APPLICATION NO:
F/2001/5240

LOCATION:
Woodvale House Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mrs A Hyde

PROPOSAL:
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: **Helen Pollock**

APPROVED

NO OBS 28/01/02 SV

~~295~~

349

00

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A Hyde
Woodvale House
Basingstoke Road
Spencers Wood
Reading
RG7 1AE

Application Number: F/2001/5240

Parish: **SHINFIELD**

Location: **Woodvale House, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).**

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 condition, the reason for which is specified hereunder.

Condition
1. No gates shall be installed obstructing the vehicular access unless they have first been agreed in writing by the Local Planning Authority.

Reason
1. 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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.

ORK SHEET FOR : Helen Pollock

Application Number : F/2001/5240

Applicant : Mrs A Hyde .

Location : Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12/01 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 28/12/2001. 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 :

Highways I C/A

Shinfield p. c: No Comment

Planning Issues :

1) Impact upon street scene

2) Impact upon highway safety.

Application Number: F/2001/5240

Appraisal:

The proposed development is for retrospective erection of a 1.6m brick wall, a direct replacement of a previously existing 1.6m close-boarded fence.

1. Impact upon the street scene

The proposed development is a direct replacement of a previously existing close boarded fence, is constructed of materials which match the main house and is in keeping with the mix of boundary treatment along the street; as such there would be no adverse effects upon the character of the street scene.

2. **Impact upon highway safety**

As the wall is a direct replacement of a previous close-boarded fence it is not considered that it would have a negative impact upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5240
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~			installed obstructing the vehicular access.
1		→	No gates shall be ~~provided at any time~~ unless they have first been agreed in writing by the LPA.
		Reason	In the interest of highway safety.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO53, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

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

Date: 23.1.02

RECORD OF SITE VISIT

SITE ADDRESS: Woodvale House
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2001/5240

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4/10/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate post

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

See map

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached 2 storey Hse

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT 1.6m Wall (retrospective application)

OTHERS

No Impact.

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
DEC 2001
COPIES TO:

12th December 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:
REVISED PLAN: F/2001/4748 (REVISIONS X 2)
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 40 dwellings
NEW PLANS: I. Corrected site layout of nos 100,110a, 100b and 100c Grazeley Road. Drawing PLA/100 Rev H

NEW PLANS: II. Re-siting of proposed dwelling on plot 32, and re-siting of proposed pumping station. Drawing PLA/100 Rev J.
Officer: Angela Odell
Observations: No comment

F/2001/5239
Location: World of Water, 166 Hyde End Road, Shinfield
Proposal: Proposed erection of toilet facilities
Officer: Elaine Vashi
Observations: No comment

F/2001/5240
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling (Retrospective)
Officer: Helen Pollock/
Observations: No comment

F/2001/5250
Location: Pearmans Glade, Shinfield Road, Shinfield
Proposal: Proposed erection of two dwellings with garages
Officer: Angela Odell
Observations: No comment

Continued...

F/2001/5297
Location: Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Officer: Edward Oteng
Observations: The Shinfield Parish Council strongly objects to this planning application.
It fails to satisfy WH12 in that need has not been established.
There is in fact an adverse impact on the open character of the countryside.
The vista across the Loddon Valley would be blocked should the site be made visually well contained as required by condition (b) of this policy.
There would be an adverse effect on the amenities enjoyed by nearby properties.
The area is a designated WDDLP archaeological site and is subject to the requirements policy WHE15.
Finally, it interferes with the setting of a Grade ll listed building.

O/2001/5143
Location: Land adjoining 171 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling
New Plans: Site plan amended to show site lines. Drawing 5252:01:1 Rev A.
Observations: We object on the basis that it is a greenfield site in open countryside and fails to conform with PPG3 (Housing 2000) guidelines

F/2001/5319
Location: 63 Shirley Avenue, Whitley, Reading
Proposal: Proposed erection of replacement garage
Officer: Joanna Medler
Observations: No comment

F/2001/5370
Location: 85 Clares Green Road, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer
Officer: Heidi Lynch
Observations: No comment

CON/2001/5365 ADJOINING PARISH CONSULTATION
Location: Land at Island Road & Manor Farm, Sewage Treatment Works, Reading
Proposal: Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 November 2001

Application Number: F/2001/5240

Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

Parish: SHINFIELD PARISH

Site Address:
Woodvale House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mrs A Hyde .

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).

Comment.

Due to the wall replacing a close-boarded fence of similar height, the Highway Authority will in this instance and without prejudice to our standards, not insist that pedestrian visibility splays be provided.

However ✓ No gates shall be provided.

Signed: _____ **Print name:** AC 11/01/02

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 November 2001

Application Number: F/2001/5240

Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

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Site Address:
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Applicant:
Mrs A Hyde .

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✓ 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).

Comment -

1, Pedestrian visibility splays of 2.4 metres by 2.4 metres are required at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall be free of all obstructions to visibility above a height of 0.6 metres.

2, No gates shall be provided.

Signed: _____ **Print name:** AC 21/11/01

· left message 21/12 explaining need visibility splays + to call be back for further explination

Superseeded → See Comments of 11/01/02

Received by Wokingham District Council

Application No: F/2001/5240

Proposal:
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

Location:
Woodvale House, Basingstoke 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 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/2001/5240 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. 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 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.

Head Planning and Transportation

19 November 2001

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

Tel: 0118 974 6480

Date: **19 November 2001**

My ref: F/2001/5240

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/2001/5240
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5240**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).
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 6480

Date: **19 November 2001**

My ref: F/2001/5240

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

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Woodvale House, Basingstoke Road, Spencers Wood, Reading.
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5240**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).
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 6480

Date: **19 November 2001**

My ref: F/2001/5240

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/2001/5240
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5240**
Woodvale House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 1.6 metre high brick wall to front of dwelling. (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2001

Officer: HP | Application No. F/2001/5240

Map No. 86 Site ...014....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 1·6M HIGH BRICK WALL TO FRONT OF DWELLING (RETROSPECTIVE)

Location: WOODVALE HOUSE BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 19·11·01 -3.

Applicant: MRS A HYDE

(2)

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required DL

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red line ✓	OK	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	@3 ✓	OK	
4	Correct S 66 certificate	Floor plan? }		
5	Elevation plans	Elevation? } Is photo sufficient? height	provided	
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 : 19.11.013 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 (INTERNAL) .....
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: (Green Route)
.....

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

NEIGHBOURS:

S/N + see map.

02 NOV 2001 5240

Peter and Angela Hyde
Woodvale House
Basingstoke Road
Spencers Wood
Reading
RG7 1AE

Tel: 0118 988 8733

Daniel Ledger
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

1 November 2001

Dear Mr Ledger

Your reference: DL/2/RFS/01/4231

Thank you for your letter of 18 October with regard to the wall we have built adjacent to the public highway at the above address.

I submit six sets of planning application forms with attached photographs showing the wall and also a cheque for £95.

I hope this will enable retrospective planning permission to be granted.

Yours sincerely

A Hyde

Angela Hyde

1933

WOODVALE

ADDRESS BASINGSTOKE ROAD **PARISH** SHINFIELD (86)

PLOT No. **ORD. SHEET No.** SU 7066-7166

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/48/62	Mr. O.C.T. Jenkins	Change of use from Resd to Guest House	22.3.62	N/A C/A
A/10/62	Mr. O.C.T. Jenkins	Advertisement sign	9.8.62	N/A C/A
F/2000/1548	Mrs Sheard	Erect double Gar & Carport	11.07.00	C/A
F/2000/1654	" "	Conversion of coach House to form annexe to main dwelling.	15.8.00	App

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 02.NOV.1301 • 5240

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	MRS ANGELA HUBE WOODVALE HOUSE BASINGSTOKE ROAD SPENCERS WOOD READING RG7 1AE 0118 988 8733
	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.	A. LODGE
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF 1.6M BRICK WALL ADJACENT TO THE HIGHWAY
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.	RED BRICK WITH BLUE BRICK COURSE TO MATCH HOUSE
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: 7	Proposed: NO CHANGE
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

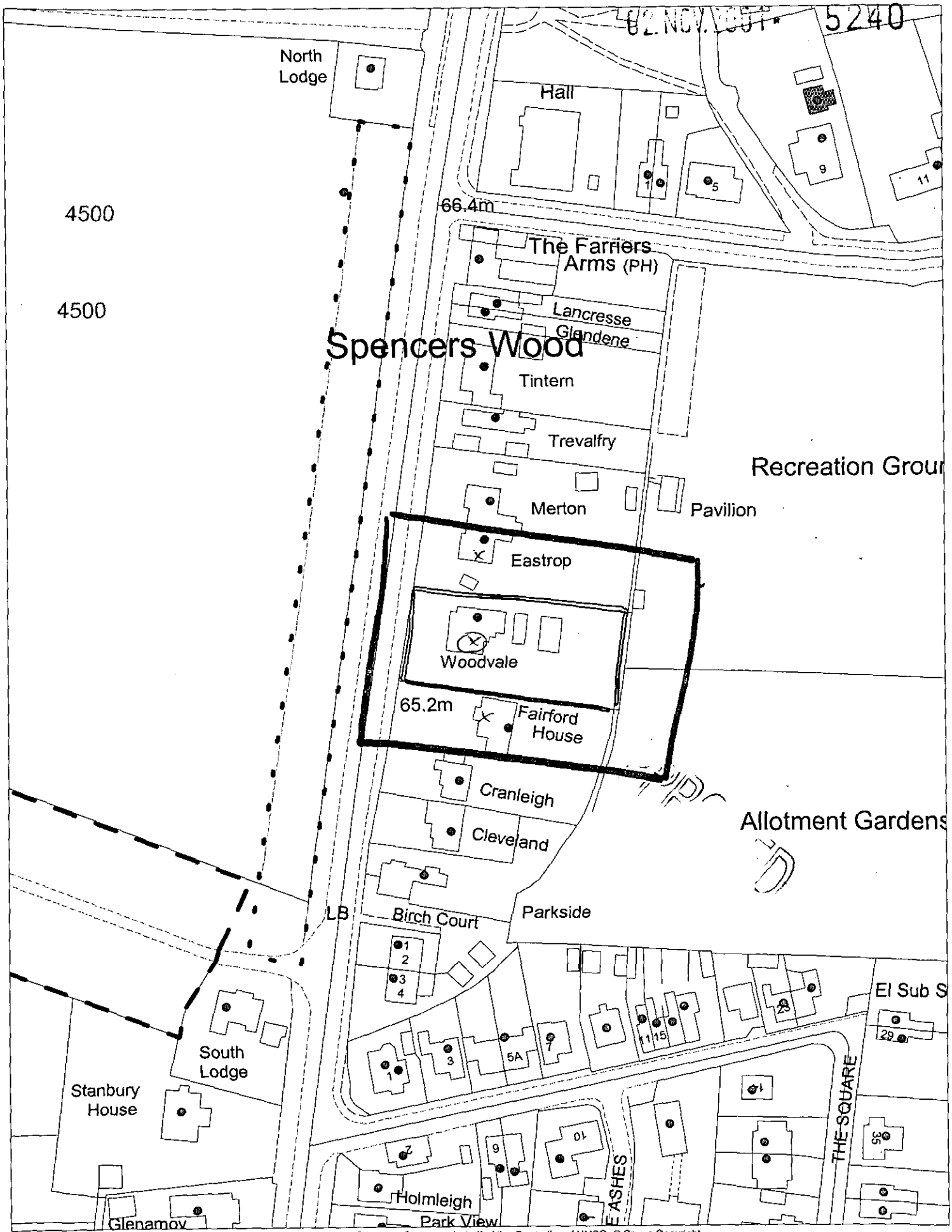
None of the land forms part of an agricultural holding.

Your signature: A M Hyde

on behalf of

Date 1 NOV 2001

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.
12 November 2001

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 26 October 2001

N W E S



Site Plan, Scale: 1 to 2500

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Date: 26 October 2001

N
W E
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