APPLICATION NO:
F/2002/6133

LOCATION:
Land Adjoining 7 Grovelands Road, Spencers Wood Reading.

APPLICANT:
Bewley Homes C/O Romans Professional Services

PROPOSAL:
Proposed erection of 3 detached dwellings.

EARLIEST DATE FOR DECISION: **18/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2002

APPROVED

CASE OFFICER: **Angela Odell**

85

D16

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/6133

Parish: **SHINFIELD**

Location: **Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of 3 detached dwellings.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including ground surface materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The proposed fencing shown on the approved layout shall be provided before any of the dwellings hereby approved are occupied.

Condition
4. 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 first floor level or above south side elevations of the dwellings on plots 2 and 3 or north side elevations on plots 1, 2 and 3 hereby permitted except for any which may be shown on the approved drawing(s).

highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
15. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
16. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
17. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
18. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
19. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
20. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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 safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

Reason
10. In the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of highway safety and convenience.

Reason
15. In the interests of highway safety and convenience.

Reason
16. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
17. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
18. In the interests of visual amenity.

Reason
19. In the interests of visual amenity.

Reason
20. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. This permission relates to the application as amended with revised drawing numbers AO2-WP47-1A, 2A, 3A and 4A submitted to the Local Planning Authority on 30th April 2002, showing reduction in ridge height of dwellings and removal of master bedroom over garage and does not approve the proposals as originally submitted.

Informative
2. The applicants are advised that the landscaping scheme to be submitted under Condition No. 13 above should show the retention of the hedge along the whole length with Grovelands Road.

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 Policies H5 and EN1.
Loddon Area Local Plan Policies LTV1, LH2, LBE2 and LBE9.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1, WBE11 and LD3.

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6133	AO
BUILDING CONTROL NUMBER	FP 2002/3239	Central
~~APPLICANT~~/AGENT	BDS	
ADDRESS OF SITE	Land adj 7. Grovelands Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	3 new detached dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5311-02-002B	A01/WP47 1A
ELEVATIONS		
FLOOR PLANS	see	attached

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	see attached	
DATE	9/7/02.	

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	

Land adj. 7 Grovelands Road
SHINFIELD.
3 new detached dwellings

Plot 1

Elevations 5311-02-102A — BC

Floor Plans 5311-02-101B — BC

BC
1. front door repositioned
2. additional g/f side window
3 internal layout changed

} A01/WP47-2A

Plot 2

Elevations 5311-02-202A

Floor Plans 5311-02-201B

} A01/WP47-3A

DC
side garage door not shown on floor plans

Plot 3

Elevations 5311-02-302A

Floor Plans 5311-02-301B

} A01/WP47-4A

BC
1. front door repositioned
2. additional g/f side window
3. internal layout changed

Slight changes.

Angi off sick for
at least two weeks
No Team Leader.
No restrictive condition re g/f windows
CD 4/7/02

WORK SHEET FOR : Angela Odell

Application Number : F/2002/6133

Applicant : Bewley Homes C/O Romans Professional Services.

Location : Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.

Proposal : Proposed erection of 3 detached dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.4.02

Date of Neighbour Notifications : .....

Date of Site Visit : 16.4.02

Date Registered : 14/03/2002

Earliest Date for Decision : 18/04/2002

Latest Consultation Date/Site Notice Expiry Date : 18/04/2002

This application will have expired on: 09/05/2002. 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 P.C.: "No comment"

- H.W officer: No objection subject to conditions as previous.
- Landscape officer: No objection subject to tree retention & protection conditions, retention of hedge on Grovelands Road and Landscaping Scheme.
- Environmental Health Officer: No objection subject to standard hours of construction condition.
- Letter of comment/concern: that construction of proposed dwelling on plot 3 does not encroach on light to their garden/house.

Planning Issues :

Application Number: F/2002/6133

Appraisal :

See attached report

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

F/2002/6133 – Appraisal

Site is within settlement of Spencers Wood.

Planning History
Outline permission O/2001/4539 granted for 3 dwellings on site, with only the means of access to be determined (from Grovelands Road). Indicative plan showed 3 dwellings in a row facing Grovelands Road.

Current application
Revised plans submitted reducing height of dwellings (from 9.6 m. to 8.7 m. and also height of front projection on plot 3.

Effect on street scene
Consider plots 1 & 2 acceptable as set back from edge of road by about 20.7m. and 23.5m. respectively. Plot 3 would be about 12.9m. from the road edge, but now revised plan shows would be single storey, and there is a variety of building line positions along this side of the road, and there are mature oak trees and hedge in front of plot 3, so consider position in street now acceptable.

Effect on neighbours
No.7 Grovelands Road – There is a hedge up to eaves level of the bungalow at No. 7 and higher in places. Height of front garage on plot 3 adjacent reduced so single storey and hipped all round. Part of garage within 45 degree potential daylighting infringement zone. However, height at nearest point of 8 m. away (with tall hedge between) would be 2.4 m. rising to 4.2 m. at 11.6 m. away. In view of these distances away and the hedge in between, consider effect on outlook and daylight would be acceptable. (There is an extant permission F/2000/0365 to extend No. 7, but upwards and at the rear) *No other neighbours* significantly affected.

No objection on trees or highways grounds.

Recommendation: Conditional approval

Application Number F/2002/6133
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	after materials insert "including ground surface materials"
3		R017.	The proposed fencing shown on the approved layout shall be provided before any of the dwellings hereby approved are occupied.
4	C044	R044	☒ first floor or above south side elevations of ~~plots~~ the dwellings on plots 2 and 3 or north side elevations of plots 1, ~~and~~ 2 & 3
5	~~C045~~	R045	The ensuite windows in the north side elevations of the dwellings on plots 2 and 3 and the landing window in the north side elevation of plot 3 shall not at any time be glazed other than with obscure glass.
6	C049	R049	
7	C070	R070	
8	C100	R100	
9	C122	R122	
10	C125	R125	☒ 2m x 90m.

PTO

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LH2, LBE2 & LBE9.

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WH1, WBE1 & WBE11, LP3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: HS & EN1

MINERALS LOCAL PLAN POLICIES:

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

Date: 14.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 7 Grovelands Road Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6133

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.4.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.4.02 on gate Grovelands Rd.

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area.

3. DESCRIPTION OF SITE/BUILDING Orchard – grass with fruit trees

4. RELATIONSHIP TO ADJOINING PROPERTIES On N. side, No. 7 Grovelands Rd is bungalow with hipped roof. Opposite is mix of bungalows/chalet bungalows/house. Flayers Barn is single storey old building.

5. SITE CONSTRAINTS

TREES ~~At~~ various positions on site boundary (see sketch) + fruit trees in site

ACCESS/PARKING field gate from Grovelands Rd.

LEVELS Flat, but slightly higher than Grovelands Rd.

BOUNDARY TREATMENT Hedge up to eaves level (and higher in places) on N. side to No. 7 + hedge approx 5'6" high on front (east) boundary

OTHERS to Grovelands Rd. hedge ~~on S. boundary~~ to HGRd.

No. 7. middle of front facing window at S. end of ~~house~~ bungalow (facing E) 6° 2.15 m. from SE corner of bungalow.

6342

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date February 18, 2003
My ref. TGW/TAB/F/2002/6133
Your ref. gld/D1150/08/me

gld Limited
Bowling Alley
Crondall
FARNHAM
Surrey
GU10 5RJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

For the attention of Matthew Etherington

Dear Sir

PROPOSED ERECTION OF 3 DETACHED DWELLINGS
LAND ADJOINING 7 GROVELANDS ROAD, SPENCERS WOOD, READING
- F/2002/6133

I refer to the above and your letter dated 5th November received on 2nd December 2002.

Further to this I am pleased to be able to confirm that your plan reference no. D1150.L.001 Rev. B is acceptable in compliance with landscaping conditions 18 and 20 attached to Planning Permission F/2002/6133 dated 14th May 2002.

Please accept my apologies for the lengthy delay in responding to your letter which has been due to staff shortages and pressures of work within the section.

Yours faithfully

TGW

TREVOR WATSON
Development Control Manager

gld
chartered landscape architects

gld Limited
Bowling Alley
Crondall
Farnham
Surrey
GU10 5RJ

T +44(0)1252 851650
F +44(0)1252 852267
E studio@glduk.com
W www.glduk.com

63827
AMO
02 DEC 2002
COPIES TO
FILE:

gld/D1150/08/me

5th November 2002

Angela Odell
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS

Dear Angela Odell

Spencers Wood, Reading
Landscape Planning Proposals

6133

Please find enclosed four copies of the Landscape Proposals drawing D1150.L.001 rev B.

These drawings are to replace drawings issued to you on the 13th November 2002, and are submitted to comply with conditions 18 and 20.

We would be grateful for written confirmation that you have received these drawings and that these conditions have been discharged following your approval of the drawing.

I hope this is to your satisfaction, but please contact me if you have any queries.

Yours sincerely

Matthew Etherington
Project Landscape Architect

For and on behalf of **gld** Limited

Encl

Cc Bewley Homes Brian Bradshaw

Date: 30 January 2003 31 JAN 2003

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6133

Location: Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of 3 detached dwellings.

Applicant: Bewley Homes C/O Romans Professional Services.

Case Officer: Kerrin Lithgow/Trevor Watson

The new plans show the following: Landscape plans submitted to clear conditions 18 & 20 relating to planning approval F/2002/6133. Drawing no: D1150.L.001 Rev B.

Comments are required by 14/02/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441 or Trevor Watson.

The landscape scheme is acceptable and this condition may be discharged.

Neil Ellerington
10/2/03

Date: 30 January 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6133

Location: Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of 3 detached dwellings.

Applicant: Bewley Homes C/O Romans Professional Services.

Case Officer: Kerrin Lithgow/Trevor Watson

The new plans show the following: Landscape plans submitted to clear conditions 18 & 20 relating to planning approval F/2002/6133. Drawing no: D1150.L.001 Rev B.

Comments are required by 14/02/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441 or Trevor Watson.

(RING ONE)

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

App. No. F/2002/6133 Date Rec. 5th November (30th Jan),

Location: Land Adjoining 7 Groveland Road Spencers Wood. Parish: Shinfield

Applicant: Bewley Homes.

Description of attached plans: Landscape Plans submitted to clear conditions 18 & 20 on the planning approval F/2002/6133.

Drawing No's: D1150.L.001 rev B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14/2/03.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER KL/TW.

Consultations Sent by Admin. on 30.01.03.

Yellow - Case Officer Copy
Green - Part One Copy

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 September, 2002
My ref. BC/DC/F/2002/6133
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Bewley Homes
C/o Romans Professional Services
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Dear Sirs

PLANNING PERMISSION F/2002/6133
SITE: 7 GROVELANDS ROAD, SPENCERS WOOD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/6133 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANGELA ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 August, 2002
My ref. AO/F/2002/6133
Your ref. TCG 5311-18

BDS
Windward House
Hollow Lane, Shinfield
READING
RG2 9AB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Grover

PLANNING APPLICATION F/2002/6133
PROPOSED ERECTION OF 3 DETACHED DWELLINGS ON LAND ADJOINING 7 GROVELANDS ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 22 August and enclosed plans showing internal alterations to plots 1 and 3 and an additional window to the ground floor study. I confirm the proposed alterations are accepted as a minor amendment to the above permission.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

BDS Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB.
www.bdssurveyors.co.uk

Tel: (0118) 988 4477 Fax: (0118) 988 5268
Email:mail@bds-surveyors.freeserve.co.uk

The Association of BUILDING ENGINEERS

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 60192
TL	TLS
DC Amo	ENF
APP	
CS	
23 AUG 2002	
COPIES TO	ACK:
	FILE:

Our ref TCG 5311-18

22nd August 2002

For the attention of Mrs Angela Odell

Dear Mrs Odell

RE: RESIDENTIAL DEVELOPMENT OF THREE DETACHED DWELLINGS ON LAND ADJOINING 7 GROVELANDS ROAD, SPENCERS WOOD

With regard to the above, please find enclosed herewith copies of the floor plan and elevation drawing from the working drawing package for the above development.

My Client's have requested some amendments to the Approved Details to Plots 1 and 3, consisting of the relocation of the front door, a revised ground floor layout and the provision of an additional window to the rear of the study in each plot. I would be obliged if you could look through the attached drawings, and confirm whether these revised details can be accepted as a minor amendment to the existing Planning Approval F/2002/6133.

I look forward to hearing from you, and should you require any additional information or clarification please do not hesitate to contact me.

Yours sincerely

T C GROVER

Encl

cc Gary Fish - Bewley Homes

Alan V. Sylvester BA(Hons) FRICS. F.B.Eng.
Jill M. Sylvester
Associate: Richard C. Coleman C.Eng.,M.I. Struct.E.
Senior Surveyor: Tony C. Grover Dip.Surv

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 August, 2002
My ref. AO/F/2002/6133
Your ref. Grovelands/014/BB

Bewley Homes Plc
Inhurst House
Brimpton Road
Baughurst, Hants
RG26 5JJ

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bradshaw

PLANNING APPLICATION F/2002/6133
PROPOSED ERECTION OF 3 DETACHED DWELLINGS ON LAND ADJOINING 7 GROVELANDS ROAD, SPENCERS WOOD, SHINFIELD - CONDITIONS

Condition 2 – materials
Thank you for your letter of 30 July and enclosed schedule and samples. I confirm the proposed materials are acceptable for construction of the above development under condition 2.

Thank you also for the letter dated 18 July and plan number 5311:02:20002 from BDS regarding conditions 8, 10 and 16.

Condition 8 – slab levels
I confirm the proposed slab levels shown on the above drawing are acceptable under condition 8.

Condition 10 visibility splays
I confirm the proposed visibility splays shown on the above drawing are acceptable under condition 10.

Condition 16 – gates
I note that no gates are proposed.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

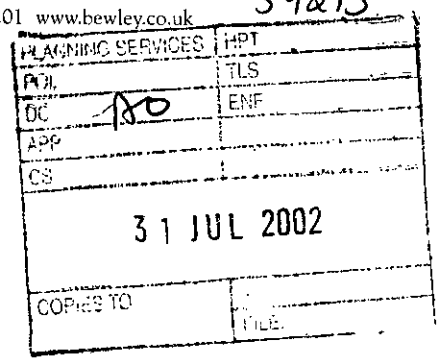
Ao.

MRS A ODELL
Senior Planner

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

59213



Our ref. Grovelands/014/BB
Your ref. F/2002/6133

30th July 2002

Ms A ODell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Odell

Re: 7, Grovelands Road, Spencers Wood, Reading.

With respect to Planning condition No 2 (materials and hard landscaping), I hereby attach our proposed material schedule together with the brick and roof tile samples, as follows: -

Facing Bricks
Marshalls Wolds Blend
The Brick Business - Wealden Stock WE005

Roof Tiles
Acme Eternit Farmhouse Brown
Acme Eternit Burnt Flame
Acme Plain Eternit Aylesham Mix
Acme Plain Eternit Aylesham

Block Paving
Brett Theta colour "Brindle"

I would be grateful if you would issue your approval at your earliest possible convenience.

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator
Encl

GROVELANDS ROAD, SPENCERS WOOD

UPDATED 29/7/02

MATERIAL SCHEDULE

PLANNING SUBMISSION

PLOT No	PLINTH / MAIN BRICK	MAIN ROOF	FEATURES
Plot 1	Marshalls Wolds Blend 65mm including plinth stretcher course, soldier course above window/door heads and gauged brick arch above stair window	Acme Eternit Farmhouse Brown plain tiles to main roof and matching ridge. Clay finial	Acme Eternit Aylsham Mix vertical tilehanging to two storey front bay and side dormer. Feature club tiles, diamond pattern, to front gable and one band of club tiles three courses high between ground and first floor windows of two storey bay.
Plot 2	The Brick Business - Wealden Stock WE005 including plinth stretcher course, soldier course above window/door heads, gauged brick arch above stair window and snapped header course below tilehanging	Acme Eternit Farmhouse Brown plain tiles to main roof and matching ridge. Clay finial	Acme Eternit Aylsham vertical tilehanging to the front gables and roof peak. Feature club tiles, diamond pattern to front gable and roof peak
Plot 3	Marshalls Wolds Blend 65mm including plinth stretcher course, soldier course above window/door heads, gauged brick arch above stair window and snapped header course below tilehanging	Acme Eternit Burnt Flame plain tiles to main roof and matching ridge. Clay finial	Acme Eternit Aylsham Mix vertical tilehanging to two storey front bay and first floor front elevation. Feature club tiles, diamond pattern, to front gable and one band of club tiles three courses high between ground and first floor windows of two storey bay.

Low maintenance PVCu windows with espagnolette locking system

Fascia & bargeboards to be white PVCu.

Front Entrance doors IG steel woodgrain, white pre-finished as follows:

Plots 1, 3 - Shaftsbury style (IGSWG6) door : Plots 2 - Rothbury style (IGSWG5) door

Note: All front entrance doors to be "Minster" obscure glazed. IG steel woodgrain (IGSWG6) door with Caerphilly Minster glass panel

Utility/Garage Personnel doors white - KXT style (IGSWG5) door - all plots

Vehicular Garage door ("Wessex" GRP Wood Grain - white) - Pembroke - plots 1 & 3: Avonbrook - plot 2

New highway cross-over to be black tarmac

Development shared access road to be black tarmac

Private driveways to be Brett (Greenhams) Theta "Brindle" block paving on a tarmac base course (temporary running surface, standard construction) with natural concrete 50x150 kerb edging.

Landscaping - Front Gardens - as landscaped layout

Landscaping - Rear Gardens - to be graded and cleared

Fencing - 1.8m high timber closeboard fencing between properties or where seen from the access road, with timber pedestrian gate.

Fencing - 1.8m high timber panel fencing between rear gardens

Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

(RING ONE)

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

App No. 6133 (Planaps) / (Ludhouse) Date Rec. 19 JULY 2002

Location: Land adjoining 7 Grovelands Rd

Parish Shurfield

Applicant:

Description of attached plans Details relating to condition 10 - visibility splays
16 - No gate to be provided.

Drawing No's: ~~0026~~ 5311: 02: 002B

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:

Date for Responses 14 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 A.O

Consultations Sent by Admin. on 29.07. PS

Yellow - Part One Copy
Green - Officer's Copy

Date: 29 July 2002

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6133

Location: Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of 3 detached dwellings.

Applicant: Bewley Homes C/O Romans Professional Services.

Case Officer: Angela Odell

The new plans show the following: Details relating to condition 10 (visibility splays) and condition 16 (no gates to be provided). Drawing no: 5311:02:002B.

Comments are required by 12/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Details satisfy highway authority.

BDS Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB.
www.bdssurveyors.co.uk

Tel: (0118) 988 4477 Fax: (0118) 988 5268
Email:mail@bds-surveyors.freeserve.co.uk

The Association of BUILDING ENGINEERS

PLANNING SERVICES | HPT 58792
POL | TLS
DC AMO | EVP
APP
19 JUL 2002

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref TCG 5311-12

18th July 2002

PLANS TO MEET CONDITIONS

6133

Dear Sirs

RE: RESIDENTIAL DEVELOPMENT ADJACENT TO 7 GROVELANDS ROAD, SPENCERS WOOD
APPLICATION NUMBER F/2002/6133

With regard to the conditions attached to the above consent, please find enclosed the following information.

Condition No 8 - Drawing No 5311:02:002B is enclosed, indicating the proposed slab levels for the new houses.

Condition No 10 - The 2m by 90m visibility splays are indicated on Drawing No 002B.

Condition No 16 - It is not proposed to use gates on any of the drives.

I trust the enclosed meets with your approval, and look forward to a conformation as to whether to above mentioned conditions can be discharged.

Yours sincerely

T C GROVER

Encl

cc Gary Fish - Bewley Homes

Alan V. Sylvester BA(Hons) FRICS. F.B.Eng.
Associate: Richard C. Coleman C.Eng.,M.I. Struct.E.
Senior Building Surveyor: Tony C. Grover Dip.Surv
Jill M. Sylvester

gld
Bowling Alley
Crondall
Farnham
Surrey
GU10 5RJ

T : 01252 851650
F : 01252 852267
E : studio@glduk.com

PLANS TO MEET CONDITIONS

6133

gld chartered landscape architects

DRAWING/DOCUMENT ISSUE SHEET

Project Title			Date of Issue												
Spencers Wood, Reading															
Job No.	Drawing/Document Series	Day	16	29	5	28									
		Month	07	10	11	11									
D1150	Planning	Year	02	02	02	02									
Drwg/Doc No.	Drawing/Document Title														
L.001	Landscape Proposals		/	A	A	B									
Distribution			No. of Copies												
Client – R Miles/Brian Bradshaw – Bewley Homes			1	1	1	1									
Architect/Engineer – Tony Grover - BDS			1												
Wokingham District Council – Angela Odell					4	4									
File			1	1	1	1									

Sheet No. 002

Date: 29 July 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6133

Location: Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of 3 detached dwellings.

Applicant: Bewley Homes C/O Romans Professional Services.

Case Officer: Angela Odell

The new plans show the following: Details relating to condition 10 (visibility splays) and condition 16 (no gates to be provided). Drawing no: 5311:02:002B.

Comments are required by 12/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 22.4.02

TO: Warren Joseph

FROM: Angela Odell **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET:

RECIPIENT FAX NUMBER: 9366678

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 7 Crowlands Rd.

NOTES:

I have taken this out of the 'fast track' so we can negotiate the forward projection on plot 3. However, at 9.5m. high I think the hipped are too high and should be reduced by 1m. Suggest you telephone to discuss letting me sketch alternative plans before re-submitting them as revised plans.

F/2002/6243
Location: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Officer: Richard Kelly
Observations: No comment

F/2002/6288
Location: 208 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/20002/6311
Location: Amersham, Basingstoke Road, Spencers Wood (formerly known as Police House)
Proposal: Proposed erection of detached garage.
Officer: Francis Leo
Observations: No comment

F/2002/6320
Location: 4 Barrack Lane, Spencers Wood
Proposal: Proposed first floor side/rear extension to dwelling
Officer: Richard Kelly
Observations: No comment

F/2002/6327
Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling
Officer: Natalie Brown
Observations: No comment

AG/2002/6353
Location: Hartley Court Farm, Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of an agricultural grain store.
Officer: Natalie Brown
Observations: No comment

F/2002/6358
Location: 80 Westlands Avenue, Shinfield Rise
Proposal: Proposed two storey side extension to dwelling and front porch.
Officer: Francis Leo
Observations: No comment

F/2002/6369
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Proposed erection of detached dwelling.
Officer: Natalie Brown
Observations: No comment

F/2002/6404
Location: 23 Askew Drive, Spencers Wood
Proposal: Proposed pitched roof to existing flat roof on garage
Case Officer: Louise Smith
Observations: No comment

F/2002/6133
Location: Land adjoining 7 Grovelands Road, Spencers Wood
The new plans show: alterations to front plot 3.
Case Officer; Angela Odell
Observations: No comment

Continued....

Shinfield
Parish Council

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

25 MAY 2002

25th May 2002

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/2001/6032
Location: Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Proposed erection of telecommunications base station with 2 x 1700mm and 1 x 2000mm antennas, 2 x 600mm and 1 x 300mm microwave dishes on a 17m high monopole with one support cabinet.
Officer: Natalie Brown.
Observations: To Follow Shorlty

F/2002/6136 **REVISED PLANS**
Location: School House, Basingstoke Road, Spencers Wood
New plans: Revised elevation plans to show proposed fence and gate. Drwg 5298:02:1 A.
Officer: Louise Smith
Observations: No comment

F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Richard Kelly
Observations: No comment

F/2002/6233
Location: 7 Beech Hill Road, Spencers Wood
Proposal: Proposed two storey rear & side extension to dwelling.
Officer: Richard Kelly
Observations: No comment

Continued....

Applicationo	Name & Addres
F/2002/6133	Mr David Linkson Acorn House 7a Grovelands Road SPENCERS WOOD RG7 1DP
APPLICATION APPROVED	LETTERS SENT 16.05.02

WOKINGHAM UNITARY
Aiming for Excellence

Date: 02 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6133

Location: Land Adjoining 7, Grovelands Road, Spencers Wood, Reading.

Proposal: Proposed erection of 3 detached dwellings.

Applicant: Bewley Homes C/O Romans Professional Services.

Case Officer: Angela Odell

The new plans show the following: Alterations to front of plot 3. Drawing nos: A02-WP47-1A, 2A, 3A & 4A.

Comments are required by 12/05/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. F/2002/6133 (Planaps) / (Ludhouse) Date Rec. 30.4.02

Location: Land adjoining 7 Grovelands Road, Spencers Wood.

Parish Shinfield

Applicant: Bewley Homes.

Description of attached plans Showing alterations to front of plot 3.

Drawing No's: A02 - WP47 - 1A, 2A, 3A & 4A.

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: 7 & 7a, ~~5~~ 6 & 8 Grovelands Road.

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 AO

Consultations Sent by Admin. on 02.05.02

Yellow - Part One Copy
Green - Officer's Copy

ROMANS
Group

Please reply to Winnersh

Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: WJ/jw/A02/WP47

29 April 2002

55889
PL
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30 APR 2002
COPIES TO
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FILE:

REVISED PLAN

6133

Dear Angela

RE: PLANNING APPLICATION GROVELANDS ROAD, SPENCERS WOOD

Please find enclosed 6 copies of drawings numbered: A02-WP47 – 1A, 2A, 3A, and 4A, revised as follows:

- Plot 3 - The master bedroom over the garage has been omitted in order to reduce overshadowing to No7 Grovelands Road.
- Plots 1, 2 and 3 - The ridge height for the new dwellings has been reduced to a approximately 8.5 metres.

I trust the changes we have incorporated satisfy your concerns with this Planning Application and it is now acceptable to you.

Yours sincerely

WARREN JOSEPH

ARCHITECTURAL SERVICES MANAGER
DIRECT LINE: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-MAIL: wjoseph@romans.co.uk

cc: Andrew Brooks (Bewley Homes)

Enc

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES