SOUTHPORT U.K.
LONDON OFFICE

/STEMS LTD

APPLICATION NO:
F/2000/0435

LOCATION:
3 Great Lea, Three Mile Cross Reading.

APPLICANT:
Mr P Strong

PROPOSAL:
Proposed single storey rear extensions to dwelling (Retrospective).

EARLIEST DATE FOR DECISION: **25/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Strong
3, Great Lea
Three Mile Cross
Reading
RG7 1NU

Application Number: F/2000/0435

Parish: **SHINFIELD**

Location: **3, Great Lea, Three Mile Cross, Reading.**

Proposal: **Proposed single storey rear extensions to 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.

Head of Planning and Transportation
Date: 17 March 2000

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

Application Number: F/200/0435
3 Great Lea, Three Mile Cross

Appraisal: This is a retrospective proposal for a single-storey, flat-roof extension to the rear of the property. The extension is 5 metres wide, 3.6 metres deep and has a height of 2.3 metres. It is set in 3.7 metres from the adjoining property and a minimum of 2.5 metres from the boundary with 2 Great Lea. Therefore the extension does not have a detrimental impact on either of the neighbouring properties. It is not visible from Great Lea and not prominent in long views across the fields to the rear. Therefore the extension is considered acceptable.

Recommendation: *approval*

Application Number F/2000/0435
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 3 Great Lea Three Mile Cross Reading.

APPLICATION NUMBER: F/2000/0435

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - tree stump to side of drive

2. DESCRIPTION OF SURROUNDINGS Cluster of residential in rural setting, close to Motorway.

3. DESCRIPTION OF SITE/BUILDING two-storey semi-detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

no ground floor side windows at No 2. + has rear extensions ?

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT various hedges to 1.5 metres

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0435

Applicant : Mr P Strong .

Location : 3 , Great Lea, Three Mile Cross, Reading.
Proposal : Proposed single storey rear extensions to dwelling (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 8/2/00

Date Registered : 24/01/2000

Earliest Date for Decision : 25/02/2000

Latest Consultation Date/Site Notice Expiry Date : 25/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

Shinfield PC - "no comment"
Highways - no objection

Planning Issues :

Countryside / Gap
WBC - neighbours / streetscene

Received by Wokingham District Council

Application No: F/2000/0435

Proposal:
Proposed single storey rear extensions to dwelling (Retrospective).

Location:
3 , 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

LISTING FORM

Case officer: Emy Circuit **Application Number:** F/2000/0435

3 , Great Lea, Three Mile Cross, Reading.

Proposed single storey rear extensions to dwelling (Retrospective)

PLANNING SERVICES	
POL	HPT
DC	TLS
APP	ENF
CS	
COPIES TO:	
	ACK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 18 Jan 2000

Councillor M Bryant

NB. It would be helpful for speedy decision-making if you could respond, even if you do not wish this application to be transferred.

Thank you

Emy.

Tel: (0118) 974 6479

Date: 6·3·00

My ref: F/2000/0435

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/0435
3 , Great Lea, Three Mile Cross, Reading.
Proposed single storey rear extensions to dwelling (Retrospective).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on (0118) 974 6479. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16·3·00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: Emy Circuit Application Number: F/2000/0435
3 , Great Lea, Three Mile Cross, Reading.
Proposed single storey rear extensions to dwelling (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 6·3·00

My ref: F/2000/0435

CONFIDENTIAL

Councillor A 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
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Reason for Transfer:

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 6·3·00

My ref: F/2000/0435

CONFIDENTIAL

Councillor B 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

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Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: Emy Circuit Application Number: F/2000/0435
3 , Great Lea, Three Mile Cross, Reading.
Proposed single storey rear extensions to dwelling (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 JAN 2000
Officer: EXC	Application No. F/2000/0435

Map No. 7.1 Site ...0.07...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING (RETROSPECTIVE)

Location: 3 GREAT LEA

Parish: SHINFIELD Ward: SHINFIELD 1/2/00.

Applicant: MR P STRONG

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

Enforcement Section (14) to be notified ☑ PW tick if required

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Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
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 : 1.2.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways Re: Demolition of garage	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

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

NEIGHBOURS:

..... SIN Sufficient .....

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 01 February 2000

Application Number: F/2000/0435

Proposal: Proposed single storey rear extensions to dwelling (Retrospective)..

Site Address:
3 , Great Lea, Three Mile Cross, Reading.

Applicant:
Mr P Strong .

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).

Re: Demolition of garage

Signed: N.S. Trotter **Print name:** N TROTTER

F/2000/0293
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed single storey and first floor extensions to dwelling to form granny annexe.
Case Officer: Emy Circuit
Observations: No comment

F/2000/0286
Location: 1 Jubilee Cottages, Mereoak Lane, Grazeley
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Miss E Connor
Observations: No comment

F/1999/0252
Location: Land at Basingstoke Road
Proposal: Proposed erection of six dwellings and 2 garages
Case Officer: Mrs A Odell
Observations: The site is on the Old Basingstoke Road, Three Mile Cross.

We express concern that the development is outside the designated village envelope and encroaching on the green gap of Three Mile Cross and Reading.

From local knowledge we are aware that the site is subject to frequent flooding and have concern that any remedial measures may have a detrimental implication on the surrounding properties.

F/2000/0345
Location: 15 Salmon Close, Spencers Wood
Proposal; Proposed two storey side extension to dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal; Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

F/2000/0392
Location: Plots 1 & 2 221 Hyde End Road, Spencers Wood
Proposal: Proposed erection of two dwellings (amendment to approval 97/66910/F)
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
Proposal: Proposed two storey extension to dwelling. Loft conversion and new front porch.
Case Officer: Emy Circuit
Observations: No comment

F/1999/0238
Location: Roman Road Service Station, Basingstoke Road, Three Mile Cross
Proposal: Proposed installation of a LPG Compound
Case Officer: Emy Circuit
Observations: We express concern with regard to the location of the LPG Compound which will coincide with the Car Wash area as included on the redevelopment plans recently granted on appeal.

F/2000/0435
Location: 3 Great Lea, Three Mile Cross,
Proposal Proposed single storey rear extension to dwelling (retrospective)
Case Officer: Emy Circuit
Observations: No comment

Continued...

ADDRESS 3 COUNCIL COTTAGE GT LEA PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU7068-71(6)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 16237	N.D.C.	MODERNISATION	6.5.81	APP N/
FP99/9187	Mrs. Strong	S/St/L ext	21.9.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mrs. Strong - S/St/R ext - 5/10/99

DRAINAGE

091074

Environmental Services

For office use only.
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.

1	Your name Address and postcode Phone number	PETER STRONG 3, GREAT LEA THREE MILE CROSS READING, BERKS. RG7 1NU 0118 9883894
	Agent's Name Address and postcode Phone number	N/A
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.	3, GREAT LEA THREE MILE CROSS READING BERKS. RG7 1NU
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO DWELLING
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 BRICKS TO MATCH EXISTING BRICKS AND DARK STAINED TIMBER
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	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: [signature]

on behalf of

Date 17-1-00

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

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
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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

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	a Six copies of this form signed and dated.		
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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: [signature]

on behalf of

Date 12-1-00

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

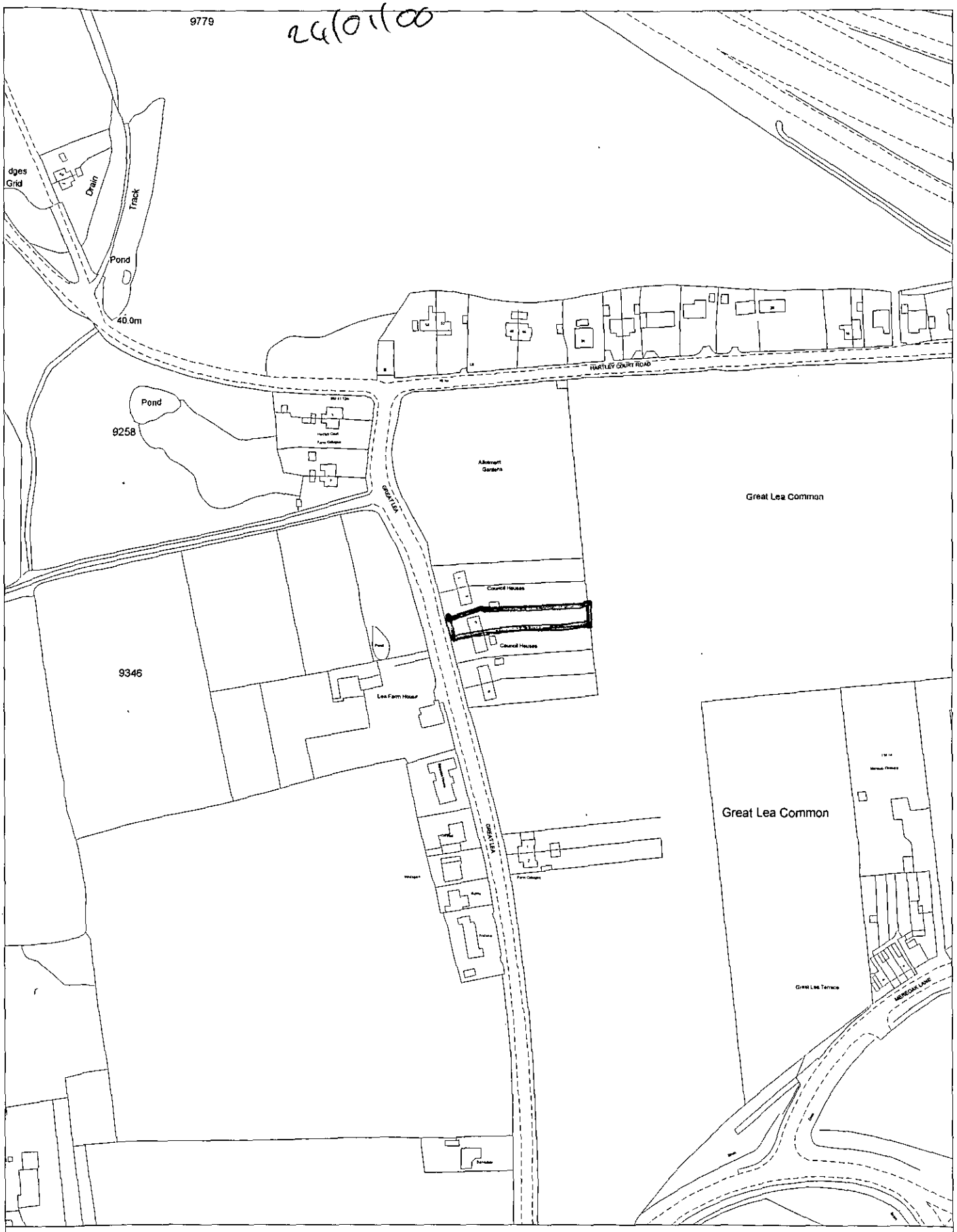
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0435	EXC
BUILDING CONTROL NUMBER.	FP99/9187	Alan
APPLICANT/AGENT	W.M. Bradley	
ADDRESS OF SITE	3 Great Lea SHINFIELD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext (demolish garage)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	1623/2	1623/2
FLOOR PLANS	- u	- u

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		17/3/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ? Seen Mike H.		/
DATE	5/10/99.	20/3/00

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	5/10/99	24/1/00	24/11/99
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	23/9/99
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Site Plan, Scale: 1 to 2500

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Date: 17 January 2000

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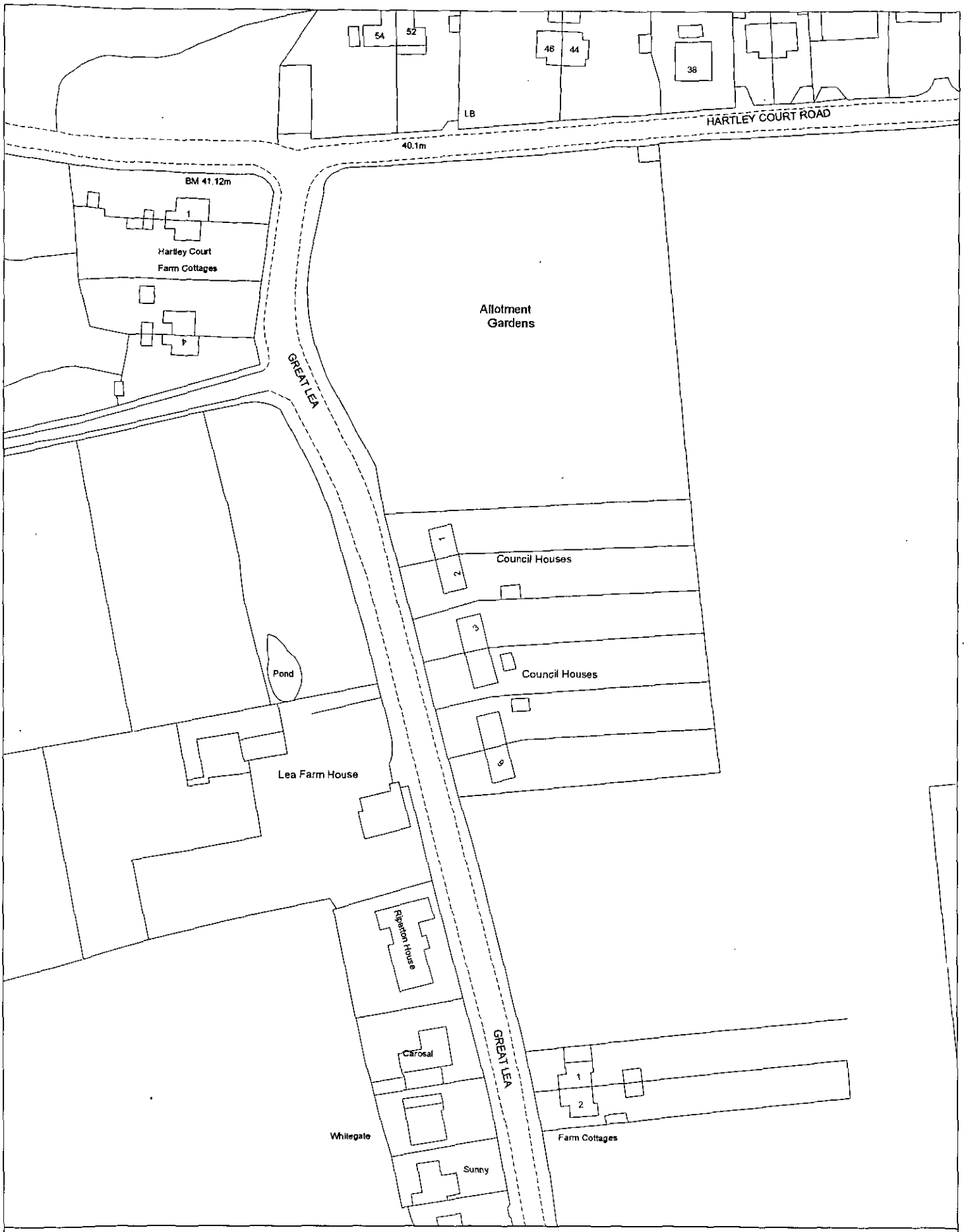

Site Plan, Scale: 1 to 1250

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Date: 27 January 2000

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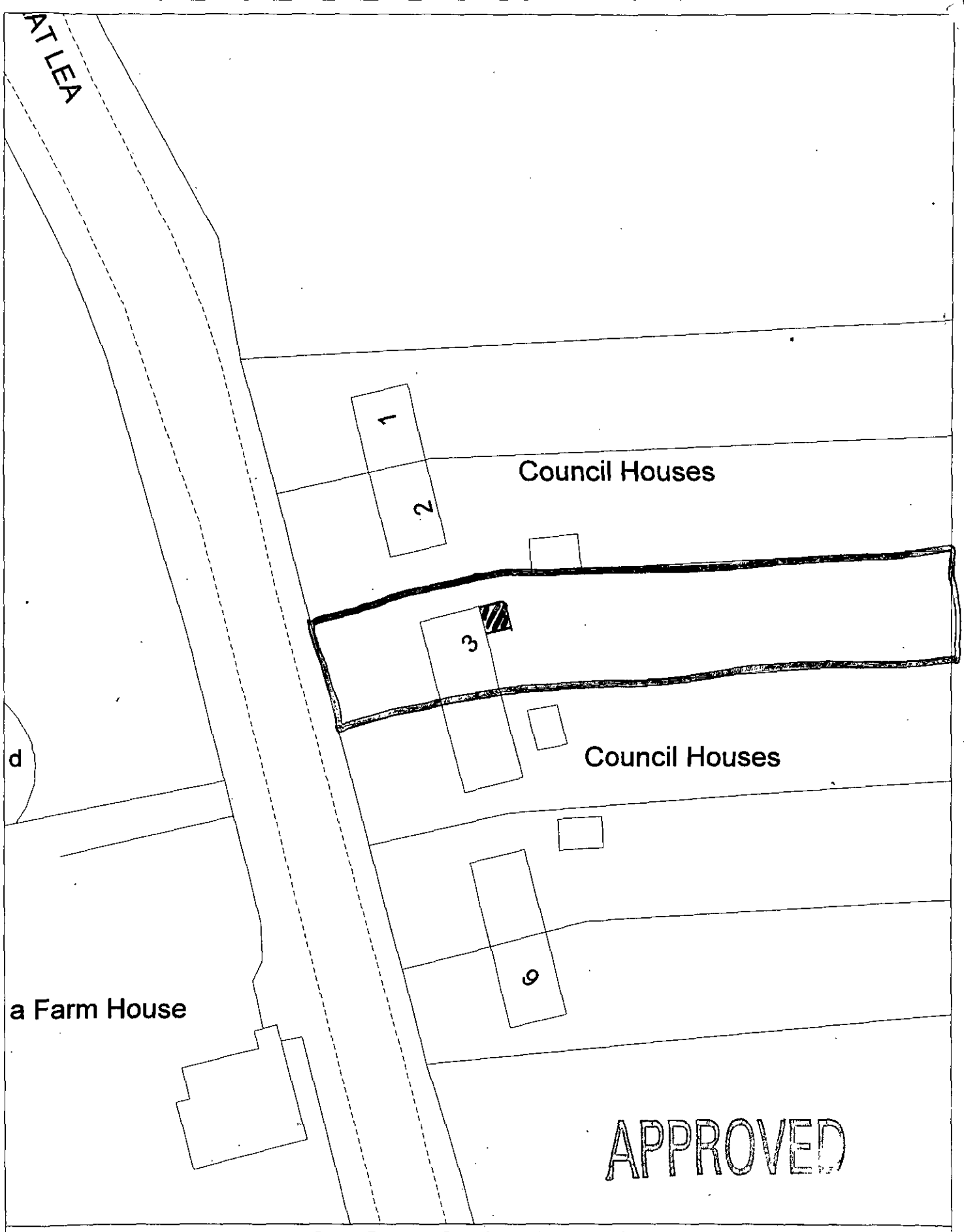

Site Plan, Scale: 1 to 500

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Date: 17 January 2000

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