APPLICATION NO:
F/2000/2839

LOCATION:
185 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr Ashfield C/O Fred Higgs

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

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2001

CASE OFFICER: **Andrew Thorley**

RAILEX
marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ashfield
C/O Fred Higgs
28 New Lane Mill
Tilehurst
Berkshire
RG30 4JP

Application Number: F/2000/2839

Parish: **SHINFIELD**

Location: **185, Hyde End Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey side and rear 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. Except where stated otherwise on the approved drawings, 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.

Condition
3. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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 Policy EN1.

Loddon Area Local Plan Policies LBE1/2 and LTV1/6.

Deposit Draft Wokingham District Local Plan Policies WOS2/3 and WBE1.

John Mitchell
Development Control Manager
Date: 16/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2839	A.T.
BUILDING CONTROL NUMBER	FP 2000/1276	Hlan
~~APPLICANT~~/AGENT	Fred Higgs	
ADDRESS OF SITE	185 Hyde End Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec-d 7/11/00	rec-d 22/11/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	26/1/01	

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	

(6) £95.00

FRED HIGGS

FBIM MInstBM MIWSc Tech RICS

28 New Lane Hill
Tilehurst
Berkshire
RG30 4JP

Tel:(0118) 942 8580
Mobile: 0421 618221

22.NOV.2000*

BUILDING SURVEYOR - CONSULTANT

WITH COMPLIMENTS

Tel. 0118 9746429 (Direct Line)

Date 20-11-00

Your ref.

My ref.

Mr F Higgs
28 New Lane Hill
Twyford
Berks
RG30 4JP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. No Scale	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. please highlight proposed extensions	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

22.NOV.2000* 2839

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
Other side elevation (showing lounge doors)
Show conservatory on front elevation
Show conservatory doors on side & rear elevations

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2839

Applicant : Mr Ashfield C/O Fred Higgs.

Location : 185, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/01/2001

Date of Neighbour Notifications : .....

Date of Site Visit : 17/01/01

Date Registered : 22/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000

This application will have expired on: 17/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: Approval with conditions

Parish Council: No comments received. 17/01/01

Neighbours: No comments received 17/01/01

Planning Issues : ~~Rural Area~~ (identified Settlement)

1) Neighbours

2) Streetscene

3) Highways

Application Number: F/2000/2839
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey side and rear extension to an extended single storey, semi-detached bungalow. This will replace the existing flat roofed extensions.

The proposal will be 'L' shaped in design and will wrap around the southeast elevation of the bungalow. To be positioned 1 metre away from the north eastern boundary. The accommodation includes a new garage, a hall, a kitchen, a utility room, a lounge area and a new single storey conservatory.

At the front, on the north west elevation it will project 7.3 metres overall from the existing side elevation of the bungalow towards No.183. It will be set back 6.7 metres from the existing front building line of the bungalow and will project 9.4 metres towards the rear garden. The overall width of the extension including the conservatory at the rear will be 12.5 metres and will project 5.4 metres from the rear elevation of the bungalow. To be constructed in brick, with render above with pitched grey slate roofs. The proposed eaves and ridge heights of the pitch roofs with end gables will match the existing. The proposed conservatory will be constructed in brick to below window levels with a clear, pitched roof, eaves height to be 2.4 metres and a ridge height of 3.1 metres.

There will be a new patio window to be inserted in the south west elevation, two new windows to be inserted in the south east elevation, and a new door to be inserted in the north east elevation, but these will not cause any overlooking to neighbouring properties.

No. 187, to the west, single storey semi-detached neighbour. Extended to the rear with a single storey kitchen and conservatory which projects approximately 3 metres from the rear elevation of the bungalow in a south easterly direction. Due to its orientation behind a 2.4 metre high brick wall which projects 7 metres along the boundary towards the rear fence line, it is considered that the occupants of this property will not be overlooked.

No. 183, to the north east, 2 storey detached house, main windows at ground floor and at first floor face rear garden. Therefore due to its' position and distance away behind a combination of a 1.8 metre fence and single storey sheds adjacent to boundary the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

The design of the side and rear extension is in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

16/01/01

Application Number F/2000/2839
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C015	R015	External Finishes – Unless stated, to Match
3.	C049	R049	Garage to be retained for vehicle Parking.
4.	C122	R122	Parking + Turning area before occupation
			Informatives
	N04		Planning Permission only (NOT BR Approval)
	N06		Within curtilage

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1/2 LTV1/6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2/3 WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENV

~~MINERALS LOCAL PLAN POLICIES:~~

16/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 185 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/2839

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 17/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front telegraph post

2. DESCRIPTION OF SURROUNDINGS Residential backing onto open countryside / rural area. No. 183 2 storey detached house, on large plot, adjacent single garage + sheds nearest to proposal at rear of property. No. 187, single storey semi detached neighbour / bungalow.

3. DESCRIPTION OF SITE/BUILDING single storey period property, open plan front garden. Enclosed rear garden backs onto open countryside. Mixture of red brick white painted render / pebbledash, white painted + blue painted wooden sash windows + panelled door at front, grey slates on roof. Blue fascia boards + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to location plan / In pair of semi detached bungalows ~~No~~ Previously extended to rear with single storey kitchen bathroom + workshops, these are to be demolished

5. SITE CONSTRAINTS

TREES — Apple tree to be removed near conservatory.

ACCESS/PARKING — Room for 3 cars on drive at front.

LEVELS — No change

BOUNDARY TREATMENT — Rear boundary 1.8m fence backs onto open countryside
No. 183, 1.8m fencing along boundary a number of sheds / outbuildings at the rear, garage adjacent to proposal.

OTHERS — No. 187, 2.5m high wall projects 7m from property along boundary, then a 1.5m high fence.

No. 187, extended to the rear with a single storey kitchen + conservatory half way along. ~~over hangs~~ Faces No. 185.

No. 183 windows in rear elevation nearest being a Lounge window will not be affected.

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

Tel: 0118 974 6441

Date: **28 November 2000**

My ref: F/2000/2839

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/2839
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2839**
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: 0118 974 6441

Date: **28 November 2000**

My ref: F/2000/2839

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2839**
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: 0118 974 6441

Date: **28 November 2000**

My ref: F/2000/2839

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/2839
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2839**
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Tel: 0118 974 6441

Date: **28 November 2000**

My ref: F/2000/2839

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Dear Councillor

Application Number: F/2000/2839
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

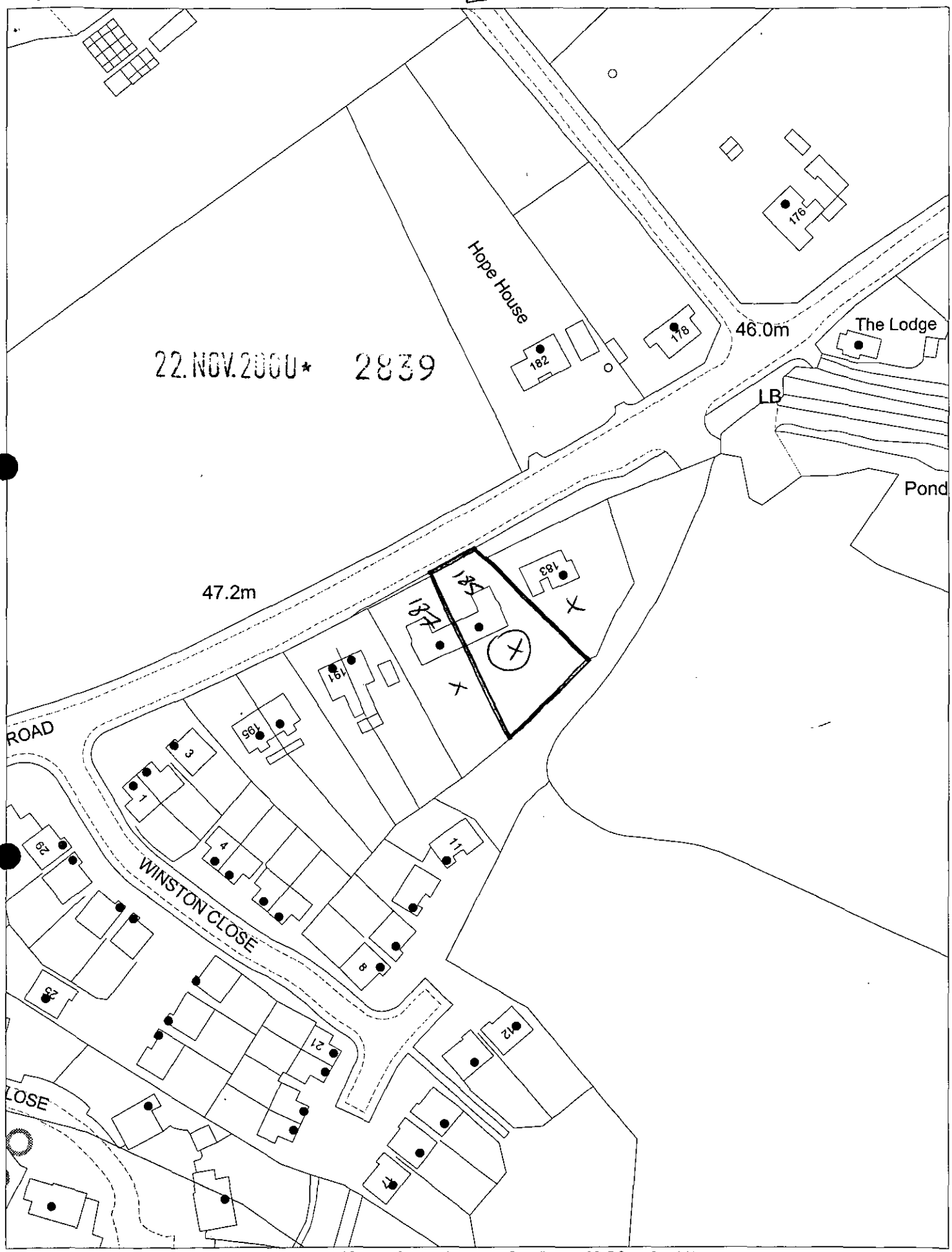
John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2839**
185, Hyde End Road, Spencers Wood, Reading.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000 Scale: 1 : 1250

N
W E
S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2839
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2839**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2000/2839

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

Location:
185, Hyde End Road, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. 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

28 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~17 NOV 2000~~ 22 NOV	Map No. 37. Site 0.09
Officer: AT | Application No. F/2000/2839	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING

Location: 18.5 HYDE END ROAD

Parish: SHINFIELD Ward: SHINFIELD

28.11.00

Applicant: MR A SHFIELD

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	SCALE.	✓ 29/11	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	PROPOSED DEV. not clear.	✓ 29/11	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation (lounge doors)	✓ 29/11	
6	Floor plans	- front elevation doesn't show Con.	✓	
7	Metric scale disclaimer	- Con. side door not shown on side elevation.	✓	
8	Encroachment letter	- Con. external doors not shown on rear elevation.	✓	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps.....

.....

.....

NEIGHBOURS:

S/N + 183+187 Hyde End Rd. ✓

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 28 November 2000

Application Number: F/2000/2839

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

Parish: SHINFIELD PARISH

Site Address:
185, Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr Ashfield C/O Fred Higgs.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 5/12/00

Environmental Services

For office use only.
Application number: 22.NOV.2000* 2839

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.

Mr Robert

41. Birch Rd Birfield Common

1	Your name	ASHFIELD
	Address and postcode	185 HYDE END ROAD SPENCERS WOOD NR READING
	Phone number	Tel. 988 3042 (983) 3226 ? Home.
2	Agent's Name	FRED HIGGS
	Address and postcode	28 NEW LANE HILL TILEHURST READING RG30 4JP.
	Phone number	0118 9428580
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.	185 HYDE END ROAD SPENCERS WOOD
4	Give brief details of the proposal for example, two storey side extension. About the application	LOUNGE, KITCHEN GARAGE AND CONSERVATORY 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.	RED BRICK WHITE RENDER BLACK SLATE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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
	N/A	

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of ASHFIELD.

Date 6.11.00

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

ADDRESS 185 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
409/73	Mr R E J Ashfield	Garage & Conservatory	22-3-73	— C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

R. E. & C. M. Ashfield
41, Birch Road,
Burghfield Common,
Reading, RG7 3LU.

Tel. 0118 983 3226

Date : 17/JAN/01

PLANNING SERVICES	HPT 38815
POL	TLS
DC AT	ENF
APP	
CS	
18 JAN 2001	
COPIES TO:	ACK: 185, HYDE END ROAD
	FILE:

A/O ANDREW THORNLEY.

WITH COMPLEMENTS

Robert Ashfield.

185, HYDE END ROAD
SPENCERS WOOD.
REF. F/2000/2839.



