear Mr Dean

RE: CUTBUSH HOUSE AND CUTBUSH COTTAGE, SHINFIELD

I refer to your letter of 3rd March 2000 regarding the above matter. I write to inform you that the proposed subdivision of the above property may be considered acceptable. However, the proposed sub-division would require both planning permission and listed building consent.

I hope this information is of assistance to you. Should you wish to discuss this matter further you should contact me n the above number. May I also remind you that this is informal advice only, and is given without prejudice to any future decision that this Council may take.

Yours sincerely

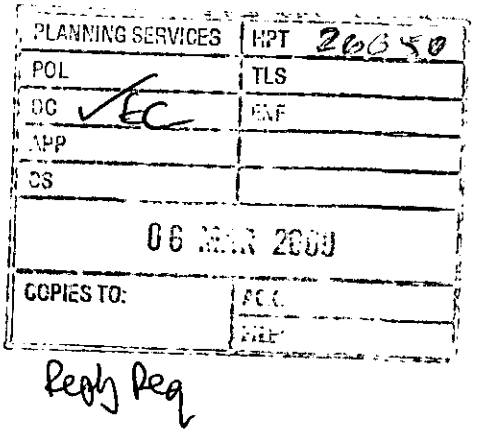
E Connor

ELAINE CONNOR
Planning Assistant MaT

Recd 1.30pm 3.3.00.

32 NASHGROVE LANE, FINCHAMPSTEAD, BERKSHIRE RG40 4HD

3rd March 2000



Reply Req

The Development Control Manager
Environmental Service Dept
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Sir

Re: Cutbush House and Cutbush Cottage, Shinfield, Berkshire

Please find enclosed copy of layout of the above property and attached diagram. I have discussed this property at a meeting with Harold Saunders (listed buildings section) and he seemed to think that this would not be a problem but told me to write to you for your professional opinion. Would it be possible for you to confirm in writing that this is a feasible proposition?

As you can see from the drawing the only building work to be done is one stud wall to achieve permanent separation to return it to the original Cutbush House and Cutbush Cottage.

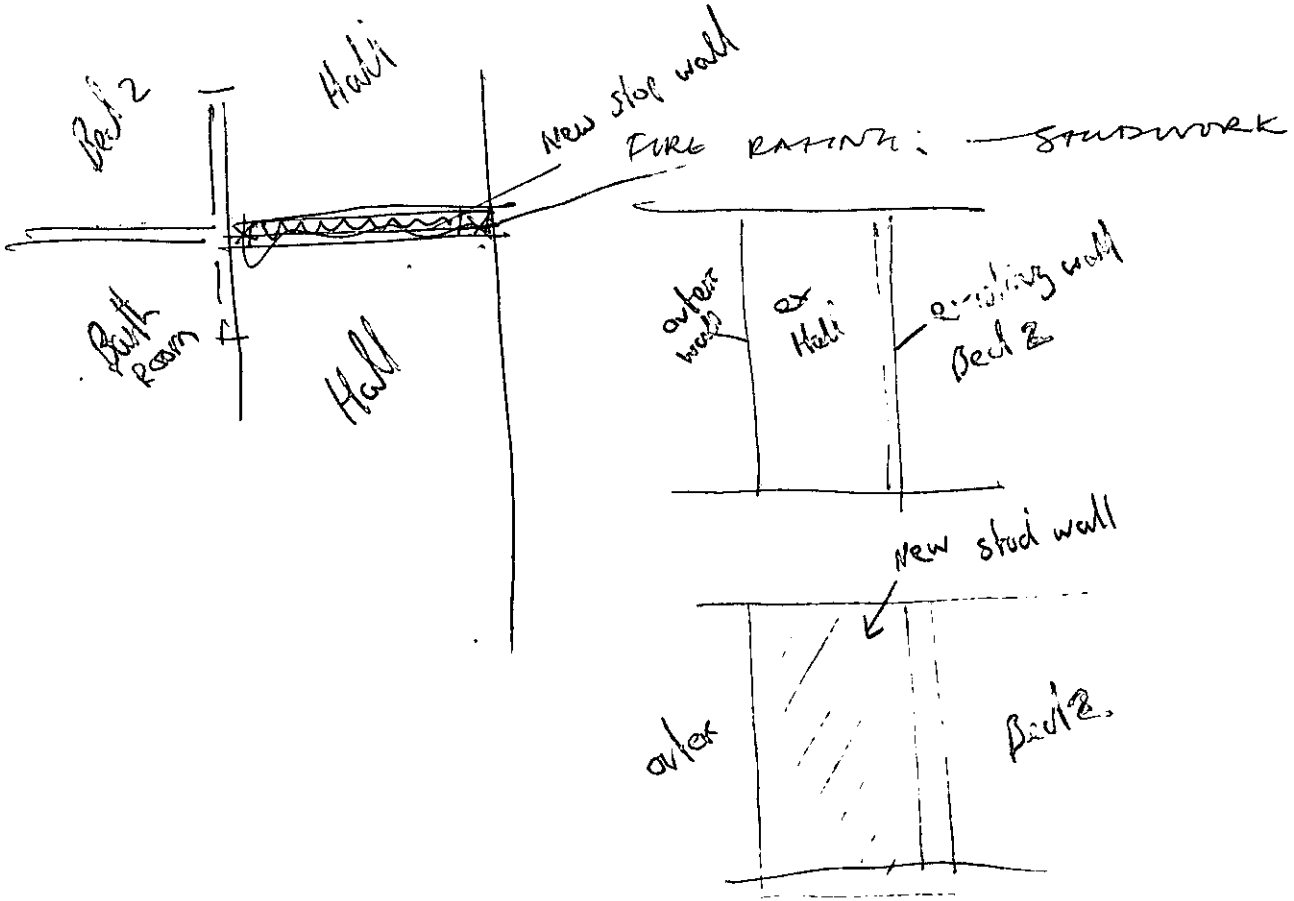
My colleague and I need this in writing as soon as possible to achieve the purchase and deed separation as we have been given a very limited time to purchase this property. I would be extremely grateful if you could give this matter your urgent attention as, depending on your reply, we will be following this matter up with a formal application.

* 0831 568541
* Mr Dean.

Thanking you in anticipation.

Yours sincerely

David Dean


Bed 2
Hall
New stop wall
FIRE RATING: — STUDWORK
Bath Room
Hall
outer wall
ex Hall
existing wall Bed 2
New stud wall
outer
Bed 2.

iron bath, WC, hand basin, plumbed-in towel rail. **Bedroom 3** with hand basin. **Bedroom 4** with cupboards. Door leads to the cottage consisting of **sitting room** with store cupboard and a **bedroom**. From the sitting room a staircase leads to the ground floor with **Bathroom, Bedroom** and **Kitchen** with door into the Barn.

- BARN

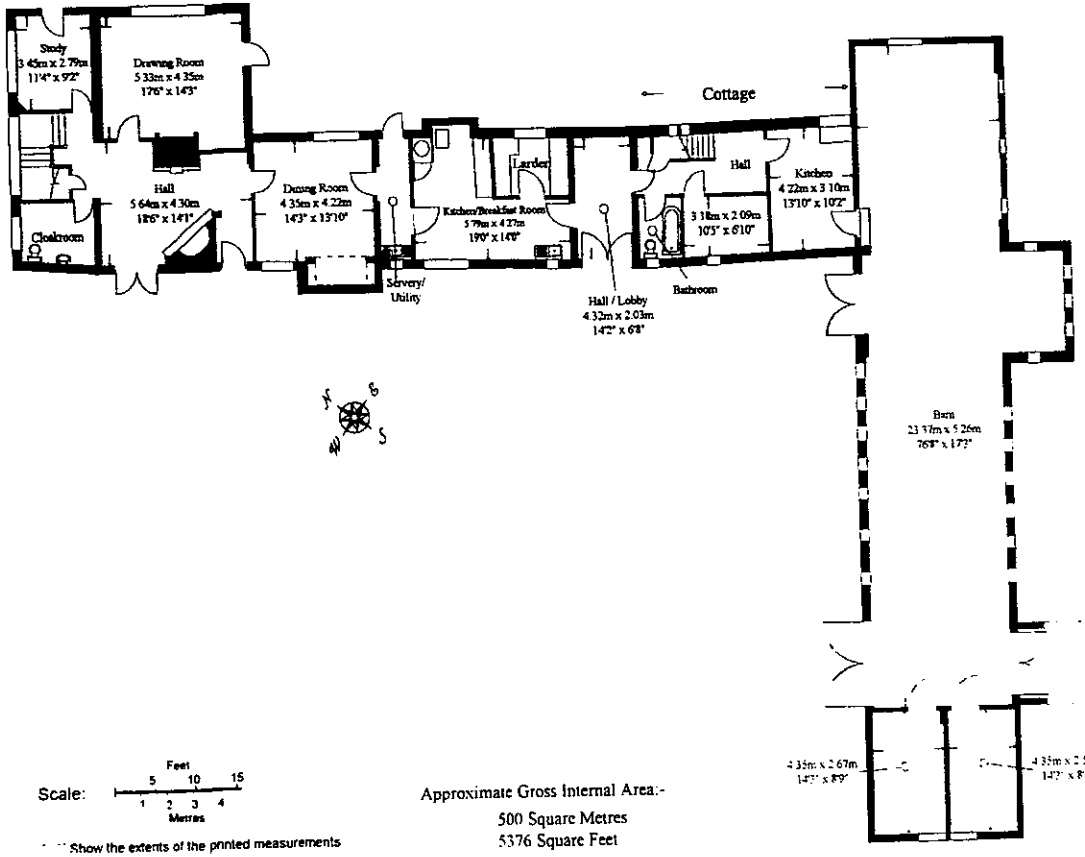
  This is timber framed with brick in-fill and has a tiled roof. The frame was partly rebuilt in the 19th Century incorporating a total of 24 windows.

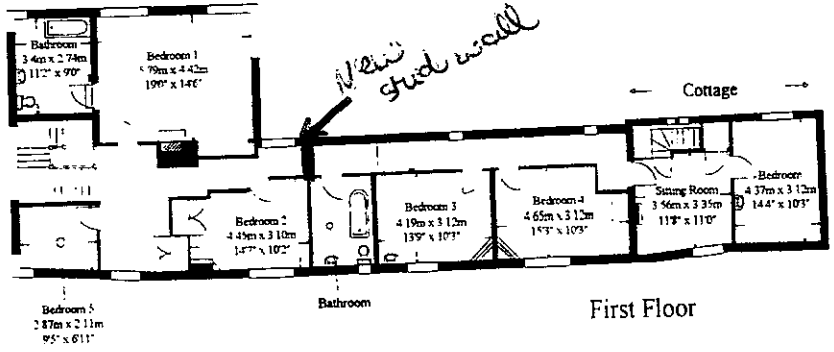
- GARDENS AND GROUNDS

  Cutbush is approached over a gravel drive which ends in front of the house where brick steps lead up to lawns. To the north of the property is a large area of rough

2. The photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
4. No statement is made about the condition of any services or equipment or whether they are year 2000 compliant.

Photographs dated: **August 1999**
Particulars dated: **August 1999**





PLANNING SERVICES
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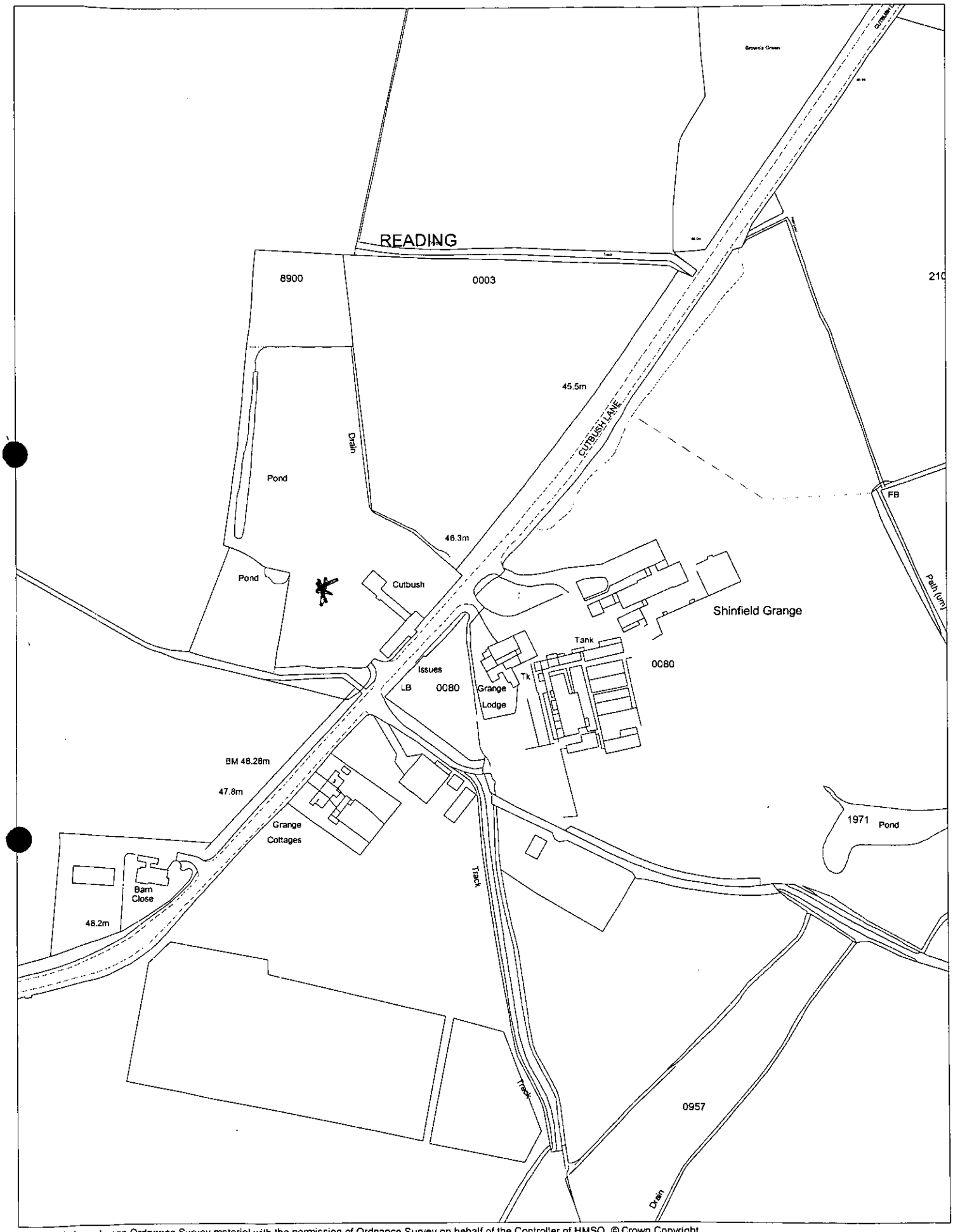

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Development Control Section, Environmental Services, Wokingham District Council.

10 March 2000

Scale: 1 : 2500

N W E S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1081

Applicant : Client C/O W M Graham Associates.

Location : Cutbush, Cutbush Lane, Shinfield, Reading.
Proposal : Proposed division of property into two dwellings.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....16 June 2000.....

Date Registered : 23/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Shinfield PC - "no comment"

Highways - SC23 - parsnip SRAD

Conservation - principle acceptable - 1:20 required

Planning Issues :

Countryside + Gap
Listed building
neighbours / surroundings
WH4 conversion / sub-division of dwellings

Application Number: F/2000/1081 and LB/2000/1048

Appraisal: The proposal is for the vertical sub-division of a single house to form two, three bedroom dwellings. This will be achieved through the erection of two internal stud walls across existing corridors, one on the on the ground- and one on the first-floor. A revised drawing has been submitted altering the position of the first-floor partition so it would be directly above the ground-floor one. Both partitions would be positioned where there are logical breaks in the structure and the continuous vertical division would reduce the likelihood of disturbance between the two dwellings. No other alterations to the structure are proposed and it is considered that this would be a low key and reversible alteration to the listed building and, as such, is acceptable, subject to submission of details of how the partition walls would be attached to the existing structure. Both units would have adequate internal living space and amenities. Adaptation of existing buildings is acceptable in the countryside and as the overall amount of accommodation would not be increased, so no significant intensification in the use of the site would be anticipated.

The layout and character of the garden is important to the setting of the listed building and it is likely significant would have a detrimental impact. It is proposed that the garden should be divided between the two dwellings along the line of an existing internal hedge - no other boundary treatment is proposed and

Recommendation: *conditional approval*

Application Number F/2000/1081
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02			Before the building operations hereby permitted are commenced, detailed drawings, at scale 1:20, showing ~~the partition walls~~, at ground and first floors how the studwork constructions will be fixed to the surrounding structures, shall be submitted to and approved in writing by the LPA.
		→	in the interests of the character of the listed building
03	SC07	SR25	delete "forward of any wall of the dwelling house which fronts onto a road"
04	SC23	SR06	parking.
05	SC52	SR25	consent/Drawing No 2284/01/B/ 8 JUNE 2000
06	SC04	SR04	relocation of the 1st floor dividing wall and sub-division of the garden
07	—	SR25	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development order) 1995 (or any order revoking and re-enacting that order) no hardsurfaces or driveways shall be constructed without planning permission. (fromSC05)

RECORD OF SITE VISIT

SITE ADDRESS: Cutbush Cutbush Lane Shinfield Reading.

APPLICATION NUMBER: F/2000/1081

OFFICER: Emy Circuit

DATE OF SITE VISIT: 6th June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? 1 on gate

2. DESCRIPTION OF SURROUNDINGS rural setting

3. DESCRIPTION OF SITE/BUILDING 2-storey detached dwelling with barn, secluded gardens with fairly formal layout.

4. RELATIONSHIP TO ADJOINING PROPERTIES – no near neighbours

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT shrubs / trees screen house

OTHERS /

Tel: (0118) 974 6479

Date: 23 June 2000

My ref: F/2000/1081

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1081
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed division of property into two dwellings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 July 2000

Yours faithfully

John Hutchison pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1081**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed division of property into two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6479

Date: 23 June 2000

My ref: F/2000/1081

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: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1081
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed division of property into two dwellings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 July 2000

Yours faithfully

John Butler pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1081**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed division of property into two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6479

Date: 23 June 2000

My ref: F/2000/1081

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/1081
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed division of property into two dwellings.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 July 2000

Yours faithfully

John Rutledge

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1081**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed division of property into two dwellings.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 22 6 00

Councillor M Bryant

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

Received by Wokingham District Council

Application No: F/2000/1081

Proposal:
Proposed division of property into two dwellings.

Location:
Cutbush, Cutbush Lane, Shinfield, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2000	Map No. 72 Site 1:42
Officer: EJC Application No. F/2000/1081	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DIVISION OF PROPERTY INTO TWO DWELLINGS

Location: CUTBUSH House 62 CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield 11.4.2000

Applicant: CLIENT c/o W GRAHAM
CASH - banked 23/3/00

Fee Received 380-00 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	Division of gardens? Any change in access arrangements? No change.	Phoned	
3	Forms unsigned		5/4 information to follow	
4	Correct S 66 certificate			
5	Elevation plans	any external alterations	NONE	
6	Floor plans	(No kitchen in new dwelling (1)) ?	5/4	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required (see listed appⁿ)

Date Site Notice Sent : 11.4.2000 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: (Rural Area)

Pre-app attached

NEIGHBOURS:

S/N + ~~Cutbush, Cutbush Lane, Shinfield~~
Lodge Cottage, Cutbush Lane
Grange Lodge, Cutbush Lane ✓
Shinfield Grange, Cutbush Lane ✓
Plant Environment Laboratory, Cutbush Lane
The College of Estate Management " "
+ property marked (x) on site plan (no address on GIS)

12 JUN 2000

Date: 09 June 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/1081

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed division of property into two dwellings.

Applicant: Client C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: Relocation of first floor dividing wall and sub-division of garden. Drawing no 2284/01/B.

Comments are required by 19/06/2000.

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

I AM NOT AWARE THAT THE PLANNING IMPLICATIONS OF THIS PROPOSAL WILL HAVE A DETRIMENTAL IMPACT ON THE LISTED BUILDING

Harold Sanders. CONSERVATION ARCHITECT.

15.06.00.

Date: 09 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1081

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed division of property into two dwellings.

Applicant: Client C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: Relocation of first floor dividing wall and sub-division of garden. Drawing no 2284/01/B.

Comments are required by 19/06/2000.

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

(RING ONE)

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

App No. P/2000/1081 (Planaps) / (Ludhouse) Date Rec. 8/6/00

Location: Curbush, Curbush Lane

Parish Shipley

Applicant: c/o WM Graham Associates

Description of attached plans relocation of first-floor dividing wall and sub-division of garden

Drawing No's: 1284/01/B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ✓
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

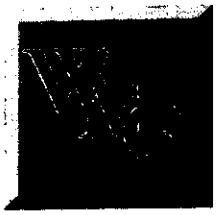
New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 09.06.00

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT 30342
POL | TLS
DC | ENF
APP |
CS |
08 JUN 2000
COPIES TO: | ACK:
FILE:



W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

7 June 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Miss E Circuit

REVISED PLAN

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to our meeting yesterday and Town Planning and Listed Building Application F/2000/1081 and LB/2000/1048 please find enclosed eight copies of Dwg. No. 2284 - 01B.

The drawing shows the new position of the first floor dividing wall.

Also enclosed is a copy of the OS extract at scale 1:500 showing the division of the gardens.

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

1081
1048

W M Graham

Enc

cc Mr D Dean and Mr I Rivers

To:
Harold Sanders
Urban Design And Conservation Officer

13 APR 2000

From: Emy Circuit

Date: 11 April 2000

Application Number: F/2000/1081

Proposal: Proposed division of property into two dwellings..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

SEE COMMENTS ON LISTED BUILDING APPLICATION CO/2000/1048. PRINCIPLE ACCEPTABLE 1:20 SCALE DRAWING OF INFILL TO BE SUPPLIED.

Harold Sanders

13.04.00.

To:
Conservation Officer

From: Emy Circuit

07 APR 2000

Date: 06 April 2000

Application Number: LB/2000/1048

Proposal: Proposed division of property into two dwellings..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

THIS IS A LOW-KEY SOLUTION TO DIVIDE THIS PROPERTY, AND AN ACCEPTABLE REVERSIBLE CONSTRUCTION.

AN ELEVATION 1:20 SHOULD BE PROVIDED TO SHOW HOW THE STUDWORK CONSTRUCTION IS FIXED TO SURROUNDING STRUCTURE.

Harold Sanders.

10.04.00.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 11 April 2000

Application Number: F/2000/1081

Proposal: Proposed division of property into two dwellings.

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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).

SC 23 - PARKING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

20-4-00

F/2000/1088
Location: Plot 13 Reading Business Park, Basingstoke Road, reading
Proposal: Proposed erection of health and fitness centre (D2)
Case Officer: Mr Simon Lewis
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed division of property into two dwellings
Case officer: Emy Circuit
Observations; No comment

F/2000/1080
Location: 1 School Cottages, Mereoak Lane, Grazeley
Proposal; Proposed single storey rear extension to dwelling and rear loft dormer extension
Case Officer: Emy Circuit

F/2000/1040
Location: 359 Whitley Wood Lane
Proposal; Proposed two storey rear extension to dwelling to form granny annexe
Case officer: Emy Circuit
Case Officer: No comment

A/2000/0999
Location: Land rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of sign boards and flagpoles
Case Officer: Mrs A Odell
Observations: No comment

A/2000/1199
Location: Berrys News, 25 School Green, Shinfield
Proposal: Proposed erection of internally illuminated double-sided display unit (retrospective)
Case Officer: Elaine Connor
Observations: We strongly object, as it is totally inappropriate to a rural village street scene especially if illuminated and constitutes an obstruction. It is also sited in close proximity to an Area of Special Character. This is a retrospective application as the sign has already been erected.

F/2000/1209
Location: Grovelands Garden Centre, Hyde End Road, Shinfield
Proposal: Proposed extensions to retail area of garden centre
Case officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88, Grazeley Road, three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1241 Adjoining Parish Conciltation
Location: 78 Basil Close, Lower Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Joss Miller
Observations: No comment

Continued...

W.M. GRAHAM ASSOCIATES *CHARTERED ARCHITECTS*

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

PLANNING SERVICES APP 28698
POL
DC
APP
CS
26 APR 2000
COPIES TO: ACK: FILE:

Ref: 2284/wmg/cm

25 April 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Miss Emy Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to Town Planning and Listed Building application Nos. F200/1081 and LB/2000/1048 please find enclosed copies of the following:-

a) Section 66 Certificate B and Agricultural Holdings Declaration dated 25 April 2000
b) Listed Buildings Certificate B dated 25 April 2000
c) Notice under Article 6 of Application for Planning Permission dated 25 April 2000
d) Listed Building Notice LB1 dated 25 April 2000
e) Letter to Mrs Bray dated 25 April 2000

In explanation our clients have agreed to purchase the property and have exchanged contracts with Mrs Bray. Completion is due in six weeks time.

We would ask that the Certificates be substituted for those in your possession. The drawing remains the same as forwarded on 6 April 2000 (2284 - 01A) and the details on the Town Planning forms remain the same.

Please note that the red site notices have been removed.

Ref: 2284/wmg/cm

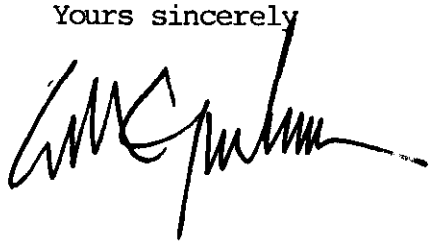
25 April 2000

Miss E Circuit

We trust that you find all now in order and we thank you for your attention to this matter.

Should you require any further details please do not hesitate to contact us.

Yours sincerely



W M Graham

Enc

cc Mr D Dean and Mr I Rivers

PLANNING SERVICES	REF 28809
POL	
DC	ENF
APP	
CS	
28 APR 2000	
COPIES TO:	ACK:
	FILE:



W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

26 April 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Miss Emy Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to our correspondence of 25 April 2000 and Town Planning and Listed Buildings applications F/2000/1081 and LB/2000/1048 please find enclosed twelve copies of forms with the ownership status clarified.

We trust that you find all in order and we thank you for your attention to this matter.

Should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

cc Mr D Dean and Mr I Rivers

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

25 April 2000

Mrs Bray
Cutbush
Cutbush Lane
Shinfield
Reading
RG2 9AL

Dear Mrs Bray

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to recent discussions and Town Planning Applications LB/2000/10484 and F/2000/1081 we enclose single copies of the following:-

a) Notice under Article 6 of Application for Planning Permission dated 25 April 2000
b) Listed Buildings and Conservation Areas Notice under Section 6 dated 25 April 2000

Should you have any queries please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

cc Wokingham District Council
Mr I Rivers and Mr D Dean

1789/a

SECTION 66 CERTIFICATE

Application No. F/2000/1081

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

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
MRS BRAY	CUTBUSH CUTBUSH LANE SHINFIELD READING RG2 9AL	25.04.2000

+ 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.

(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).

- 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 . . . . . W M Graham Assoc

On behalf of . . . . . Mr I Rivers & Mr D Dean

Date . . . . . 25 April 2000

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

SCHEDULE 2

Articles 6, 7 and 9

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner* or a tenant**)

Proposed development at *(a)* CUTBUSH CUTBUSH LANE SHINFIELD READING

I give notice that *(b)* MR I RIVERS & MR D DEAN

is applying to the *(c)* WOKINGHAM DISTRICT **Council**

for planning permission to *(d)* MAKE INTERNAL ALTERATIONS TO CUTBUSH TO FORM TWO DWELLINGS

Any owner* of the land or tenant who wishes to make representations about this application should write to the Council at *(e)*** WDC, PO Box 157, Shute End, Wokingham

by *(f)* Monday 15th May 2000

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed W M Graham Assoc.

†On behalf of Mr I Rivers & Mr D Dean

Date 25 April 2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

†delete where inappropriate

Insert:
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council

at *(g)* .....

..... by *(f)* .....

Signed .....

†On behalf of .....

Date .....

†Delete where inappropriate

Insert:
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1789/a

SECTION 66 CERTIFICATE

23 MAR 2000

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill 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

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 . . . . . W M Graham Associates

On behalf of . . . CLIENT . . . . . .

Date . . . . . 21 March 2000 . . . . . .

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

1769A

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 01734 778763.

For office use only
Application No.

1.	YOUR NAME	CLIENT C/O THE ARCHITECT
	ADDRESS	
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	W M GRAHAM ASSOC. CHARTERED ARCH.
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ Tel. No. 9770464
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	CUTBUSH
		CUTBUSH LANE
		SHINFIELD RG2 9AL
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	1.46 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DIVISION OF THE EXISTING PROPERTY TO FORM TWO SEPARATE DWELLINGS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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.

RESIDENTIAL

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.

NO EXTERNAL CHANGE

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

NO CHANGE

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

NO CHANGE

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

YES / ~~NO~~

NO CHANGE

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 X	TWO
	4	
	5 or more	
	TOTAL 6	2
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	1

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 Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 380

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED W M Graham Associates ON BEHALF OF CLIENT DATE 21.3.2000

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.

By hand 6/4/00

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

6 April 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

2004 1048

For the attention of Ms C Hurst

Dear Ms Hurst

CUTBUSH CUTBUSH LANE SHINFIELD

Further to our recent conversation please find enclosed 12 copies of Dwg. No. 2284 - 01A with various notes included on the drawing.

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

1769A

23.MAR2000* 1081

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 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	CLIENT C/O THE ARCHITECT
	ADDRESS	
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	W M GRAHAM ASSOC. CHARTERED ARCH.
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ Tel. No. 9770464
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	CUTBUSH CUTBUSH LANE SHINFIELD RG2 9AL
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	1.46 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DIVISION OF THE EXISTING PROPERTY TO FORM TWO SEPARATE DWELLINGS
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	
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MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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RESIDENTIAL

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YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

NO EXTERNAL CHANGE

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YES / NO

NO CHANGE

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
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NO CHANGE

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Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

NO CHANGE

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~~YES~~ / NO

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~~YES~~ / NO

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~~YES~~ / NO

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The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED W M Graham Associates ON BEHALF OF CLIENT DATE 21.3.2000

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.

Cash 380-00
Banked 23/3/00

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2284/wmg/cm

22 March 2000

23.MAR2000* 1081

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

CUTBUSH CUTBUSH LANE SHINFIELD

Please find enclosed a completed Town Planning and Listed Building Consent application for the above property comprising the following:-

a) Planning Application Part 1
b) Section 66 Certificate
c) Application for Listed Building Consent
d) Certificate A
e) Fee note for £380 (cheque included)
f) OS extracts
g) Dwg. No. 2284 - 01

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

ADDRESS CUTBUSH LANE PARISH SHINFIELD

PLOT No. LISTED ORD. SHEET No. SU 7360 (72)

BUILDER

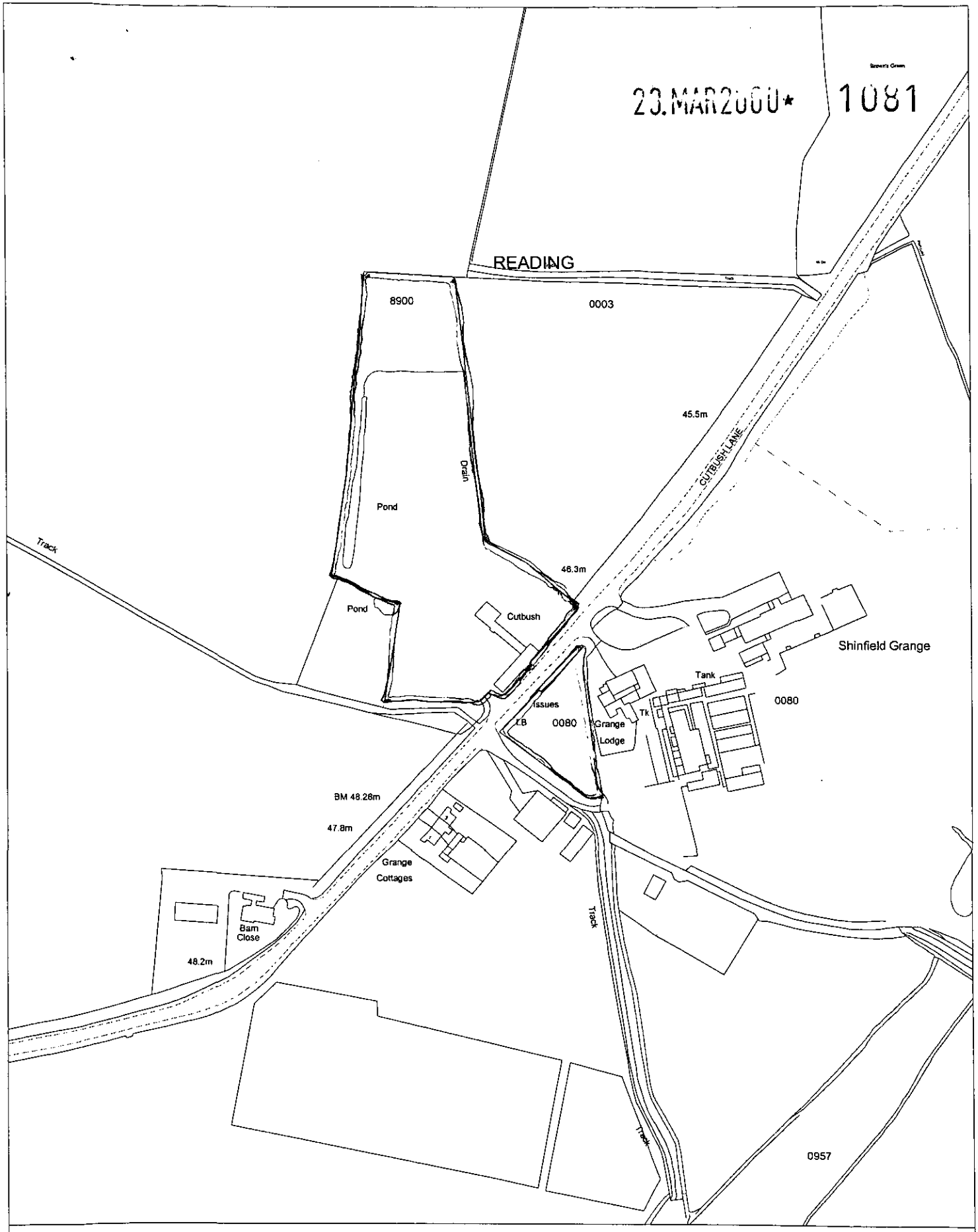
Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/52/67	Dr. J.S.B. Bray	use of basement as Restaurant	10.4.67	N/A Refused
R/53/67	"	use of bathing antique shop	10.4.67	N/A Refused
16/2000/1048				
F/2000/1081				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 2500

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Date: 17 March 2000

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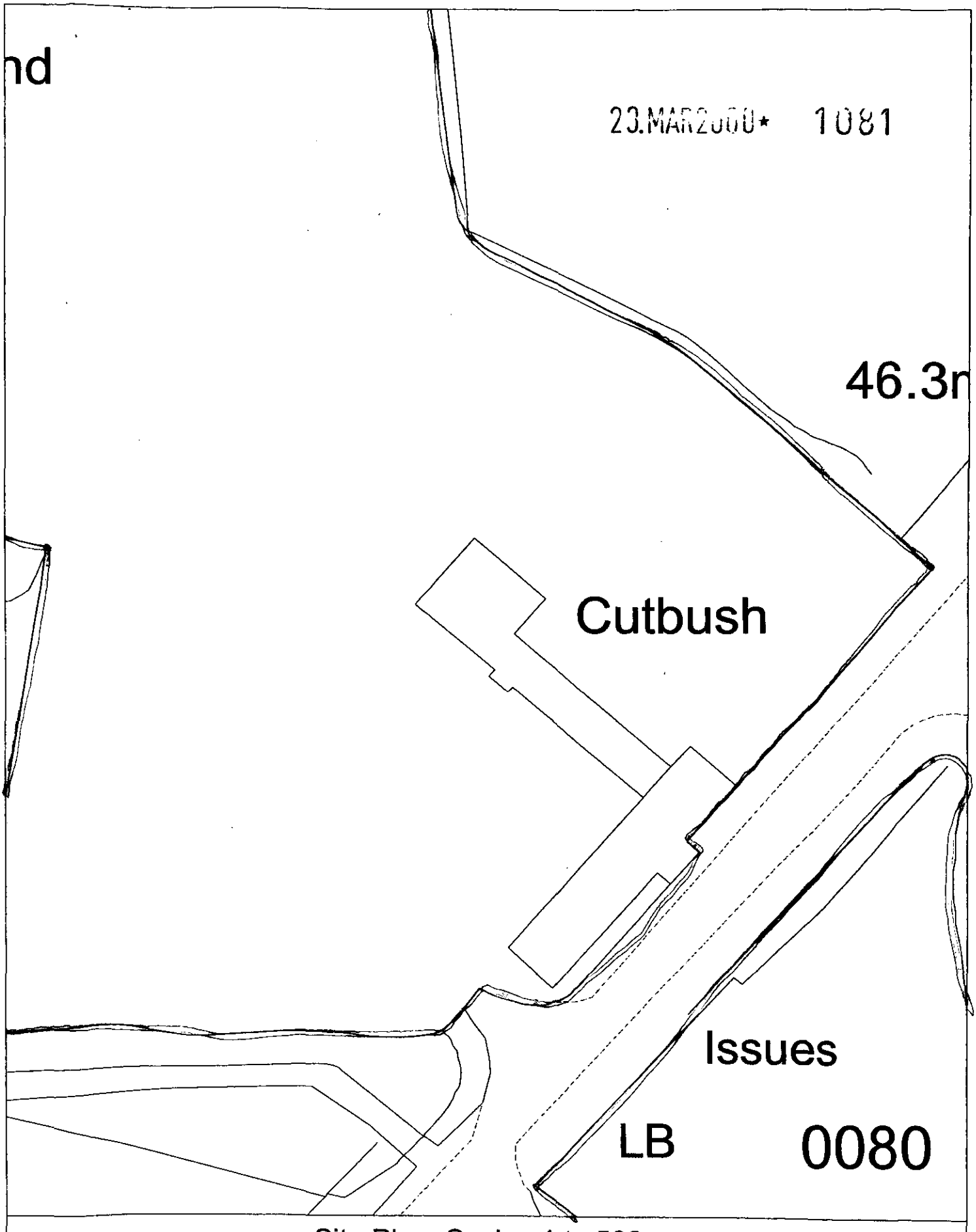

Site Plan, Scale: 1 to 500

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Date: 17 March 2000

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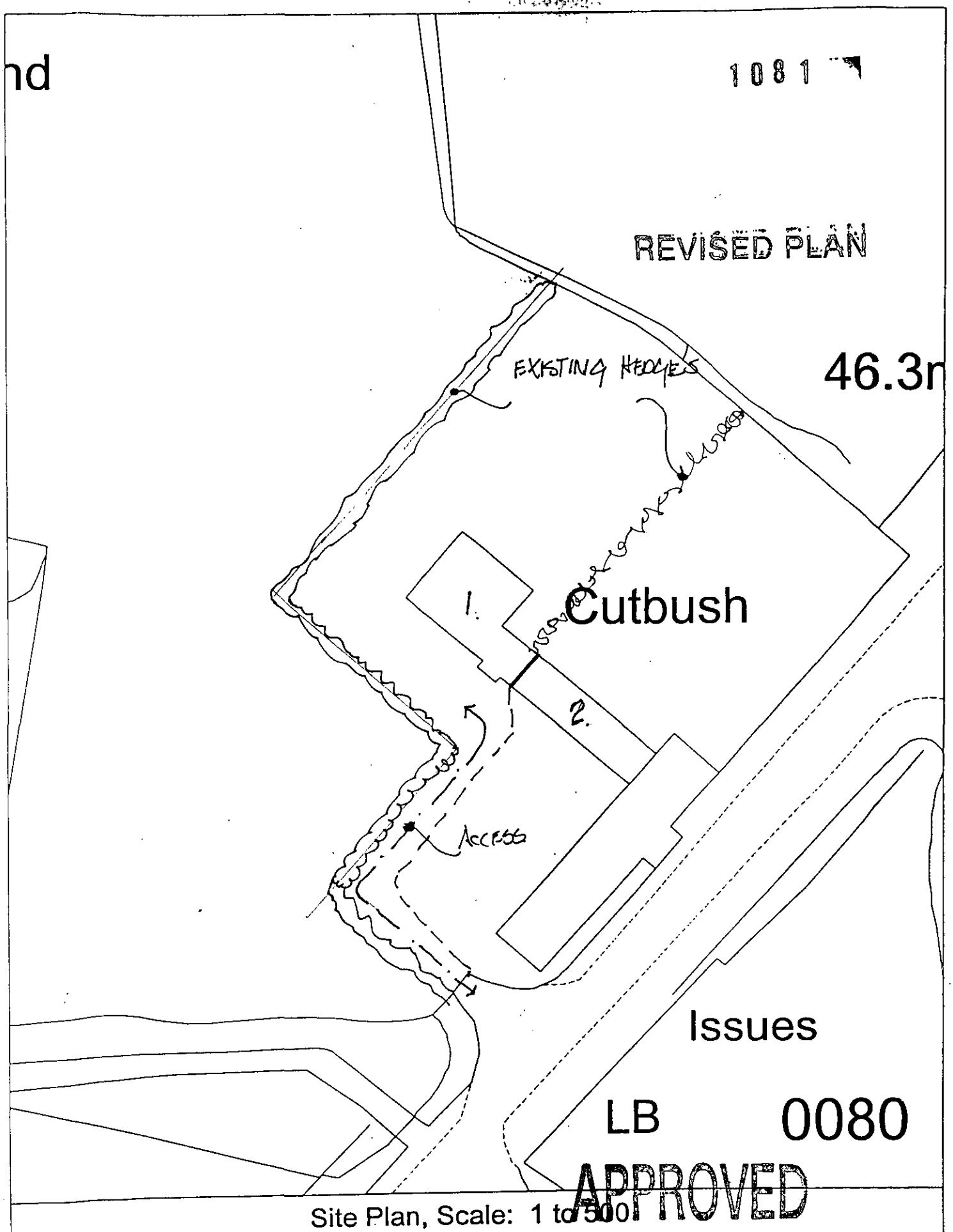

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