APPLICATION NO.
F/2002/8104

LOCATION:
32 Oatlands Road, Shinfield Reading.

APPLICANT:
Mr/Mrs G Gibson C/O Andesign

PROPOSAL:
Proposed single storey side/rear extension to dwelling and conversion of existing garage to bedroom.

EARLIEST DATE FOR DECISION: **29/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Gibson
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8104

Parish: **SHINFIELD**

Location: **32, Oatlands Road, Shinfield, Reading.**

Proposal: **Proposed single storey side/rear extension to dwelling and conversion of existing garage to bedroom.**

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. 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.

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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative

1. 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 EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/01/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8104

Applicant : Mr/Mrs G Gibson C/O Andesign.

Location : 32, Oatlands Road, Shinfield, Reading.
Proposal : Proposed single storey side/rear extension to dwelling and conversion of existing garage to bedroom.

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

Date of Neighbour Notifications : .....

Date of Site Visit : ....11/12/02.....

Date Registered : 29/11/2002

Earliest Date for Decision : 29/12/2002

Latest Consultation Date/Site Notice Expiry Date : 29/12/2002

This application will have expired on: 24/01/2003. 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 :
No 27 in support

Planning Issues :
Id. set.
Impact on Stw. Sc
" " neighb.
Highway

Application Number: F/2002/8104 – 32 Oatlands Road, Shinfield

Appraisal:

Development

The site is a semi-detached bungalow, situated within the identified settlement boundary of Shinfield. The application being considered proposes garage conversion and single storey extension which wraps around the side and rear of the dwelling.

1. Impact upon neighbouring properties
   The single storey side extension would project 3.6m to the rear of the dwelling, set in 1m from the party boundary with No.34. Given that the extension would lie adjacent to the garage of No. 34 and due to the scale and design of the extension, no significant adverse impacts are considered.

2. Impact upon the character of the area
   Oatlands Road is characterised by a mix of dwelling types. The proposed extension would be subservient to the host dwelling and would not detract from the character of the semi-detached unit. Part of the garden area would be converted to hardstanding to accommodate on site parking, however, it would not detract from the character of the street scene.

3. Impact upon highway safety (parking provision)
   There would be sufficient on site parking for two vehicles, which would be acceptable given the nature of the road.

Approval: **Refusal:**

✓

Application Number F/2002/8104
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 32 Oatlands Road Shinfield Reading.

APPLICATION NUMBER: F/2002/8104

OFFICER: Louise Smith

DATE OF SITE VISIT: 12/11/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

Res rd - mix of detached 2/s dwellings + bungalows - some semis.

wide road - potholes - not an area of parking stress.

3. DESCRIPTION OF SITE/BUILDING

Semi d bungalow - adjacent to substation.

4. RELATIONSHIP TO ADJOINING PROPERTIES

adjoins No 30 adjacent to substation.

No 34 c. 0.2m higher ground

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 in drive tandem style

LEVELS ok — slope down to rear of site.

BOUNDARY TREATMENT

OTHERS

No 34 has integral side gge flat roof.

No 32 has existing lean to structure - conservatory style, ext in place of proposed dev't.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8104. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES RECEIVED
DC
APP
CS
10 DEC 2002
COPIES TO 17/12

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8104

YOUR NAME: I D R J A Courtnet

YOUR ADDRESS: (if these details are incorrect please amend)
27 OATLANDS ROAD
SHINFIELD
READING
RG2 9DW

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING SERVICES	HPT 64380
POL	TLS
DC LS	CNF
APP	
CS	
11 DEC 2002	
	LE

Delivering your electricity

PO Box 2042
Reading
Berks
RG4 5YR

Phone: 0118-946-5525
Fax: 0118-946-5626

Ms L Smith
Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

9 December 2002

Our reference: E/33/2/FWK
Your reference: F/202/8104

Dear Ms Smith

32 Oatlands Road Shinfield

I refer to your letter dated 5th December 2002 regarding the above.

We have no objection to the proposals, and enclose copies of our records for your information.

Yours sincerely

FWalsh-Kay

Mrs F Walsh-Kay
Wayleave Officer

S+S is a trading name of: SSE Power Distribution Limited Registered in Scotland No. 213459; Scottish Hydro-Electric Transmission Limited Registered in Scotland No. 213461; Scottish Hydro-Electric Power Distribution Limited Registered in Scotland No 213460 (all having their Registered Offices at Inveralmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc, Registered in England & Wales No. 4094290 having its Registered Office at Westacott Way Littlewick Green Maidenhead SL6 3QB www.scottish-southern.co.uk

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8104 LS
BUILDING CONTROL NUMBER.	FP 2002/3726 Andy Lee
~~APPLICANT~~/AGENT	Adlergh.
ADDRESS OF SITE	32 Oatlands Road SHINFIELD
DESCRIPTION OF PROPOSED WORK	s/s side/rear ext. + garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3448	AH/E/3448
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/1/03	

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	

Application Number : F/2002/8104	Map No : 72
Case Officer : LS	Site Area : 0.07
Valid Date : 29/11/02	Received Date: 29/11/2002

Level : Delegated Application

Description : Proposed single storey side/rear extension to dwelling and conversion of existing garage to bedroom.

Location : 32, Oatlands Road, Shinfield, Reading.

Parish : SH Ward : SHI

Applicant : Mr/Mrs G Gibson C/O Andesign.

Fee Required: £110 Fee Received: £110 (5)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB North proximity to substation

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

Received by Wokingham District Council

Application No: F/2002/8104

Proposal:
Proposed single storey side/rear extension to dwelling and conversion of existing garage to bedroom.

Location:
32, Oatlands Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8104 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

05 December 2002

Organisation_Name	Building_Name	address1	Postcode
		14WYCHELM ROADREADING	RG2 9DJ
		34OATLANDS ROADREADING	RG2 9DN
		29OATLANDS ROADREADING	RG2 9DW
		30OATLANDS ROADREADING	RG2 9DW
		32OATLANDS ROADREADING	RG2 9DW
		27OATLANDS ROADREADING	RG2 9DW

Neighbour list F/2002/8104.

Environmental Services

For office use only. 29.NOV.2002 8104
Application number:

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.

WOKINGHAM DISTRICT COUNCIL

8104

29 NOV 2002

1	Your name	MR & MRS G. R. GIBSON
	Address and postcode	32 OATLANDS ROAD SHINFIELD, BERKS RG2 9DN
	Phone number	9884394
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	SINGLE STOREY EXTENSION AND GARAGE CONVERSION

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.	TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
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.	6	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS G. R. GIBSON

Date 28/11/2002

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

ADDRESS 30/32 OATLANDS ROAD PARISH SHINFIELD

PLOT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/96/62		O/L S/DET. BUNGALOWS		C/A
60/62		PR "		REL.
91/62		" S/DET. BUNGALOWS		APP C/A
F/2002/8104	Mr & Mrs GUDSON No 32	S/St S/R ext &		
		Conv of gar to B/Room.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074