SYSTEMS LTD

APPLICATION NO:
F/2000/1745

LOCATION:
26 Larchside Close, Spencers Wood Reading.

APPLICANT:
Mr Mrs England

PROPOSAL:
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/08/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs England
26, Larchside Close
Spencers Wood
Reading
RG7 1DS

Application Number: F/2000/1745

Parish: **SHINFIELD**

Location: **26, Larchside Close, Spencers Wood, Reading.**

Proposal: **Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 24/07/2000

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 6451**

Date: 23 June 2000

Your Ref:

My Ref: **Elaine Connor - F/2000/1745**

Mr Mrs England
26, Larchside Close
Spencers Wood
Reading
RG7 1DS

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 Sir/Madam

Application Number: F/2000/1745

Site Address: 26, Larchside Close, Spencers Wood, Reading.

Proposal: Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170).

Thank you for the above application.

It is not clear from the plans submitted whether the development (including foundations and roof over hang) encroach onto, over or under neighbouring property.

Please would you confirm **in writing** that no part of the development encroaches onto, over or under neighbouring property. If encroachment does occur please return the enclosed Section 66 Certificate with section A deleted and section B completed, you will also be required to serve the enclosed Notice Number 1 on any affected owner.

If you have any queries concerning your application please contact your case officer, **Elaine Connor,** on **(0118) 974 6451** quoting reference number **F/2000/1745.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Dear Sir

I confirm that no Part of the development Encroaches onto over or under neighbouring Property

yours faithfully

Mrs A England

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 23 June 2000

DELEGATED

Application Number: F/2000/1745

Proposal: Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

Parish: SHINFIELD PARISH

Site Address:
26, Larchside Close, Spencers Wood, Reading.

Applicant:
Mr Mrs England .

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).

As previous application F/2000/1170

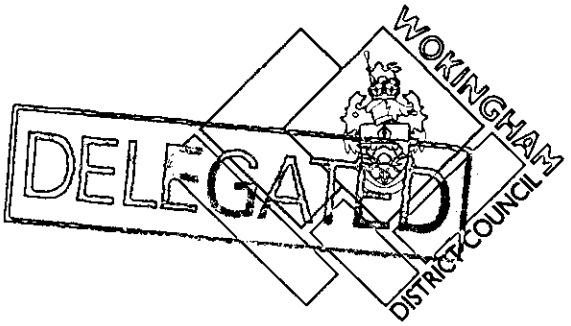
Signed: _____ **Print name:** ADAM COSSINS

24/7/00

Environmental Services

For office use only.
Application number: 09.JUN.2000* 1745

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR MRS J ENGLAND 26 LARCHSIDE CHOSE SPENCERS WOOD RG7 1DS 9884534
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF GARAGE ERECTION OF BEDROOM & W.C AMENDMENT TO F/2000/1170
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING TILES.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	PREVIOUS APPLICATION		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: Ann E England

on behalf of

Date 8-6-00

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

ADDRESS 26/28 LARCHSIDE CLOSE PARISH SHINFIELD

PLOT No. 13/14 ORD. SHEET No. SU 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33707	LOVELL	S/DET. HOUSES & GARAGES	31.8.89	CLR
BRA 8103	"	"	16.11.89	APP
F/2000/1170	Mr & Mrs J England No 26	S/st side ext; dem existing garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

09.JUN.2000* 1745

DELEGATED

PART 1 REGISTER

DELEGATED

Received by Wokingham District Council

Application No: F/2000/1745

Proposal:
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

Location:
26, Larchside Close, Spencers Wood, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

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

Tel: (0118) 974 6451

Date: **23 June 2000**

My ref: F/2000/1745

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/1745
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

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

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1745**
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6451

Date: **23 June 2000**

My ref: F/2000/1745

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1745
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/1745**
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6451

Date: **23 June 2000**

My ref: F/2000/1745

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/1745
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1745**
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Application Number F/2000/1745
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'

John Mitchell
24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 26 Larchside Close
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1745

OFFICER: Elaine Connor

DATE OF SITE VISIT: 13.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area
houses of similar design

3. DESCRIPTION OF SITE/BUILDING
2st semi-detached w. detached garage to be demolished

4. RELATIONSHIP TO ADJOINING PROPERTIES
no neighb. prop. adjacent to prop. dev.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1745

Applicant : Mr Mrs England .

Location : 26, Larchside Close, Spencers Wood, Reading.
Proposal : Proposed single storey side extension to dwelling and demolition of existing garage (Amendment to F/2000/1170)

Site Notice Displayed ? :	YES	NO	DATE
	✓		23.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 04/08/2000. 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 :

Planning Issues :

Application Number: F/2000/1745
PROP: S.ST. SIDE EXTENSION
Appraisal :

IMPACT UPON ST. SCENE:
No. 26 Larchside is a 2st. semi detached property, that has prenously had a single storey side extension approved.
The current application proposes an amendment to this approval to increase the size of the extension by approx 1.6m in length.
It is not considered that the proposed revision will have an adverse negative impact upon the st. scene

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JUN 2000	
Officer: EC	Application No. F/2000/1745

Map No. 8b **Site** ...0..03..
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND DEMOLITION OF EXISTING GARAGE (AMENDMENT TO F/2000/1170)

Location: 26 LARCHSIDE CLOSE

Parish: SHINFIELD Ward: Shinfield

Applicant: MR/MRS ENGLAND

re submission - amendment to 2000/1170

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

Enforcement Section to be notified ☐ *tick if required*

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	see below ↓ Confirm no encroachment	26/6	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	(Note with previous application they filled in Cert B of Sect 66 & served notice on WDC.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N+ 20, 22, 24, 28, 34, 15, 17, 2, 4, 6, 8, 10, 12, 14, 16 & 18 Larchside close
29 Blackwater close

ADDRESS 26/28 LARCHSLOE CLOSE PARISH SHINFIELD

PLOT No. 13/14 ORD. SHEET No. SU 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33707	LOVELL	S/DET. HOUSE & GARAGE	31.8.89	CDA
DCA 8103	"	"	16.11.89	APP
F/2000/1170	Mr & Mrs J England No 26	S/st side ext; dem exist garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

DELEGATED

09.JUN.2000* 1745

By hand 8/6/00

Environmental Services

For office use only.
Application number: 08 JUN 2000 * 1745

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

DELEGATED
WOKINGHAM DISTRICT COUNCIL

1	Your name Address and postcode Phone number	MR MRS J ENGLAND 26 HARCHSIDE CLOSE SPENCERS WOOD RG7 1DS 9884534
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF GARAGE ERRETION OF BEDROOM & W.C AMENDMENT TO F/2000/1170
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISING TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	PREVIOUS APPLICATION.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

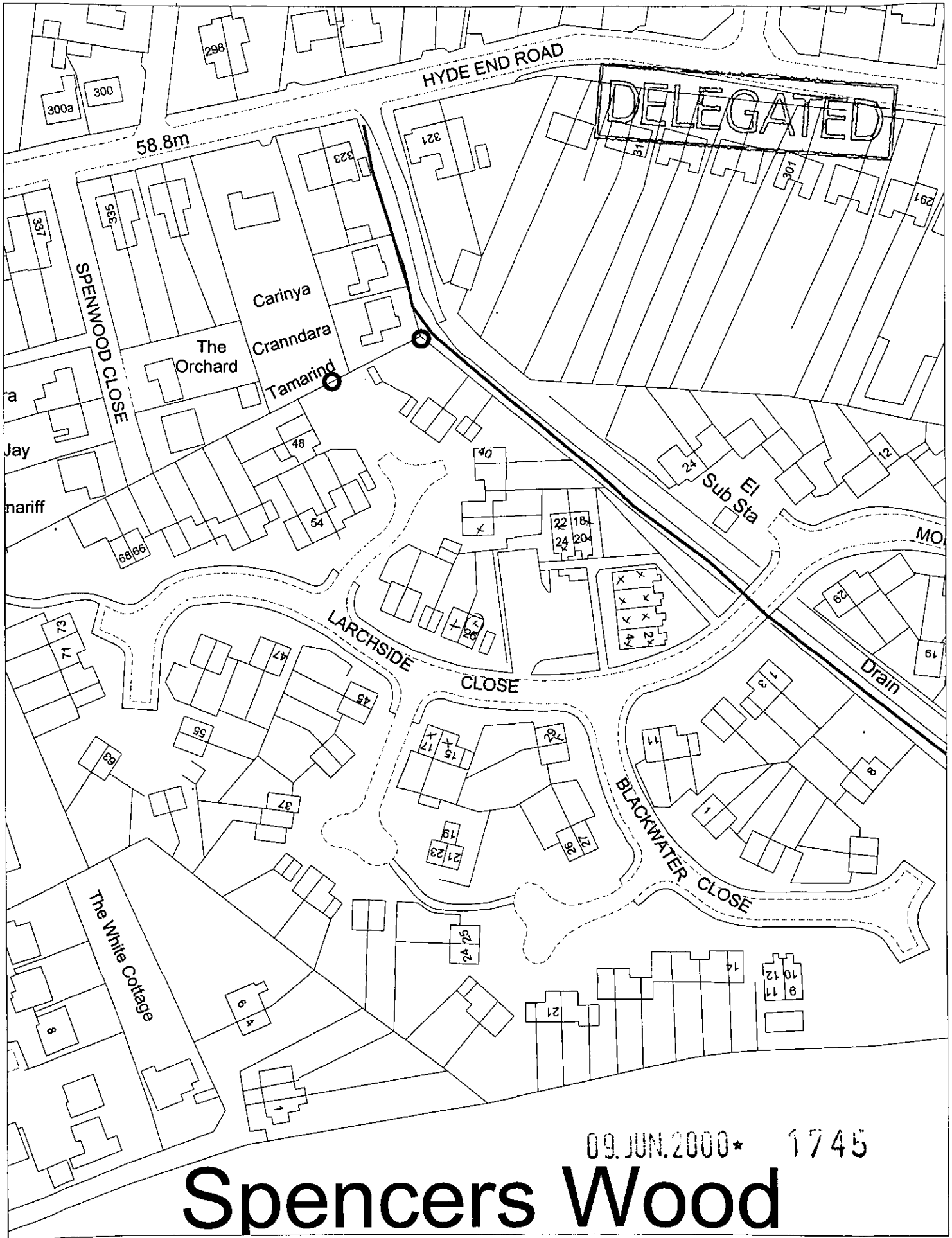
None of the land forms part of an agricultural holding.

Your signature: R E England

on behalf of

Date 8-6-00

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



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Development Control Section, Environmental Services, Wokingham District Council.
14 June 2000

Scale: 1 : 1250