APPLICATION NO:
F/2000/0516

LOCATION:
4 Goddard Close, Shinfield Reading.

APPLICANT:
Mr & Mrs J Bates C/O Knott & Shepherd Partnership

PROPOSAL:
Proposed single storey front and side extensions to dwelling.

EARLIEST DATE FOR DECISION: **10/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Bates
C/O Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire
RG10 8PZ

Application Number: F/2000/0516

Parish: **SHINFIELD**

Location: **4 Goddard Close, Shinfield, Reading**

Proposal: **Proposed single storey front and side extensions to dwelling**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The cloakroom window and glazed door in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation
Date: 30 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.



Site Plan, Scale: 1 to 500

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Date: 10 February 2000

N
W E
S

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 15 May, 2000
My ref. BC/DC/2000/0516

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

Mr J Bates
c/o Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berks

Dear Sirs

PLANNING PERMISSION 2000/0516
SITE: 4 GODDARD CLOSE, SHINFIELD, 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 2000/0516 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

Emy Circuit
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0516	EXC
BUILDING CONTROL NUMBER.	FP 2000/0601	Alan
~~APPLICANT~~/AGENT	Knott + Shepherd.	
ADDRESS OF SITE	4 Goddard Close SHINFIELD	
DESCRIPTION OF PROPOSED WORK	S/S front + side exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0002/03A	0002/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/5/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0516

Applicant : Mr & Mrs J Bates C/O Knott & Shepherd Partnership.

Location : 4 , Goddard Close, Shinfield, Reading.
Proposal : Proposed single storey front and side extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/2/00

Date Registered : 01/02/2000

Earliest Date for Decision : 10/03/2000

Latest Consultation Date/Site Notice Expiry Date : 10/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Landscape - acceptable

Shinfield PC - no comments.

Planning Issues :

Identified Settlement

Neighbours | streetscene

Application Number: F/2000/0516
4 Goddard Close

Appraisal: 4 Goddard Close is a two-storey dwelling with a two storey side extension , set back by 1.6 metres at the front. The proposal is for an l-shaped, single-storey extension to the front and side of the existing extension. The front of the extension would be flush with that of the original house, with a porch canopy projecting a further 0.5 metres. The extension would project 2.1 metres to the side of the house and the corner would be one metres from the boundary with No 5. There would be over 30 metres between the extension and the houses to the rear. The extension would not be prominent or have a detrimental impact on the neighbouring property and therefore, the proposals are considered acceptable.

Recommendation: conditional approval

Application Number F/2000/0516
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
			cloakroom
03	SC20	SR24.	The window and glazed door ~~[illegible]~~ /east

RECORD OF SITE VISIT

SITE ADDRESS: 4 Goddard Close
Shinfield Reading.

APPLICATION NUMBER: F/2000/0516

OFFICER: Emy Circuit

DATE OF SITE VISIT: 22/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - post at front of plot

2. DESCRIPTION OF SURROUNDINGS residential, cul-de-sac open plan, 2-storey semis, some chalet style

3. DESCRIPTION OF SITE/BUILDING 2-storey semi at end of cul-de-sac, brick, part timber clad with two-storey side extension set back at the front. Single storey flat roof garage projects at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 5 has large double size garage/store adjacent to the boundary.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1·8m fences to rear garden + 5m conifer hedge to boundary with No 5

OTHERS

Received by Wokingham District Council

Application No: F/2000/0516

Proposal:
Proposed single storey front and side extensions to dwelling.

Location:
4 , Goddard Close, 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. 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 10/03/2000. 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

Tel: (0118) 974 6479

Date: 17/3/00

My ref: F/2000/0516

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0516
4 , Goddard Close, Shinfield, Reading.
Proposed single storey front and side extensions to dwelling.

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 27/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0516**
4 , Goddard Close, Shinfield, Reading.
Proposed single storey front and side extensions to dwelling.

Transfer: Yes ☐ No ☐
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: 17/3/00

My ref: F/2000/0516

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

Dear Councillor

Application Number: F/2000/0516
4 , Goddard Close, Shinfield, Reading.
Proposed single storey front and side extensions to dwelling.

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 17/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0516**
4 , Goddard Close, Shinfield, Reading.
Proposed single storey front and side extensions to dwelling.

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.

Tel: (0118) 974 6479

Date: 17/3/00

My ref: F/2000/0516

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/2000/0516
4 , Goddard Close, Shinfield, Reading.
Proposed single storey front and side extensions to dwelling.

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 27/3/00.

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0516**
4 , Goddard Close, Shinfield, Reading.
Proposed single storey front and side extensions to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 19 March 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.

PLANNING SERVICES	HPT
HOL	TLS
DC	ENF
TP	
DS	
22 MAR 2000	
COPIES TO:	ACK:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 FEB 2000	Map No. 72 Site 0.04
Officer: EJC / Application No. F/2000/0516	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT AND SIDE EXTENSIONS TO DWELLINGS

Location: 4 GODDARD CLOSE

Parish: SHINFIELD Ward: Shinfield 15.2.2000

Applicant: MR & MRS BATES

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 15.2.2000 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	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:

.....

.....

.....NO pre-apps.....

NEIGHBOURS:

.....S/N ~~sufficient~~ + 12, Kendal Avenue.....

F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal. Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal. Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal; Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...

TO: DEVELOPMENT CONTROL
Emy Circuit

FROM: Environmental Design

DATE: 3rd March 2000

Location: 4 Goddard Close, Shinfield

Proposal: Proposed single storey front and side extensions to dwelling

Application Number: F/2000/0516

In response to your consultation dated 15th February 2000 for the above application, the landscape comment is as follows:

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

01.FEB.2000* 0516

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742

28 January 2000 0002

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Dear Sirs

Proposed single storey extension to 4 Goddard Close Shinfield

Please find enclosed a planning application for the above project together with a cheque for £95.00 as the application fee.

We trust you find this acceptable, obviously if you have any comments please do not hesitate to contact this office.

Yours faithfully

Marc Shepherd

Marc Shepherd
Knott & Shepherd Partnership

Encl: Six copies Planning Application
Cheque for £95.00
Six copies of drawing 0002/02

ADDRESS 4 GODDARD CLOSE PARISH SUNNINGDALE

PLOT No. ORD. SHEET No.

BUILDER 0/63/66 11/4/67

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2285	MR. J.D. BATES	SINGLE STOREY EXTENSION	18.3.75	APP.
25738	"	S/S of 1ST FLOOR HTS.	16.6.86	CA
BRA 887	"	UTILITY/DRESSING ROOM		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
01.FEB.2000* 0516

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	MR + MRS J. BATES 4, GODDARD CLOSE SHINFIELD BERKSHIRE RG2 9DR –
2	Agent's Name Address and postcode Phone number	KNOTT + SHEPHERD PARTNERSHIP SPRING MEADOWS BUSINESS CENTRE HIGHFIELD FARM WARGRAVE BERKSHIRE RG10 8PZ 0118 940 1740
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.	4 GODDARD CLOSE SHINFIELD BERKSHIRE RG2 9DR
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT AND SIDE EXTENSION
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

3058

9	How many bedrooms does the property have?	Existing: 3	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. ✓		
	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: Mark Shepherd. KNOTT & SHEPHERD PARTNERSHIP

on behalf of MR + MRS J. BATES

Date 26.01.00

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