APPLICATION NO:
F/2002/8105

LOCATION:
166 Hyde End Road, Shinfield Reading.

APPLICANT:
Mr J O'Rourke C/O Roy Hill

PROPOSAL:
Proposed two storey rear extension to manager's bungalow.

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

APPLICATION WILL HAVE EXPIRED ON:
24/01/2003

CASE OFFICER: **Heidi Lynch**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J O'Rourke
C/O Roy Hill
167 Upper Woodcote Road
Caversham
Reading
Berks
RG4 7JR

Application Number: F/2002/8105

Parish: **SHINFIELD**

Location: **166, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed two storey rear extension to manager's bungalow.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

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 Policies C2 and C6.
Loddon Area Local Plan Policies LTV2, LC1, LC2, LC15, LC16, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2, WCC6, WCC7 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 02/01/2003

Notice checked by: C Hurst

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8105	HL
BUILDING CONTROL NUMBER	FP 2003/3809 Caroline	
~~APPLICANT~~/AGENT	Roy Hill	
ADDRESS OF SITE	Goveland's Garden Centre 166 Hyde End Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey ext to managers bungalow	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	RH 2002/3/03	RH 2002/3/03
ELEVATIONS	RH 2002/3/02	RH 2002/3/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/1/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number: F/2002/8105

Appraisal:
The proposed development is a two-storey rear extension to a manager's residence at Grovelands Garden Centre. The manager's residence was originally approved in 1989 (application numbers 32356 — outline permission & 33943 reserved matters approval). This was subject to a legal agreement restricting the dwelling to be occupied by employees of the Garden Centre. No extensions or alterations to the dwelling have occurred since it was originally built with the exception of additional rooms in the existing roof space.

The site is located within the countryside as well as in a green gap/wedge. The existing house is accessed through the car park of the garden centre and is located on the garden centre site.

The proposed extension will be 5.0m in width across the rear wall of the existing house and will be 3.9m in depth. At ground floor level it will comprise a dining room extension and at first floor level an additional bedroom. The extension will have a pitched roof and will be at right angles to the existing house. It will have a ridge height of 6.0m (0.4m below the existing ridge line). There will also be a dormer window on the roof slope

1. Impact upon neighbouring properties
The proposed extension will have little impact on the surrounding property owners due to its distance from them. The closest properties are Oakwood (at least 45m away) and 176 Hyde End Road (at least 100m away). The property is also screened with trees along the southwestern boundary with these properties. It is therefore considered that there would be no significant detrimental impacts on residential amenity arising from this development.

2. Impact upon the surrounding environment
The property is located in the Green Gaps and Wedges policy area. This seeks to retain a clear separation between settlements that are close together. The site is also located within the countryside where development is not permitted that would affect the open countryside appearance and character. In this case the dwelling was originally approved for workers accommodation.

Policy WCC6 of the Wokingham District Local Plan as agreed to be modified states that new dwellings required for agricultural uses should be well sited and integrated into their surroundings so as to have no adverse impacts on the countryside. It also states that the size of the dwelling should be consistent with the housing needs of the worker and his/her immediate family. In this case, the house is of a small size for the worker and associated family and an extension is requested. Policy WCC7 of the Wokingham District Plan as agreed to be modified pertains to extensions to dwellings in the countryside. Generally the aim is to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. The cumulative effective of all extensions on an original building must be taken into account when considering the effects on the surrounding environment. Any extensions should normally be subordinate to the existing dwelling and be designed to blend in with it.

Although the existing house has had an increase in floor area through the addition of rooms in the roof space, there have been no changes in external appearance since it was originally built. The floor area of the existing house is: 163.65sq m. This includes the rooms in the roof space as they added no external changes to the house.

With the proposed extensions, the total cumulative floor area of the house comes to 205.15sq m. This represents a 25% floor area increase from the original dwelling on site. The proposed extension represents a building footprint increase of only 19%. These increases are considered to be of a minor scale and do not significantly increase the scale of built development on the site.
The proposed extensions will be constructed in materials to match the existing house. They will also be of a lower height than the existing house, making it appear subordinate to it. The extension will not be seen from the front of the house and when viewed from the rear, will not extend beyond the envelope of the existing house. It will be seen from the sides (in the Garden Centre car park and the Water World car park. There are several trees along the boundaries of the dwelling that will provide some level of screening.

The proposed extension retains the existing number of bedrooms but increases the size of habitable room accommodation. It is considered to be of a small size and will be built in matching materials. The extension is therefore considered to be acceptable.

Recommendation: Approval: ✓ **Refusal:**

Application: F/2002/8105

No	Std Con	Std Reas	Reasons for refusal
1	C001	R001	Time Periods
2	C014	R014	Materials

Informative for Refusal:
N16

Policies

Wokingham District Plan as agreed to be modified: WOS3, WCC1, WCC2, WCC6, WCC7, WBE1

Loddon Area Local Plan: LTV2, LC1, LC2, LC15, LC16, LC19, LBE1, LBE2

Berkshire Structure Plan: C2, C6

Signed: T. Watson NAL. Date: 2/2/03. 22-02-03.

Copy of decision to:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/8105

Applicant : Mr J O'Rourke C/O Roy Hill.

Location : 166, Hyde End Road, Shinfield, Reading.
Proposal : Proposed two storey rear extension to manager's bungalow.

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 29/11/2002

Earliest Date for Decision : 29/12/2002

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

This application will have expired on: 24/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Countryside
Green Gap/Wedge

Sep of Settlement under Local Plan.

Loddon Plan

RECORD OF SITE VISIT

SITE ADDRESS: 166 Hyde End Road
Shinfield Reading.

APPLICATION NUMBER: F/2002/8105

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 10/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Nursery managers residence.

3. DESCRIPTION OF SITE/BUILDING
Can be seen from front of bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES
West boundary with Oakwood & 176 Hyde End Lane.
1.8m high close board fence with Oakwood, not many trees
Oakwood is single storey (close to boundary with shed)
rooms in roof space

5. SITE CONSTRAINTS

TREES Trees along western boundary.

ACCESS/PARKING on site okay.

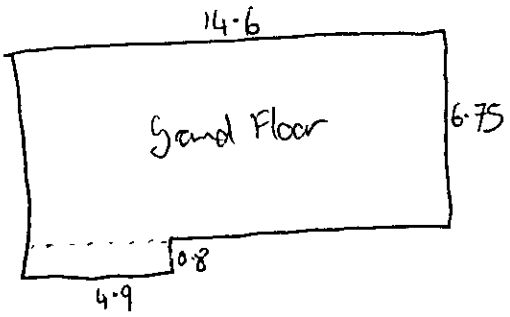
LEVELS level

BOUNDARY TREATMENT -

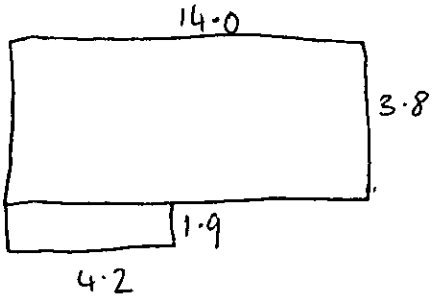
OTHERS

F/2000/2968

Existing House



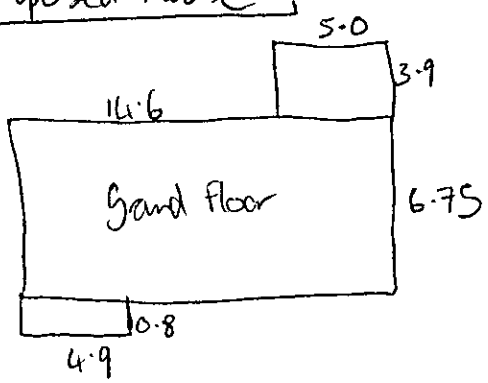
14·6 x 6·75 = 98·55
4·9 x 0·8 = 3·92
TOTAL: 102·47 m²



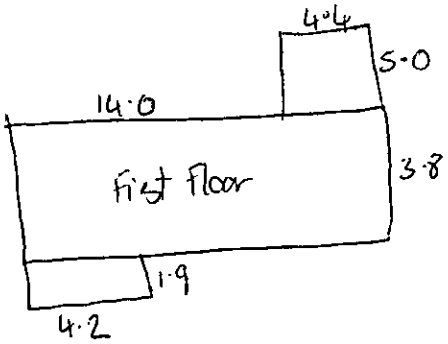
14·0 x 3·8 = 53·2
4·2 x 1·9 = 7·98
TOTAL: 61·18 m²

- Existing floor area: 163·65 m²
- Existing building footprint: 102·47 m²

Proposed House



- 102·47 + (5·0 x 3·9) = ? = 121·97 m²
  102·47 + 19·5 = 121·97 m²



4·4 x 5·0 = 22
61·18 + 22·0 = 83·18 m²

Total floor area: 205·15 m²

Total building footprint: 121·97 m²

Building footprint percentage increase:

$$121.97 - 102.47 = \frac{19.5}{102.47} = 19\%$$

Floor area increase:

$$205.15 - 163.65 = \frac{41.5}{163.65} = 25\%$$

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8105
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/8105	**Map No :** 87
Case Officer : HL	**Site Area :** 0.12
Valid Date : 29/11/02	**Received Date: 29/11/2002**

Level : Delegated Application

Description : Proposed two storey rear extension to ~~dwelling~~ manager's bungalow.

Location : 166, Hyde End Road, Shinfield, Reading.

There are several buildings on site with the address 166 Hyde End Rd so I think it's worth specifying that this refers to the manager's bungalow

Parish : SH **Ward : SHI**

Applicant : Mr J O'Rourke C/O Roy Hill.

Fee Required: £110 **Fee Received: £110** (b)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

Separation of settlement
Green Gap + wedges
Rural Area
Countryside

NEIGHBOURS

S/N + see map

No pre-apps

Received by Wokingham District Council

Application No: F/2002/8105

Proposal:
Proposed two storey rear extension to manager's bungalow.

Location:
166, Hyde End Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8105 to enable the library staff to locate the correct information.

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

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

Trevor Watson
Development Control Manager

05 December 2002

Organisation_Name	Building_Name	address1	Postcode
HIGH SOCIETY FLOWERS		166HYDE END ROADREADING	RG2 9ER
GROVELANDS GARDEN CENTRE			RG2 9ER
		171HYDE END ROADREADING	RG2 9EP
WORLD OF WATER		166HYDE END ROADREADING	RG2 9ER
		176HYDE END ROADREADING	RG2 9ER
	GREENFIELDS	GREENFIELDSCROFT ROADREADING	RG2 9EY
	FARLEY VIEW	FARLEY VIEWHYDE END ROADREADING	RG2 9ER
	LITTLE GROVE	LITTLE GROVEHYDE END ROADREADING	RG2 9ER
	OAKWOOD	OAKWOODCROFT ROADREADING	RG2 9EY
LAND ADJACENT 176			
	BERKLEY LODGE	BERKLEY LODGEHYDE END ROADREADING	
EVEREST CONSERVATORIES		166HYDE END ROADREADING	RG2 9ER
		178HYDE END ROADREADING	RG2 9ER

Neighbour list F/2002/8105

ROY HILL, MBIAT
Architectural Technologist

167 Upper Woodcote Road
Caversham, Reading
Berkshire, RG4 7JR
Tel: 0118 9473025

28 November 2002

8105

29 NOV 2002

Planning Services
Environmental Services Department
Wokingham District Council
PO Box No 157, Council Offices
Shute End
Wokingham, Berks
RG40 1WR

Dear Sirs

Re: Grovelands Garden Centre Ltd, Hyde End Road, Shinfield, Reading
Proposed extension to Manager's Bungalow

I am instructed by my client, Mr James O'Rourke, to lodge a Planning Application with you to construct an extension to his bungalow.

Accordingly I enclose the following documents:

6 No copies of the completed Application forms
6 " " of Drawing No. RH2002/3/01 (survey of existing conditions)
6 " " of Drawing No. RH2002/3/02 (proposed extension)
6 " " of Drawing No. RH2002/3/03 (site and location plan
Cheque in support of this application for £110. 00

I trust you will find all satisfactory and look forward to receiving approval at an early date.

Yours faithfully

Roy Hill, MBIAT

c.c. Mr James O'Rourke, Grovelands Garden Centre Ltd.

Environmental Services

For office use only.
Application number: 3155

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence
29 NOV 2007

1	Your name	MR. JAMES O'ROURKE.
	Address and postcode	GROVELANDS GARDEN CENTRE. HYDE END ROAD. SHINFIELD. READING. RG2 9ER
	Phone number	0118 988 4822
	Agent's Name	ROY HILL MBIAT.
	Address and postcode	167 UPPER WOODCOTE ROAD. CAVERSHAM. READING. RG4 7JR.
	Phone number	0118 9473025.
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.	GROVELANDS GARDEN CENTRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION TO MANAGERS BUNGALOW.

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

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3 SEE PLAN
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: Roy Gill. MRIAT. on behalf of MR. JAMES O'ROURKE.

Date 28.11.2002

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1) FARLEY VIEW / GROVELANDS NURSERY / FARM SHOP E

ADDRESS 166 HYDE END ROAD PARISH SHINFIELD

PLOT No. GROVELANDS GARDEN CENTRE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR18993	MR. J. O'ROURKE	2/STOREY EXTENSION	19.7.82	APP N/A
17889	"	NEW ENTRANCE & ORANGERY	26.8.82	n/a C/A
18342	"	FARM SHOP/STORE TO GARDEN/NEW " " & ACCESS	21.10.82	N/A C/A
BR20059	"	FARM SHOP TO GARDEN/NEW FARM SHOP	8.2.83	APP N/A
32356	GROVELANDS NURSERY	O/A QUALIFICATION FOR NURSERY MANAGER	19.1.89	C/A
33943	"	"	8.9.89	C/A
BRA7876	MR. J. O'ROURKE	" 24.10.89	26.10.89	REF APP
BRA11191	GROVELANDS GARDEN FARM SHOP FORUM ANGLING	ROOMS IN ROOF SPACE	7.1.92	APP
6856		O/A USE SALE OF SPECIALIST BAIT & ANGLING SUPPLIES	8.12.93	C/A

DATE OF COMPLETION

MINISTER'S DECISION

SPECIAL ORDERS

DRAINAGE

091074 / 42252 MR. J. O'ROURKE EXT. TO PROVIDE GREENHOUSE ADD. SALES AREA 24.3.94 C/A

1933

(2) GROVELANDS FARM SHOP

ADDRESS 166 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RP94/2480	MR. J. O'ROURKE	EXT. TO GREENHOUSE SALES AREA	11.5.94	APP
43,906	"	SIGNBOARD	17.7.95	C/A
94/60079/A				
95/63111/F	"	PARTIAL ENCL. TO ENTRANCE HALL & DISPLAY AREA — PARKING	26.1.96	C/A
RP95/5190		EXT. AT GARDEN CENTRE	26.6.96	APP
97/66314/F		WIDEN ENTRANCE. NEW FACADE. BUNGALOW TO OFFICE/CAFE. EXT. & PARKING		C/A
97/66332/A	Grovelands Garden Centre	F. Study + Wall Fix. Sign	21.11.97	C/A
RP98/7750	Mr. J. O'Rourke	Retail canopy	24.8.98	REF
99/69742/F	James O, Rourke	Boundary fence & gates to front of garden centre.	14/7/99	C/A
FP99/8925	"	2 Steel framed Bldgs for Retail use	7.7.99	C/A
C/66314/06	James O'Rourke	Det. to condition 06 of 66314 for app. of ext. materials	10.11.99	APP.

1933 (3) GROVELANDS FARM SHOP

ADDRESS 166 HYDE END RD. PARISH SHINFIELD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1209	Mr. J. O'Rourke	Extensions to retail area of garden centre	19.6.00.	App
FP/98/7750/A	" " " "	Erect of retail canopy	22.10.99	App N/A
F/2000/2968	"	C. of U. (A1) to cafe (A3)	23.01.01	App
F/2001/5239	Mr. Parsons - World of Water	Erect of toilet facilities	08.01.02	C/A
F/2002/8105	Mr O'Rourke	2/St R. Ext		

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. R. Hill - Ext - 6/12/99