APPLICATION NO:
F/2000/1646

LOCATION:
275 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr C Gardner C/O Bds Chartered Surveyors

PROPOSAL:
Proposed erection of detached dwelling and new access demolition of existing outbuildings

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
19/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Gardner
C/O Bds Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berks
RG2 9AB

Application Number: F/2000/1646

Parish: **SHINFIELD**

Location: **275, Hyde End Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of detached dwelling and new access demolition of existing outbuildings**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. Due to its siting and massing the proposed dwelling would appear relatively cramped and obtrusive in the streetscene having a harmful effect on the character and appearance of the area. The proposal would therefore be contrary to Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Reason
2. Due to its siting and massing, the proposed dwelling would cause unaceptable loss of daylight and sunlight and would have an unacceptably overbearing effect on adjacent residential property. The proposal would therefore be contrary to Loddon Area Local Plan Policies LBE2 and LBE5 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 25/07/2000

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.

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1646

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:

CONFIDENTIAL

WOKINGHAM DISTRICT COUNCIL

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/2000/1646
275, Hyde End Road, Spencers Wood, Reading.
Proposed erection of detached dwelling and new access demolition of existing outbuildings

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

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1646**
275, Hyde End Road, Spencers Wood, Reading.
Proposed erection of detached dwelling and new access demolition of existing outbuildings

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 18/7/00

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 6445

Date: 14.7.00

My ref: F/2000/1646

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
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1646**
275, Hyde End Road, Spencers Wood, Reading.
Proposed erection of detached dwelling and new access demolition of existing outbuildings

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

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.

Tel: (0118) 974 6445

Date: 14.7.00

My ref: F/2000/1646

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
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This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1646**
275, Hyde End Road, Spencers Wood, Reading.
Proposed erection of detached dwelling and new access demolition of existing outbuildings

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 6445

Date: 14.7.00

My ref: F/2000/1646

CONFIDENTIAL

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/2000/1646
275, Hyde End Road, Spencers Wood, Reading.
Proposed erection of detached dwelling and new access demolition of existing outbuildings

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1646**
275, Hyde End Road, Spencers Wood, Reading.
Proposed erection of detached dwelling and new access demolition of existing outbuildings

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.

Dear Mr. Patman.

I would be grateful if you could actually tick the relevant box and send the form back to reach me by Tuesday 18 July, to catch the 8 week deadline. (There has been an objection from a neighbour and the application is recommended for refusal) - or telephone me.

Thank you

Angela (Odell)

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

6445

With Compliments

Dear Mr. Pollock.

I would be grateful if you could actually tick the relevant box and send it back to reach me by Tuesday 18 July, in order to catch the 8 week deadline. (There has been an objection from a neighbour and the application is recommended for refusal) - or telephone me.

Thank you

Angela (Odell)

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

6445.

With Compliments

Dear Mr. Bryant.

I would be grateful if you could actually tick the relevant box and send it back to reach me by Tuesday 18 July, in order to catch the 8 week deadline. There has been an objection from a neighbour and it is recommended for refusal - or telephone me.

Thank you.

Angela (Odell)

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

6445.

With Compliments

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1646

Applicant : Mr C Gardner C/O Bds Chartered Surveyors.

Location : 275, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed erection of detached dwelling and new access demolition of existing outbuildings

Site Notice Displayed ? :	YES	NO	DATE
	✓		28.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 24/05/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application will have expired on: 19/07/2000. 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 : H.A Officer: No objection subject to a condition.
Letter of objection from 271 H.E.Rd : Proposed dwelling runs very close to the boundary with their property directly adjacent to conservatory patio — will result in loss of sunlight. Also will not blend in well with properties nearby due to height.
Landscape officer: No obj.

Planning Issues : 1. Effect on streetscene.
2. Effect on neighbours.

Application Number: F/2000/1646

Appraisal :

History: previous refusal No. 15549 in 1981 for dwelling on side land – effect on street scene (bungalow)

Current proposal is for a 6.9m. high chalet style house with front 2 storey gable and long two storey east side elevation. Existing dwelling at No. 271 adjacent is about 6m high. Plot width will be 12m wide. Consider proposed dwelling would be relatively cramped (very close to side boundaries), massive / tall (especially compared with the existing bungalow at No. 275 which it will be very close to) and relatively obtrusive in the street scene, which is quite open in the vicinity this side of HE Rd. & unacceptable on this ground.

Effect on neighbours Would infringe the daylighting of No. 271 & being on its SW side would also overshadow the patio area and be overbearing to the side facing gr. floor windows in the rear part and conservatory & consider would be unacceptable on this grounds also.

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

Application Number F/2000/1646
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to its siting and design, the proposed dwelling would appear relatively ~~de~~ cramped and obtrusive in the street scene, having a harmful effect on the character and appearance of the area. The proposal would therefore be contrary to LALP Policy LBE2 and to WDLP (DD) Policy WBE1.
2.			Due to its siting and massing, the proposed dwelling would cause unacceptable loss of daylight and sunlight and would have an unacceptably overbearing effect on adjacent residential property. The proposal would therefore be contrary to LALP Policies LBE2 & LBE5 and to WDLP(DD) Policies WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: 275 Hyde End Road Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1646

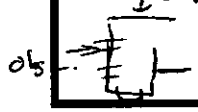
OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 28.6.00

2. DESCRIPTION OF SURROUNDINGS Established residential area on through road with mix of house types.

3. DESCRIPTION OF SITE/BUILDING Bungalow on site. has side windows on E. side & garage at side. ~~[illegible]~~



4. RELATIONSHIP TO ADJOINING PROPERTIES No. 275 is chalet bungalow with dormers front & rear, conservatory in the 'L' this side/rear but no side windows in front part of side. long garden. houses well back at rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING From HER.

LEVELS Flat.

BOUNDARY TREATMENT hedge at front. fence to c.

OTHERS

Applicationo	Name & Address
F/2000/1646	Mr & Mrs N Morgan 'Fairwinds' 271 Hyde end Road Spencers Wood RG7 1DB

App. Refused,
Letter sent 27/07/00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: 275 Hyde End Road, Spencers Wood, Shinfield, Reading.

Proposal: Proposed erection of detached dwelling and new access, demolition of existing outbuildings.

Application Number: F/2000/1646

In response to your consultation dated 13th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed development will fit with the local environment, and will be largely screened by existing boundary planting.

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 13 June 2000

Application Number: F/2000/1646

Proposal: Proposed erection of detached dwelling and new access demolition of existing outbuildings

Parish: SHINFIELD PARISH

Site Address:
275, Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr C Gardner C/O Bds Chartered Surveyors.

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 (garaging, Parking & Turning).
SR06
IN08

Signed: _____ **Print name:** Stephanie Knowles.

22/06/00.

Recd 4.05 PM 4.7.00

Fairwinds
271 Hyde End Road
Spencers Wood
Reading
Berks RG7 1DB

OBS AMo

COPIES TO: ACK: FILE:

3 July, 2000

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam:

We write with reference to Planning Application Number F/2000/1646.

We would like to make the following comments:

1. One side of the proposed dwelling runs very close to the boundary of our property, directly adjacent to our existing conservatory and patio. This side of the proposed dwelling consists of a vertical wall two-stories high, and we are concerned that this will deprive us of sunlight in this area, even in the Summer months, from mid-afternoon onwards. Needless to say, the conservatory and patio are the places where we most enjoy the sunlight at the moment.

2. As mentioned above, the proposed dwelling has a vertical wall height of two stories, while other properties in the immediate vicinity have a single-storey vertical height. We are therefore concerned that the proposed dwelling will not blend in well with the established properties around it.

We would object to the application in its current form on the grounds of the above comments.

Sincerely,

Nigel P. Morgan

Susan C. Morgan

Mr. N. Morgan
Mrs. S. Morgan

Received by Wokingham District Council

Application No: F/2000/1646

Proposal:
Proposed erection of detached dwelling and new access, demolition of existing outbuildings

Location:
275, Hyde End 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. 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

13 June 2000

WOKINGHAM B.C. DEVELOPMENT CONTROL

Start date:	24 MAY 20[illegible]
Officer: AO	Application No. F/2004/1646

86

Map No. [illegible] Site 0.24

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED DWELLING AND NEW ACCESS DEMOLITION OF EXISTING OUTBUILDINGS

Location: 275 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield

Applicant: MR C GARDNER

Fee Received 90-00 Required ..... Additional ..... Refund .....

Enforcement Section (8) 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	Is adj property 275 or 277 ? amended.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Do we need elevations for new vehicle access? (out onto road 63349 Hyde End Road)	requested 8/6.	
6	Floor plans			
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 .....

Date Site Notice Sent : ..... *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:

.....

.....

No pre-apps

NEIGHBOURS:

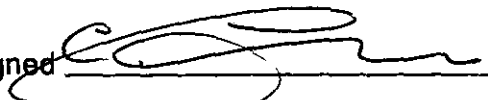
S/N + 2, 3, 4 Magill Close
271, 277, 250 Hyde End Road

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2000/1566. relates.

Address of site 275, HYDE END ROAD,
SPENCERS WOOD, READING

Signed 

Date 23/6/00.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N. Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

ADDRESS 275 HYDE END ROAD PARISH SHINFIELD

PLOT No. LAND ADJOINING ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
286/71	Mr M. J. Davis	outline one bungalow	15-4-71	N/A Re/use
708/72	Mr L J Gardener	outline one dwelling	11-5-72	N/A Re/us
~~[illegible]~~		erection of S/S dwell-		
15549.	"	ing with det garage	8 5 81	NA Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

24.MAY2000* 1646

1789/a

SECTION 66 CERTIFICATE

Application No. 24.MAY2000* 1646

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

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

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

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.

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . Mr. G. Gaisner . . . . . .

Date . . . . . 23.05.00. . . . . .

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

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer *N/A* in space. Please submit ***SIX*** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
24 MAY 2000 ★ 1646

1.	APPLICANT'S NAME	MR C GARDNER
	ADDRESS	275 HYDE END ROAD
		SPENCERS WOOD
	POSTCODE	PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House, Hollow Lane,
		Shinfield, Reading, Berks.
	POSTCODE	RG2 9AB PHONE: 0118 988 4477
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	*SITE LOCATION:*	275 HYDE END ROAD SPENCERS WOOD READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		CONSTRUCTION OF ONE DETACHED HOUSE AND NEW ACCESS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.09 HA
6. *State the applicant's interest in the land* e.g. owner, prospective purchaser, lessee	*OWNERSHIP*	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	No 4979 PLANS EXCAVATIONS AND SITE PLANS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	✓		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES — If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	YES — If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	RED BRICKWORK PLAIN CLAY TILED ROOF
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING FENCES AND HEDGES NEW 1.4M HIGH C.B. FENCE
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	4M WIDE VEHICULAR ACCESS ADDITIONAL 3.5M WIDE VEHICULAR ACCESS
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES

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

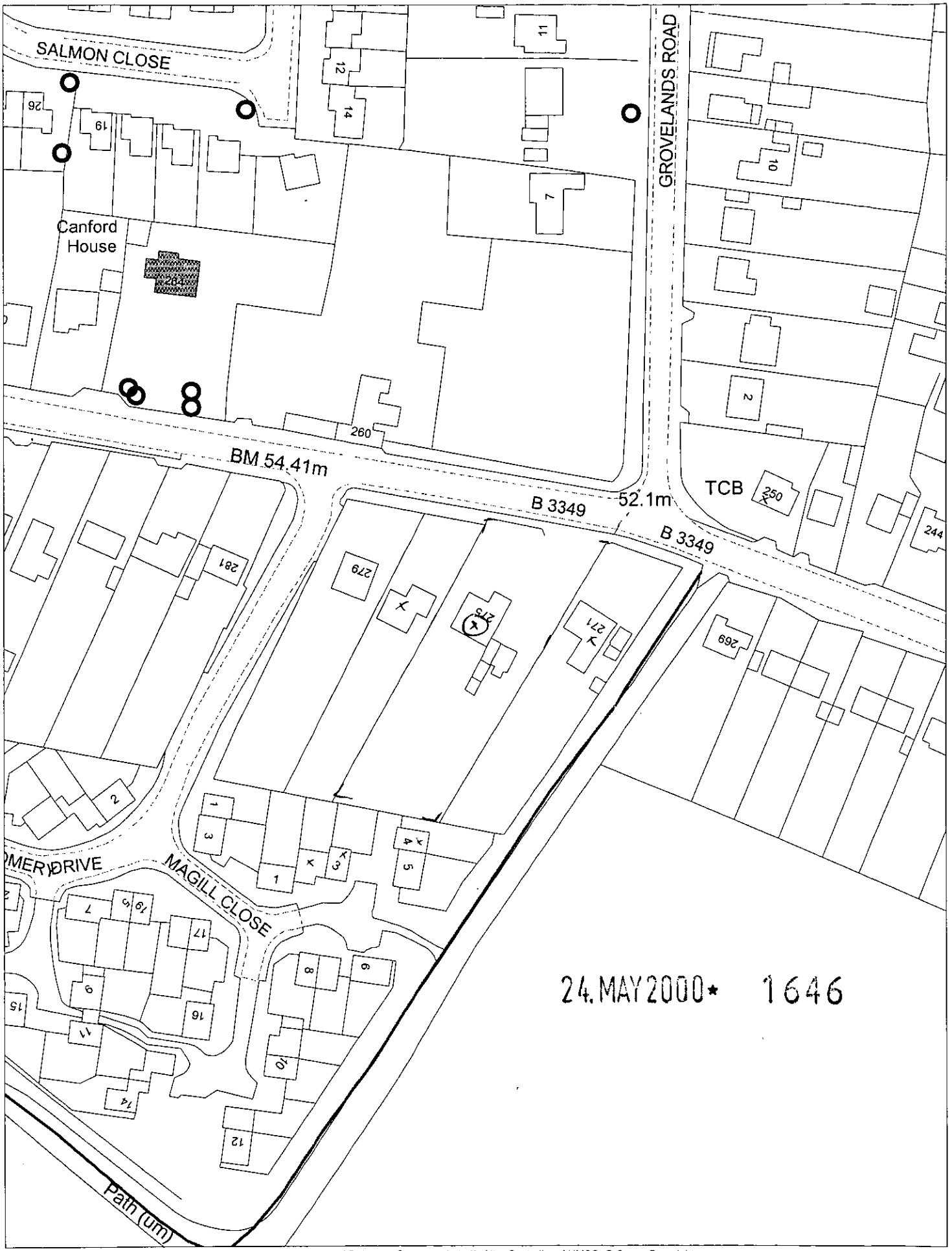
	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 6	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO — If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO — If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00

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

SIGNED:  ON BEHALF OF: MR C GARDNER DATE: 23.05.00

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



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 1250