APPLICATION NO:
**F/2001/3349** ✓

LOCATION: Swifters.
**6 Great Lea, Three Mile Cross Reading.**

APPLICANT:
**Miss J Filewood**

PROPOSAL:
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**

EARLIEST DATE FOR DECISION: **15/03/2001**
28 Day exp: 19/3/01.
**APPLICATION WILL HAVE EXPIRED ON:**
**09/04/2001**

CASE OFFICER: **Natalie Brown**

APPROVED.

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Miss J Filewood**
**6 Great Lea**
**Three Mile Cross**
**Reading**
**Berkshire**

**Application Number: F/2001/3349**

**Parish:** **SHINFIELD**

**Location:** **6, Great Lea, Three Mile Cross, Reading.**

**Proposal:** **Proposed two storey side and rear extensions to dwelling and erection of detached garage.**

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

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

**Condition**
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

**Condition**
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

**Condition**
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extension facing 5 Great Lea hereby permitted except for any which may be shown on the approved drawing(s).

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

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

**Reason**
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**Reason**
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Informative**
1. This permission relates to the application as amended with revised plans, drawing number 118/02/F submitted to the Local Planning Authority on 4 May 2001 showing ridge height of two storey side extension reduced and does not approve the proposals as originally submitted.

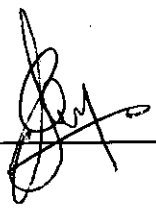
**Informative**
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

**Informative**
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LC1, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/05/2001

Notice checked by: 

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

| Applicationo | Name & Address |
| --- | --- |
| F/2001/3349 | Mrs P A Hiscock<br>5 Great Lea<br>Three Mile Cross<br>Berks<br>RG7 1NU |
| F/2001/3349 | Mrs JA Hunt<br>Crofters Lodge<br>Hollybush Ride<br>WOKINGHAM<br>Berkshire<br>RG4 3QP |

Application approved
Letter sent 05/06/01

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 23 March 2001
My ref: NB/JRM/F/2001/3349

Miss J. Filewood
6 Great Lea
Three Mile Cross
Reading

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 Miss Filewood,

**APPLICATION: F/2001/3349 (TWO STOREY SIDE/REAR EXTENSION AND DETACHED GARAGE)**
**SITE: 6 GREAT LEA, SHINFIELD**

I am writing to confirm that the garage part of the above application does not require planning permission as it falls within Class E, Part 1 of the Second Schedule of The Town and Country Planning (General Permitted Development) Order 1995.

This would be provided that the garage is built in accordance with drawing 118/03/A.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 3349 | NB |
| BUILDING CONTROL NUMBER | FP 2001/1884 Plan. | |
| APPLICANT/AGENT | Mess J. Fleetwood. | |
| ADDRESS OF SITE | 6 Great Hea. Three Mile Cross SHINFIELD. | |
| DESCRIPTION OF PROPOSED WORK | 2 storey side/rear ext. (detached garage is PD) | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | ✓ |
| ELEVATIONS | 118 02 G | 118 02 F |
| FLOOR PLANS | — " — | — " — |
| garage | 118 03 B | 118 03 A. |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 29/5/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 6/6/01 | |

| 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 | |

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2001/3349

**Applicant :** Miss J Filewood .

**Location :** 6, Great Lea, Three Mile Cross, Reading.
**Proposal :** Proposed two storey side and rear extensions to dwelling and erection of detached garage.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 12/3 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....12/3.....

**Date Registered : 12/02/2001**

**Earliest Date for Decision : 15/03/2001**

**Latest Consultation Date/Site Notice Expiry Date : 15/03/2001**

**This application will have expired on: 09/04/2001. 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 :**

Shinfield PC: ~~none received~~ no comment

Property: does not appear to adversely affect the council's adjoining interests

Highways: 22/2: no objection subject to conds.
16/5: ~~no objection~~ comments as previous

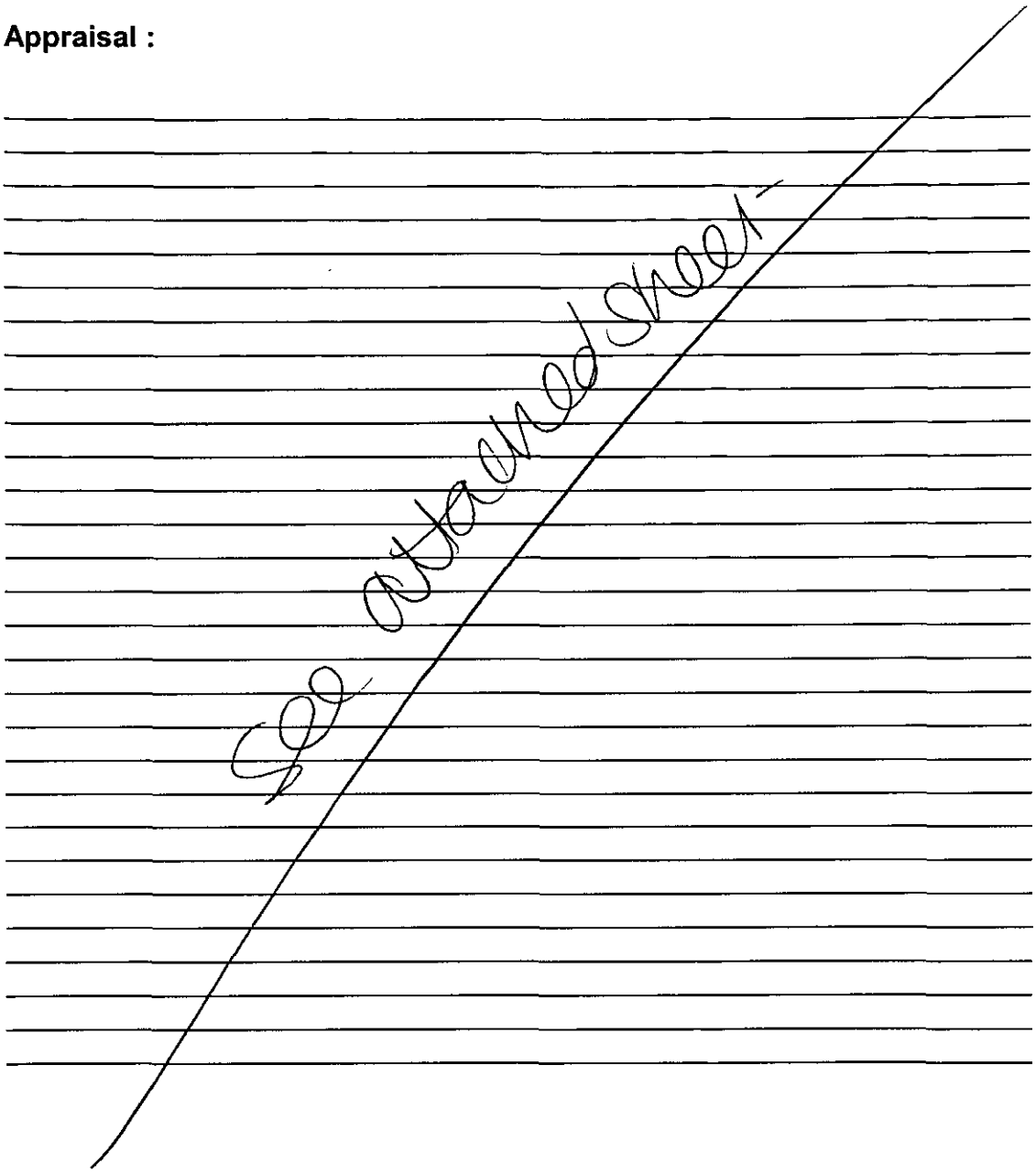
Neighbours/SN: 6/3 (5 Great Lea): overshadowing, loss of light
12/3 (5 Great Lea): ——— " ———

**Planning Issues :** LALP: Area sporadic D'mat
separation of settlement
rural
WDLP: countryside
green gap + wedges.

REQUESTED REVISED PLAN TO REDUCE RIDGE HEIGHT ON 18/4
RECIEVED: 4/5; RECONSULTATION EXPIRES: 19/5.

**Application Number: F/2001/3349**

**Appraisal :**




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

**Application Number F/2001/3349**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | C001 | R001 | full perm - 5yrs |
| | | | |
| | C014 | R014 | Ex finishes to match |
| | | | |
| | C049 | R049 | Garaging to remain |
| | | | |
| | C122 | R122 | Parking + turning. |
| | | | |
| | C044 | R044 | No windows |
| | | | Ins: Side elevations facing |
| | | | 5 Great lea. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | N02 | | Revised plans |
| | | | Ins: Plans (drawing 118/02/F) |
| | | | Ins: 4 MAY 2001 |
| | | | Ins: Showing ridge height of two storey |
| | | | side extension reduced. |
| | | | |
| | N06 | | ~~No each~~ within curtilage |
| | | | |
| | | | |

**Informative for approvals**

| | |
|---|---|
| N16 | |
| LODDON AREA LOCAL PLAN POLICIES: | LTV2, LC1, LC19, LBE1, LBE2 |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: | — |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: | WOS3, WCC1, WCC2, WCC7 |
| GREEN BELT LOCAL PLAN POLICIES: | — |
| BERKSHIRE STRUCTURE PLAN POLICIES: | C2 |
| MINERALS LOCAL PLAN POLICIES: | — |

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

Date: 29/5/07

# RECORD OF SITE VISIT

**SITE ADDRESS:** 6 Great Lea Three Mile Cross Reading.

**APPLICATION NUMBER:** F/2001/3349

**OFFICER:** Natalie Brown

**DATE OF SITE VISIT:** 12/3

**1 SITE/STATUTORY NOTICE DISPLAYED ?** YES on gate.

**2. DESCRIPTION OF SURROUNDINGS**
Rural. Clustering of dwellings on either side of Rad.

**3. DESCRIPTION OF SITE/BUILDING**
outbuilding (detached) @ rear - also on side of N5
low fencing around rear of property (surrounded by field).
low wall @ front.
driveway at side of house.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
Semi-D with N5. - has conservatory at rear.
has 2x 1st floor windows in rear elev. - small dormer
as existing @ N° 4 2S flat roof with window




**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING**

**LEVELS**

**BOUNDARY TREATMENT** Wall immediately @ rear + outhouse
Then fence/with N°5.

**OTHERS**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2001/3349**
**CASE OFFICER: Natalie Brown**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**Application Number: F/2001/3349**

**Appraisal:**

Development
The proposal is for a two-storey side/rear extension. The side extension with drive through below would provide the 4th bedroom. The rear extension would a full width extension at ground floor level (extension to lounge, kitchen and new WC), whilst the 1st floor above would not be full width and provide a bathroom and en-suite. The application site forms part of a semi-detached pair of properties and is located within a rural area and an area of green gap.

There is also a detached double garage proposed which would be located in the rear garden, 10.2m away from the dwelling, with a pitched roof 3.8m high, which would be permitted development as there are no restrictive condition removing PD rights for outbuildings.

A previous application (F/2000/23090 was refused on grounds of overbearing/overshadowing to neighbouring properties; incongruous design being harmful to the visual amenity of the surrounding area and the scale and massing being harmful to the open character of the area.

Revised plans were requested and received on the 4/5/01 which showed the side part of the extension with a reduced ridge height.

1) Impact upon neighbouring properties
   Over the previously refused application, although the ground floor is still full width) the amount of first floor rear extension has been significantly reduced, and is no longer full width. It has now been set 3.5m from the boundary. It is now considered that the proposed development would now no longer cause any adverse effects upon neighbouring properties in terms of being overbearing and cause overshadowing to No. 5.

   The ground floor extension (which would be along the boundary with No. 5), would be 2.4m in height with a flat roof). There is a lean-to type conservatory along this boundary at the property of No. 5). It is not considered that the proposed single storey extension along the boundary would cause any adverse effects).

   It is now considered that the current application is acceptable in terms of impacts upon neighbouring properties and has overcome the 3rd reason of refusal on application F/2000/2309.

2) Impact upon the character of the streetscene
The site lies within a rural setting/area of green gap. Extensions in rural areas are acceptable provided they do not significantly alter the scale of development on site nor detract from the open character of the area.

Over the previously refused application, the 1st floor element of the two-storey rear extension has been reduced in size and is now no longer the full width of rear elevation, the revised plans have reduced the ridge height of the side extension which helps it to remain subservient to the main dwelling, and reduces the scale and massing of the extension.

It is considered important to include the carport as it contributes to the design and scale of the development and incorporates a bedroom above. This could at some point be converted into a habitable room by enclosing the front and rear would be hard to resist. This would result in a 66% increase in floor area (77% increase in footprint)

| (External –$M^2$) | Original (prior to modernisation) | Proposed (floor area) With 'drive through' |
|---|---|---|
| Ground floor (Footprint) | 53.94 | 95.6 (77.2% increase) |
| First Floor | 50.32 | 77.52 |
| Total | 104.26 | 173.12 (66% increase) |

It is considered that compared to previously refused application, the current application has reduced the scale and massing of the extensions thereby overcoming the previous reasons for refusal.

3) Impact upon highway safety (parking provision)
There would be 4 bedrooms in total, therefore a need to provide 3 off-road parking spaces in order to comply with Council parking standards. Subject to parking on site remaining, the Highways department would have no objection to the proposed development.

**Approval: ✓** ~~**Refusal:**~~

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 12 FEB 2001 | Map No. 71 Site 0.08 |
| Officer: NAB / Application No. F/2001/3349 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F) PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING AND ERECTION OF DETACHED GARAGE

Location: 6 GREAT LEA

Parish: SHINFIELD Ward: Shinfield ✓ 19/2

Applicant: MISS FILEWOOD

resubmission 2000/2309 refused

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 | Window in side elevation, bedroom 1, not shown on floor plan. | request with SN | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 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 .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property ✓19/2
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓19/2

### 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 new pre-apps~~ XZ pre-apps

### NEIGHBOURS:

S/N + see map.
Leafields House, Great Lea, Three Mile Cross, Reading RG7 1NP

Date: 09 May 2001

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3349

Location: 6, Great Lea, Three Mile Cross, Reading.

Proposal: Proposed two storey side and rear extensions to dwelling and erection of detached garage.

Applicant: Miss J Filewood.

Case Officer: Natalie Brown

---

The new plans show the following: Two storey side extension reduced ridge height. Drawing no 118/02/F.

---

**Comments are required by 19/05/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

Comments as previous.

Adam Coggins 16/05/01

Date: 09 May 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3349

Location: 6, Great Lea, Three Mile Cross, Reading.

Proposal: Proposed two storey side and rear extensions to dwelling and erection of detached garage.

Applicant: Miss J Filewood.

Case Officer: Natalie Brown

---

The new plans show the following: Two storey side extension reduced ridge height. Drawing no 118/02/F.

---

**Comments are required by 19/05/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

0118 988 5315

NB

Shinfield
Parish Council

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

29th March 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

**PLANNING APPLICATIONS**
**SHINFIELD PARISH COUNCIL'S OBSERVATIONS**

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/3409
Location: Ryeish Green Comprehensive School
Proposal: Proposed erection of a building for use as a music and drama centre
Officer [illegible]
Observations: No comment

F/2001/3438
Location: 24 Wellington Court, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling
Officer: A Thorley — AT
Observations: No comment

F/2001/3456
Location: 6 Magill Close, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Officer: H Pollock — HP
Observations: No comment

F/2001/3478
Location: 264 Shinfield Road, Shinfield, Reading
Proposal: Proposed single storey rear extension to dwelling.
Officer: M Andrew — AT
Observations: No comment

F/2001/3482 ADJOINING PARISH CONSULTATION
Location 3 Clove Close, Earley
Proposal: Proposed two-storey side extension to dwelling (Renewal of consent 96/63436/F).
Officer: A Thorley — AT
Observations: No comment

Continued...

0118 988 5315

LB/2001/3490
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed replacement of fireplaces in drawing room and bedroom one of listed building.
Officer: N Brown – NB
Observations: No comment

F/2001/3492
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed erection of detached garage for 4 cars with storage in the roof.
Officer: M Durkan – MD
Observations: No comment

VAR/2001/3493
Location: 9 Diddenham Farm Cottages, Lambwood Hill, Grazeley
Proposal: Proposed variation to condition 7 of consent 16254 to remove agricultural restriction from dwelling.
Officer: M Durkan – MD
Observations: No comment

F/2001/3524
Location: 50 Woodside Way, Whitley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: A Thorley – AT
Observations: No comment

CON/2001/3544
Location: Land adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood
Proposal: Consultation from West Berks Council on application to erect new 33/11kv primary sub-station.
Officer: E Conlon – EC
Observations: No comment

F/2001/3349
New Plans: 6 Great Lea, Three Mile Cross
Observations: Plan amended to show window in side elevation of bedroom 1
No comment — NB

LB/2001/3387
New Plans: Cutbush, Cutbush Lane, Shinfield
Observations: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres.
No comment – ES

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

Date: 08 March 2001

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3349

Location: 6, Great Lea, Three Mile Cross, Reading.

Proposal: Proposed two storey side and rear extensions to dwelling and erection of detached garage.

Applicant: Miss J Filewood.

Case Officer: Natalie Brown

---

The new plans show the following: Plan amended to show window in side elevation of bedroom 1. Drawing no 118/02/E.

---

**Comments are required by 18/03/2001.**

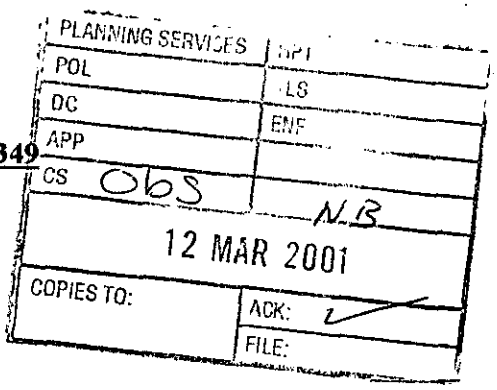
**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

Comments as previous, dated 22/02/01

Adam Coggins
14/03/01

5 Great Lea
Three mile Cross
Reading
RG7 1NU
Tel (0118) 884 974

Enviromental services
Planning services
P.O box 157
Shute End
Wokingham




**Re Application Number: F/2001/3349**

Dear Sir or madam

I am writing in connection with the above application number. You will doubtless be aware from your records that I have already made comments regarding the application via your web site. I was not aware at the time that it was necessary for comments to be made in writing.

Whilst I have no objection to the plans for the side extension or indeed the detatched garage, I most certainly object to the proposed plans for the 2 storey extension to the rear of the dwelling.

My reasons for objecting are a): The extension would be overlooking/overshadowing the kitchen area of my home and b): More importantly the extension would significantly reduce the amount of natural light to the rear of my home, particularily the Kitchen. The amount of light is already restricted by a number of factors and the proposed extension to the rear would certainly make matters worse.

I do spend a great deal of my time in the kitchen and I firmly believe that my enjoyment of my home would be diminished should this extension go ahead as planned.

I have occupied this dwelling for 40 years and I truly hope my viewpoint will be taken into consideration when this application is decided.

Similar plans have been made regarding this property in the past and have been rejected and I feel that the proposed plans relating to the rear extension should be rejected on this occasion also.

Yours Sincerely

P. A. Hiscock

P.A Hiscock (Mrs)

Date: 08 March 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3349

Location: 6, Great Lea, Three Mile Cross, Reading.

Proposal: Proposed two storey side and rear extensions to dwelling and erection of detached garage.

Applicant: Miss J Filewood.

Case Officer: Natalie Brown

---

The new plans show the following: Plan amended to show window in side elevation of bedroom 1. Drawing no 118/02/E.

---

**Comments are required by 18/03/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

(RING ONE)

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

App No. F/2001/3349 (Planaps) / (Ludhouse) Date Rec. ~~FEB~~ 5/3/01

Location: 6 Great lea

Parish Shirfield.

Applicant:

Description of attached plans Plan amended to show window in side elevation of bed 1.

Drawing No's: 118 | 02 | E

## 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: As per application

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 N-A-B

Consultations Sent by Admin. on 08.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

27/02/01

Ref F/2001/3349

For the attention of Natalie Broad

| PLANNING SERVICES | HPT 40639 |
|---|---|
| POL | TLS |
| DC PB | ENF |
| APP | |
| CS | |
| 05 MAR 2001 | |
| COPIES TO: | I.C.A: |
| | FILE: |

6 copies of drawing 118/02E revised to show side window at First Floor as requested.

3349_1

REVISED PLAN

## HIGHWAYS CONSULTATION SHEET

**From:** Natalie Brown **Date:** 19 February 2001

**Application Number:** F/2001/3349

**Proposal:** Proposed two storey side and rear extensions to dwelling and erection of detached garage.

**Parish:** SHINFIELD PARISH

DELEGATED

**Site Address:**
6, Great Lea, Three Mile Cross, Reading.

**Applicant:**
Miss J Filewood .

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

✓ below as applicable;

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

C049, R049.
C122; R122.

**Signed:** _____ **Print name:** Adam Coggins 22/02/01

## Ian Jordan

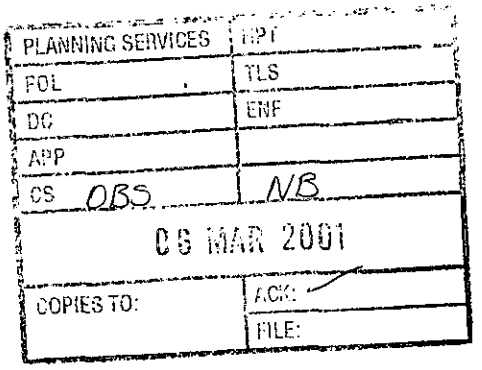
**From:** WebComments@wokingham.gov.uk
**Sent:** 05 March 2001 12:40
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications

**********

NatureofEmail: Object
ApplicationNumber: F/2001/3349
Correspondent_FullName: Mrs Patricia Ann Hiscock
Correspondent_StreetAddress: 5 Great Lea
Correspondent_Address2: Three mile Cross
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1NU
Correspondent_Telephone: 01189 884974
Correspondent_Email: patriciahiscock@aol.com

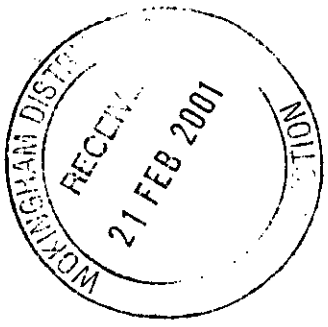
Comments:

I wish to express my serious concerns regarding planning application No F/2001/3349. Whilst I have no objection to the proposed extension to the side of the property, I do have grave concerns regarding the plans for the extension to the rear of the property. Firstly, The extension would cause excessive overshadowing to the rear of my home, in particular the kitchen where I do spend a great deal of time. Secondly, and more importantly, the proposed extension would result in significant loss of light to the rear of my home. Natural light to my home is already restricted and I am very concerned that if this extension should go ahead, the resulting loss of natural light, particularly to the kitchen, would lessen my right to enjoy my own home where I have lived for forty years.



From:
**Property Dept**

TO: Natalie Brown




**Date:** 19 February 2001

**Application Number:** F/2001/3349

**Proposal:** Proposed two storey side and rear extensions to dwelling and erection of detached garage..

**Site Address:**
6, Great Lea, Three Mile Cross, Reading.

**Applicant:**
Miss J Filewood .

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

DELEGATED

This property is a former council house sold under the tenants right to buy scheme in 1985.
The next door property is still in the ownership of the Council but the proposed extension does not appear to adversely affect the Councils adjoining interests.

Sarah Hunter
Property Section.

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

Tel: (0118) 974 6492

Date: **19 February 2001**

My ref: F/2001/3349

**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/2001/3349**
**6, Great Lea, Three Mile Cross, Reading.**
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2001/3349**
**6, Great Lea, Three Mile Cross, Reading.**
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**
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 6492

Date: **19 February 2001**

My ref: F/2001/3349

**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/2001/3349**
**6, Great Lea, Three Mile Cross, Reading.**
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2001/3349**
**6, Great Lea, Three Mile Cross, Reading.**
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**
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 6492

Date: **19 February 2001**

My ref: F/2001/3349

**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/2001/3349**
**6, Great Lea, Three Mile Cross, Reading.**
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2001/3349**
**6, Great Lea, Three Mile Cross, Reading.**
**Proposed two storey side and rear extensions to dwelling and erection of detached garage.**

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

# Environmental Services

For office use only.
Application number: 12.FEB.2001* 3349

## 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<br>Address and postcode<br><br><br>Phone number | MISS J FILEWOOD<br>6 GREAT LEA<br>THREE MILE CROSS<br>READING |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | |
| 3 | Site<br>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. | 6 GREAT LEA<br>THREE MILE CROSS |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | TWO STOREY SIDE AND<br>REAR EXTENSION AND<br>DETACHED GARAGE |
| 5 | Are there any trees on the site?<br>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. | RED BRICK TO MATCH<br>EXISTING AND BROWN<br>TILES TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 3 | Propose 4 |
| 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. | | |
| | | | |
| | 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: Miss L.A. Elwood

on behalf of

Date 5/2/01

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

ADDRESS 6 COUNCIL COTTAGE GT LEA PARISH SHINFIELD

PLOT No. ORD. SHEET No SU7068 (71) 716

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR 16237 | N.D.C. | MODERNISATION | 6.5.81 | APP NP |
| F/1000/2309 | MISS J FLEWWOOD | 2/St side & rear ext erect det | 26.10.00 | RE |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

**Received by Wokingham District Council**

# Application No: F/2001/3349

**Proposal:**
Proposed two storey side and rear extensions to dwelling and erection of detached garage.

**Location:**
6, Great Lea, Three Mile Cross, 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**

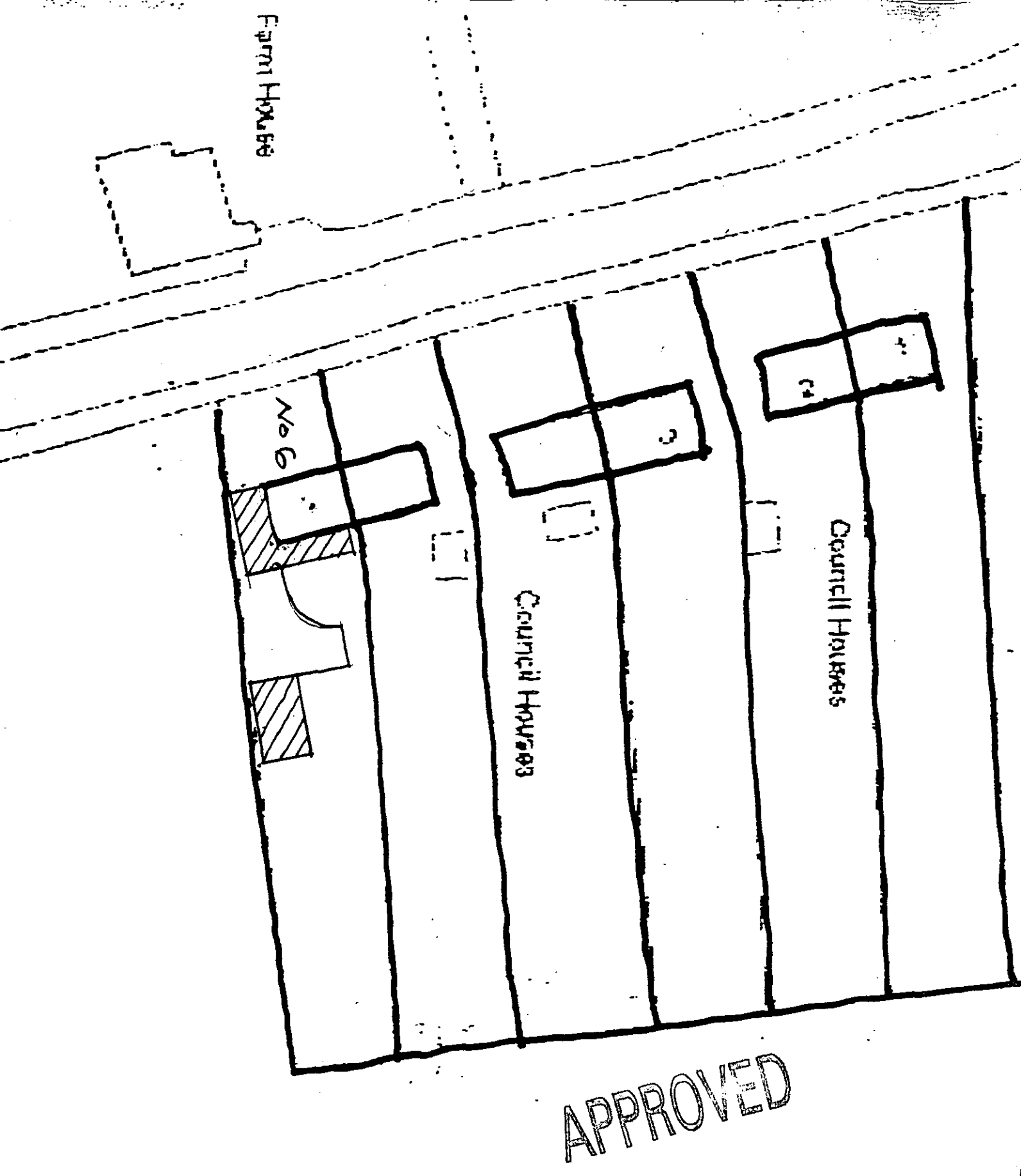
**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing *QUOTING THE APPLICATION NUMBER* to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2001. Written *comments submitted will become available for public inspection.***

**In view of the very large number of planning applications and letters of comment received, it will not 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**

**19 February 2001**



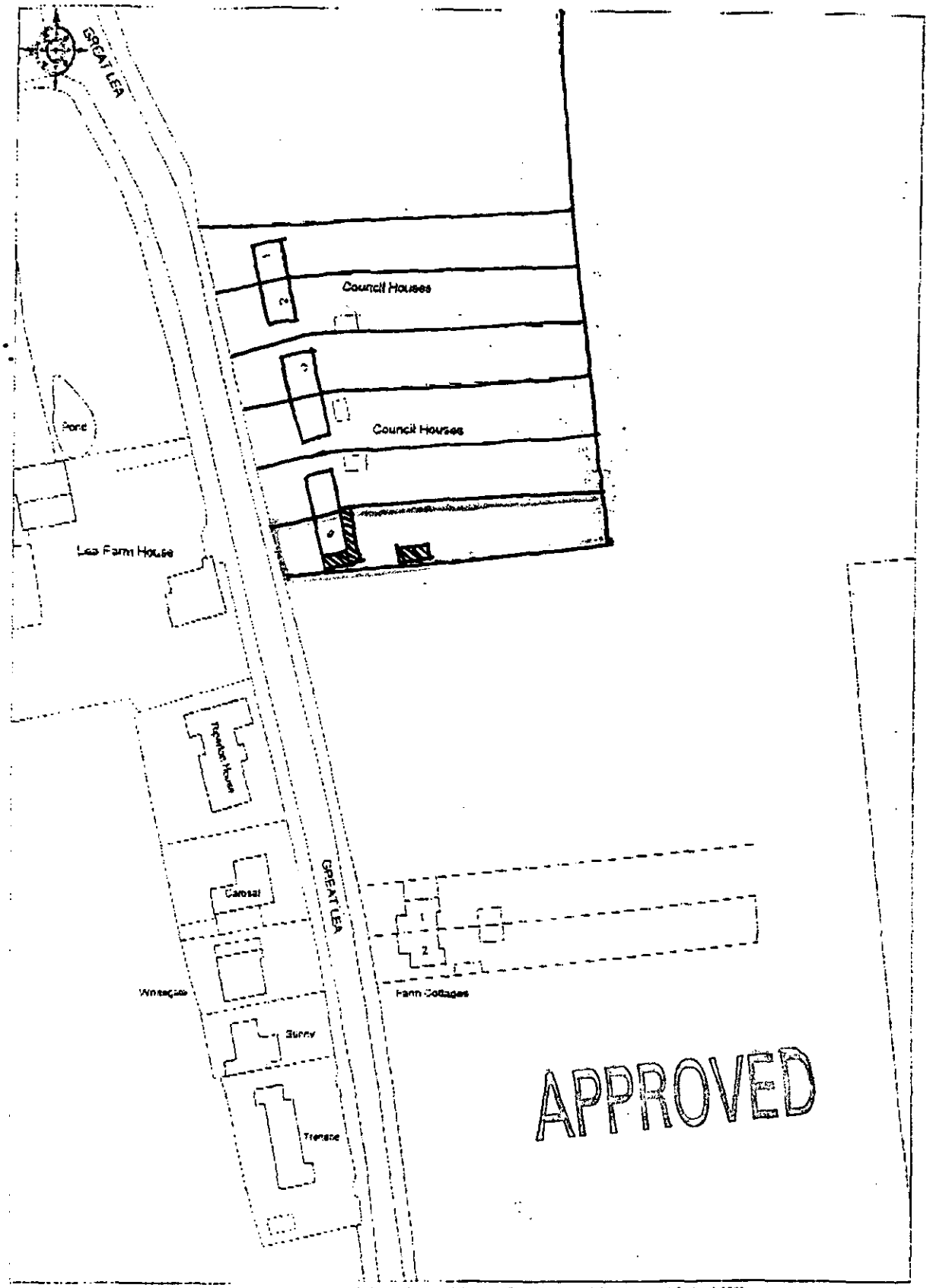

6 GREAT LEA, PINGEWOOD

SITE PLAN

12.FEB.2001* 3549

1 : 500

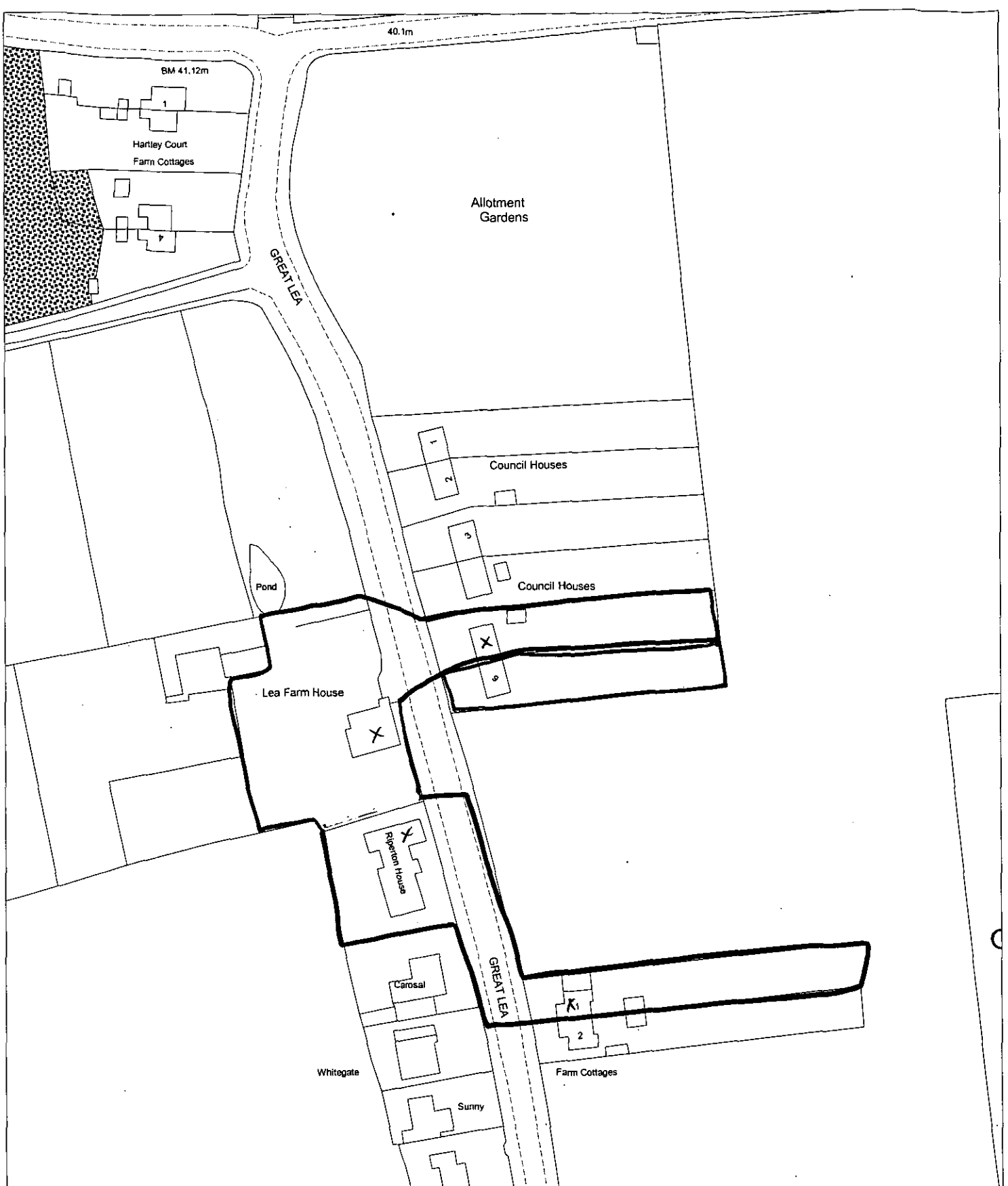
12.FEB.2001* 3549




© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:1250 Plotted Scale - 1:1250
(Source of this data at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey

6 GREAT LEA, PINGEWOOD
LOCATION PLAN
1:1250




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
13 February 2001

Scale: 1 : 1250

N
W E
S