APPLICATION NO:
F/2002/5942

LOCATION:
4 Wychelm Road, Shinfield Reading.

APPLICANT:
Mr C Cripps C/O BDS Chartered Surveyors

PROPOSAL:
Proposed erection of new dwelling.

EARLIEST DATE FOR DECISION: **25/03/2002**
28 day exp 29/3 (Sat) ∴ after 2/4
APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Natalie Brown**

REFUSED

1059
D1

RAILEX
Marbleboard
EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr C Cripps
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Reading
Berks RG2 9AB

Application Number: F/2002/5942

Parish: **SHINFIELD**

Location: **4, Wychelm Road, Shinfield, Reading.**

Proposal: **Proposed erection of new dwelling.**

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

Reason
1. The proposed development by virtue of its bulk and massing and proximity to the boundary, would be overbearing to neighbouring properties, to the detriment of their residential amenities. As such the proposed development would be contrary to policies EN1 and LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan, and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development by virtue of its proximity to neighbouring boundaries would cause overlooking to the detriment of their residential amenities. As such the proposed development would be contrary to policies EN1 and LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 02/04/2002

Notice checked by: _____

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

Rec'd after application refused. (refused 2/4/02) → Please file on application file

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 3rd April 2002

Location:	4 Wychelm Road, Shinfield, Reading
Proposal:	Proposed erection of new dwelling
Application Number:	F/2002/5942

In response to your consultation dated 1st March 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of mature fruit trees which are not visible from the road or public points of access.

The proposed new dwelling will require the removal of two fruit trees which are not significant features and retain the third larger fruit tree. This has a low spreading crown which may preclude the use and enjoyment of the rear garden. Consequently its long tern retention by the new occupiers is questionable.

The proposed block plan (drawing 5270:01:1) shows new areas of planting and the applicant should be required to produce for approval a detailed planting plan which shows : the full name of proposed species, sizes at time of planting, plant densities and plant numbers for each bed and in total.

I suggest that the remaining fruit tree is removed and three suitable trees are proposed as replacements. The applicant should be required to provide details as listed above for approval.

An existing ornamental conifer is shown on the existing block plan but not on the proposed. Can the applicant please confirm if this is to be retained. If not then a suitable replacement tree shall be required.

ROBERT PETROW s
Consultant Landscape Architect

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5942

Applicant : Mr C Cripps C/O BDS Chartered Surveyors.

Location : 4, Wychelm Road, Shinfield, Reading.
Proposal : Proposed erection of new dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : 12/3 .....

Date Registered : 18/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 15/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways – rec. conditions
Env. Health – no objection subject to hrs construction condition.
Parish Council – "No comments"

Planning Issues : 1D'd sett.

Application Number: F/2002/5942

Appraisal :

See attached sheet

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

Application Number F/2002/5942
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		①	The proposed development by virtue of its bulk + massing & proximity to the boundary would be overbearing to neighbouring properties, to the detriment of the their residential amenities.
			As such the proposed development would be contrary to the following policies:
			RSP (adopted) : ENV1, LD3
			WDLD (DD) : WOS3, WBE1
			LTLP : LBE1, LBE2
		②	The proposed development by virtue of its ~~height +~~ proximity to neighbouring boundaries would cause overlooking to the detriment of their residential amenities.
			As such, the proposed development would be contrary to the following policies:
			RSP (adopted) : ENV1, LD3
			WDLP (DD) : WOS3, WBE1
			LTLP : LBE1, LBE2

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	ENV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1, LD3
MINERALS LOCAL PLAN POLICIES:	—

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

Date: 2-4-02

RECORD OF SITE VISIT

SITE ADDRESS: 4 Wychelm Road Shinfield Reading. APPLICATION NUMBER: F/2002/5942	OFFICER: Natalie Brown DATE OF SITE VISIT: 12/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front of site on fencing.

2. DESCRIPTION OF SURROUNDINGS

Res.
settlement.

3. DESCRIPTION OF SITE/BUILDING

Sheds in area where dw. proposed.

detached double garage of No 10 is adj to site & sis pitched roof garage No 4.

would be detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES

opp = dw.
No 8 = s.s - windows in rear elev.
No 2 = bung (dormer facing Wychelm Av)
No 4 = chalet bung (dormer rear elev.
Hirtes Av = 2s semi-D - windows in rear elev.

↳ side of rear gardens would form rear boundary with dw.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Access to be adj to access to No 4. Part of No 8 would be utilised for drive → notice has been served.
(No 4 fronts follow lane but has access off of Wychelm Rd so is R/O No 2).

LEVELS

BOUNDARY TREATMENT - low brick wall/piers & fence panels with No 8
- 1.8m (approx). fence panels with Hirtes Av (No 8) (No 9).

OTHERS

Check rel Sa.

Application Number: F/2002/5942 – 4 Wychelm Avenue

Appraisal:

Development

The application is for a detached chalet style bungalow to be located to the rear of Nos. 4 and 8 Wychelm Avenue.

The site is located within the identified settlement of Shinfield

Relevant Policies

BSP (adopted): EN1, LD3
WDLP: WOS3, WBE1
LALP: LTV1, LBE1, LBE2

1) Impact upon neighbouring properties

The proposed dwelling would be 14.165m in length and 6.74m in width (the front projection would be 3.038m in length). It would be sited in the part of the plot so as to be alongside the boundary with 10 Hollow Lane and 8 Hirtes Avenue. It would be 2.4m to the eaves and 6.4m to the ridge.

The proposed dwelling would be located approx. 0.5m from the boundary (1.8m fencing) with 8 Hirtes Avenue. It is considered that at this distance, the presence of the dwelling would be overbearing to the residential amenities of 8 Hirtes Avenue. There would be no overlooking to this property as the proposed window and velux roof lights in the rear elevation could all be obscurely glazed.

The side of the proposed dwelling would be alongside the boundary with 10 Hollow Lane, and due to the fact that No. 10 has a detached double garage along this boundary, it is considered that the proposed dwelling would not be overbearing to the residential amenities of this site. However, there is a proposed bedroom in the side elevation which would cause direct and oblique overlooking the rear garden amenity area of 10 Hollow Lane. The detached double garage at No. 10 (approved under consent 33186) has a ridge height of approx 4m, which would come up to the sill level of the proposed bedroom window. The garage roof would therefore not restrict the views from the proposed bedroom window.

The proposed dwelling would be sufficiently located away from the boundary with 8 Wychelm Avenue and 9 Hirtes Avenue, so as not to cause overshadowing nor be overbearing. The boundary with 9 Hirtes Avenue is heavily screened and it is therefore considered that the bedroom window in this side elevation would not cause any overlooking.

It is considered that there would be no direct effects to reasonably warrant refusal in relation to Nos. 2 and 4 Wychelm Avenue.

Due to the overbearing impact the proposed dwelling would have upon 8 Hirtes Avenue and the overlooking that would occur to 10 Hollow Lane, it is recommended that the application be refused.

2) Impact upon the character of the streetscene
The site is within the identified settlement and so the principle of development is acceptable in principle. A separate access would be provided. Only part of the dwelling would be visible from the front of the site. It is therefore considered that there would be no adverse impacts in terms of impact upon the character of the area.

3) Impact upon highway safety (parking provision)
The chalet bungalow would have 2 bedrooms and would therefore require 2 off-road parking spaces in order to comply with Council parking standards. This requirement has been met.

The access would be off of Wychelm Drive and would require land of No. 8 (notice has been served to No.8).

The Highway Officer's have no objection to the proposed development subject to conditions relating to garaging, parking, turning, provision for parking of construction vehicles, and surfacing of the access, their would be no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:
	FILE:

13 March 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2002/5822
Location: 23 The Manor, Shinfield
Proposal: Proposed erection of two storey side and single storey rear extension to dwelling
Case Officer: Helen Pollock
Observations: No comment

F/2002/5834
Location: 17 The Square, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling and second floor rear dormer extension.
Case Officer: Richard Kelly
Observations: No comment

F/2002/5839
Location: Wilders Grove, Ryeish Lane, Spencers Wood
Proposal: Proposed erection of a detached double garage
Case Officer: Helen Pollock
Observations: No comment

FA/2002/5946
Location: Plot 14 Reading Business Park, Basingstoke Road, Shinfield
Proposal: Proposed erection of internally and externally illuminated signs
Observations: If any of these signs are visible from the motorway then we strongly object on the basis of road safety and urge you to consider the precedence of the Green Park sign where illumination was precluded.

Comment

F/2002/5854
Location: 26 The Square, Spencers Wood
Proposal: Proposed two storey side extension to dwelling and single storey rear extension with side dormer.
Case Officer: Richard Kelly
REVISED PLANS: show Garage Elevations.
Observations: No comment

PLANNING SERVICES	MAP
POL	TLS
DC	ENF
APP	
CS	
14 MAR 2002	
	ACK:
	FILE:

F/2002/5878
Location: 10 Diana Close, Spencers Wood
Proposal: Proposed first floor side extension to dwelling and single storey rear extension
Case Officer: Louise Smith
Observations: No comment

VAR/2002/5978
Location; 225-7 Hyde End Road, Spencers Wood
Proposal: Proposed variation to condition 7 of consent F/2001/3212 to allow flank bedroom window to be openable on plot 3, Plus addition of Dummy gables on plots 1 & 2 (Amendments to consent 2001/33212 and new driveway to Plot 2.
Observations: Please note that the site is in Spencers Wood as per the planning application and not in Shinfield as on your cover sheet.

F/2002/5894 [Neighbouring Parish Consultation]
Location: 42 Elm Road, Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer Louise Smith
Observations: No comment

F/2002/5937
Location: 2 Grovelands Road, Spencers Wood
Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5942 ?
Location: 4 Wychelm Road, Shinfield
Proposal: Proposed erection of new dwelling.
Case Officer: Natalie Brown ?
Observations: No comment

F/2002/5948
Location: Springfields, Basingstoke Road
Proposal: Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.
Case Officer: Helen Pollock
Observations: No comment

F/2002/6012
Location: May Feeds, Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Application for temporary permission for change of use of agricultural barns to storage (B8) use (Retrospective).
Observations: No comment

F/2002/6038
Location: Land West of Great Lea Farm House, Mereoak Lane, Grazeley
Proposal: Proposed installation of 3 x 200 mm antennas and 1 x 600 mm microwave dish on a 16m high monopole with equipment cabinets, ancillary equipment and new access.
Observations: Comments to follow shortly

Continued.....

F/2002/6050

Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of two dwellings and demolition of existing dwelling.
Case Officer: Natalie Brown
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

PLANNING SERVICES | RPT
FOL | BLD
DS | ENF
APP
CS
14 MAR 2002
SCANNED | DOC
FILE

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Natalie Brown
Development Control

Your Ref: F/2002/5942

From: Tom Payne
Environmental Health

My Ref: 000377

Date: 7 March 2002

PROPOSED ERECTION OF A NEW DWELLING.

4 WYCHELM ROAD, SHINFIELD, READING.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 01 March 2002

Application Number: F/2002/5942

Proposal: Proposed erection of new dwelling.

Parish: SHINFIELD PARISH

Site Address:
4, Wychelm Road, Shinfield, Reading.

Applicant:
Mr C Cripps C/O BDS Chartered Surveyors.

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).

1, C049, R049
2, C122, R122
3, C137 (INSERT: dwelling), R137
4, C131, R131.
5, C129, R129.
6, C140 (INSERT: 9 metres), R140.

NOT.

Signed: _____ **Print name:** Adam 4/3/02.

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/5942	**Map No :** 72.
Case Officer : NAB.	**Site Area :** 0.05
Valid Date : 18/02/02	**Received Date: 18/02/2002**

Level : Delegated Application

Description : Proposed erection of new dwelling.

Location : 4, Wychelm Road, Shinfield, Reading.

Parish : SH **Ward : SHI**

Applicant : Mr C Cripps C/O BDS Chartered Surveyors.

Fee Required: £190 **Fee Received: £190** (9)

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 I f "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

Thames Water re: drainage ✓

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SIN + See map

.....

.....

Pre-app attached.

Received by Wokingham District Council

Application No: F/2002/5942

Proposal:
Proposed erection of new dwelling.

Location:
4, Wychelm 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/2002/5942 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. 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.

Head Planning and Transportation

01 March 2002

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

Tel: (0118) 974 6492

Date: 01 March 2002

My ref: F/2002/5942

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5942
4, Wychelm Road, Shinfield, Reading.
Proposed erection of new dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/5942**
4, Wychelm Road, Shinfield, Reading.
Proposed erection of new dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

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

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

Tel: (0118) 974 6492

Date: 01 March 2002

My ref: F/2002/5942

WOKINGHAM UNITARY
Aiming for Excellence

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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Proposed erection of new dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Proposed erection of new dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6492

Date: 01 March 2002

My ref: F/2002/5942

WOKINGHAM UNITARY
Aiming for Excellence

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

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Proposed erection of new dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2002/5942**
4, Wychelm Road, Shinfield, Reading.
Proposed erection of new dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

BDS

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

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

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

The Association of BUILDING ENGINEERS

PLANNING SERVICES	HPT
POL	TLS
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CS CH	

21 FEB 2002

COPIES TO	

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

Our ref TCG 5270-8

20 February 2002

Dear Sirs

NEW 5942

RE: PROPOSED DWELLING WITHIN THE CURTILAGE OF 4 WYCHELM ROAD, SHINFIELD

Further to the recent submission of the above application dated 15th February 2002, I confirm that the covering letter contained a mistake in that it mentioned that my Client's property was located within Oatlands Road, rather than Wychelm Road.

Please find enclosed herewith corrected letter and I would be obliged if you could substitute this for the copy previously submitted.

I trust this meets with your approval.

Yours sincerely

T C GROVER

Encl

cc – Mr C Cripps

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

BDS

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

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

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

The Association of BUILDING ENGINEERS

PLANNING SERVICES | HPT
PDL | TLS
DC | CNF
AFP |
GS |
21 FEB 2002
COPIES TO | ACK:
FILE:

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

Our ref TCG 5270-6

15 February 2002

Dear Sirs

RE: PROPOSED DWELLING WITHIN THE CURTILAGE OF 4 WYCHELM ROAD, SHINFIELD

Please find attached completed application forms, drawings and fee cheque in respect of the above application.

My Client, Mr Cripps, has lived in Shinfield for sixty years, and built his current property in Wychelm Road in 1966. You will see from the location plan that although the plot is accessed via Wychelm Road, the orientation of the dwelling provides an uninterrupted view from the rear of the property over the open space of the NIRD complex. Following the closure of the NIRD complex, several attempts have been made to secure Planning consent for residential development on the site, which I understand has now been approved.

My Client is now confronted with the loss of amenity and enjoyment of his property due to the proposed high density residential development spoiling the pastoral views and sunsets that he has enjoyed for the last 35 years. Having recently retired and wishing to remain in the village, my Client is seeking consent to construct the attached chalet style dwelling, which has been designed to suit the features of the site and to comply with the Council's space standards for residential development.

I trust this meets with your approval and the application can be processed. Should you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely

T C GROVER

Encl

cc – Mr C Cripps

18.FEB.2002 5942

BDS

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

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

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

The Association of BUILDING ENGINEERS

5942

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

Our ref TCG 5270-6

15 February 2002

Dear Sirs

RE: PROPOSED DWELLING WITHIN THE CURTILAGE OF 4 WYCHELM ROAD, SHINFIELD

Please find attached completed application forms, drawings and fee cheque in respect of the above application.

My Client, Mr Cripps, has lived in Shinfield for sixty years, and built his current property in Oatlands Road in 1966. You will see from the location plan that although the plot is accessed via Wychelm Road, the orientation of the dwelling provides an uninterrupted view from the rear of the property over the open space of the NIRD complex. Following the closure of the NIRD complex, several attempts have been made to secure Planning consent for residential development on the site, which I understand has now been approved.

My Client is now confronted with the loss of amenity and enjoyment of his property due to the proposed high density residential development spoiling the pastoral views and sunsets that he has enjoyed for the last 35 years. Having recently retired and wishing to remain in the village, my Client is seeking consent to construct the attached chalet style dwelling, which has been designed to suit the features of the site and to comply with the Council's space standards for residential development.

I trust this meets with your approval and the application can be processed. Should you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely

T C GROVER

Encl

cc – Mr C Cripps

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

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

10.FEB.2002 5942

1.	APPLICANT'S NAME	Mr C Cripps
	ADDRESS	4 Wychelm Road, Shinfield Reading
	POSTCODE	RG2 9DJ PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House, Hollow Lane, Shinfield, Reading, Berks.
	POSTCODE	RG2 9AB PHONE: 0118 988 4477
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue.	SITE LOCATION:	4 Wychelm Road Shinfield Reading
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		New dwelling within the curtilage of 4 Wychelm Road
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05ha
6. State the applicant's interest in the land, e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner/prospective purchaser
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	5270:01:1 Plans & elevations

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number	
TEMPORARY PERMISSION		State period required	
RELAXATION OF CONDITIONS		State relevant application no.	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes	If yes, show existing route(s) and any proposed alternatives on the plans.
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	Yes	If so, show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	Sussex multi face brickwork Brown clay plain tiles	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences, or hedges and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.	Walls/fences as indicated	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	To existing surface water sewer	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system	Yes If no, please give details.
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	New vehicular access as indicated	
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants?	Yes	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE.

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 4	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	No	If YES, complete Part 2 of the form.
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No	If YES, please ask for and complete Part 3 of the form.
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED:  ON BEHALF OF: Mr C Cripps DATE: 15.02.02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

SECTION 66 CERTIFICATE

Application No. [ ]

16 Feb 2002 5942

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years

OR

* See Note (a) to Certificate A

OR

See Note (a) to Certificate A

(b) Insert description of steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody except the applicant, was the owner of (a) any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owners (a) name	Address at which notice was served	Date on which notice was served
Mrs Grover	**8 Wychelm Road Shinfield Reading**	**15.02.02**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b)

- Notice of the application as attached to this certificate, has been published in

the (c)

on (d)

OR

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/The applicant have/has taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(b) Insert description of steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a agricultural holding on all or part of the land to which the application relates, as follows.

Tenant's name	Address at which notice was served	Date on which notice was served

Signed

On behalf of **Mr C Cripps**

Date **15.02.02**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 4 Wychelm Rd PARISH Shinfield

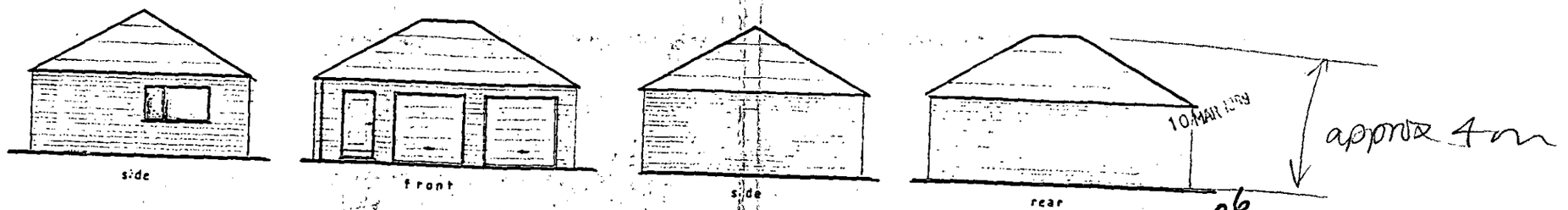
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plannin
82/66		Mr. C.A.G. Gruppo	Dwelling house & garage	9.6.66		C/A
F/2001/3700		"	Erect new dwelling			
	This app was for					
	S/S rear extn at					
	5 Wychelm Road.					

MINISTRY DECISION:

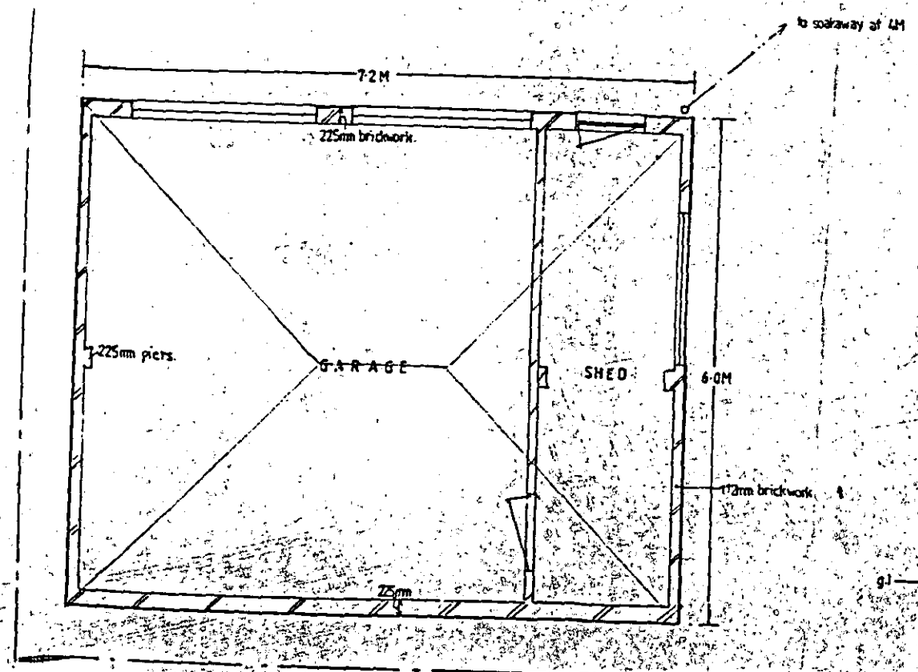
SPECIAL ORDERS:

elevations 1:100

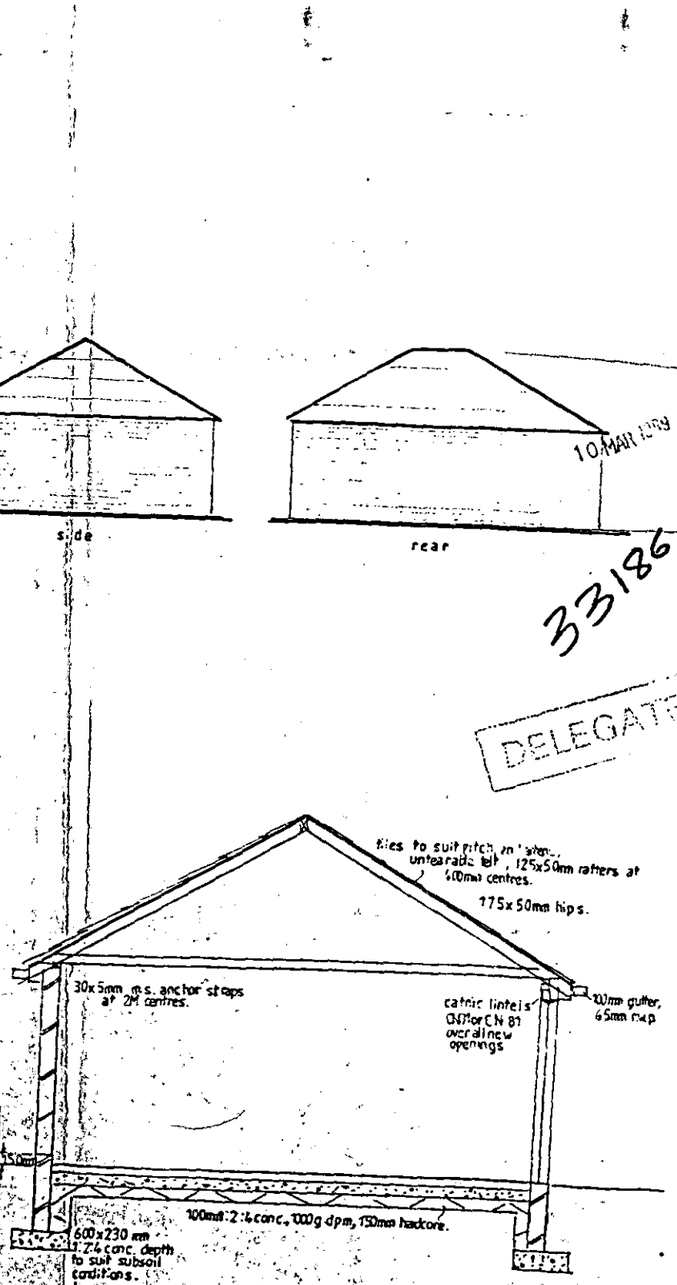


33186

DELEGATED



PLAN 1:50



SECTION 1:50

detached garage at 10, HOLLOW LANE, SHINFIELD

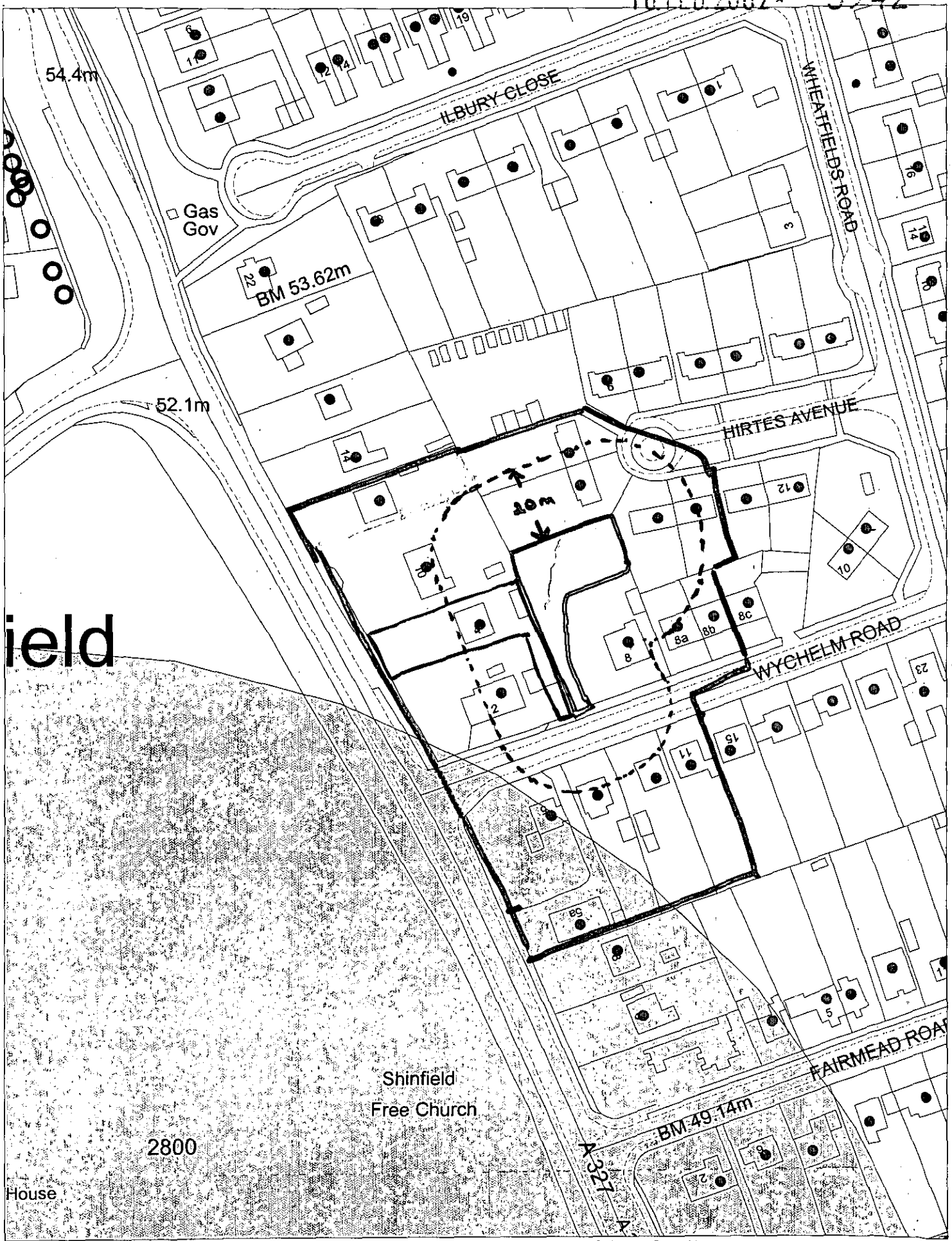
1/16" 0 5 10 20 30 40 50FT
1/2" 0 1 2 3 4 5FT
1:200 0 1 2 3 4 5 10 15M
1:2500 0 20 50 75 100 150 200M
1"=20' 0 5 10 20 30 40 60FT
1/4" 0 1 2 3 4 5 10FT
1:100 0 1 2 3 4 5 6 7 8M
1:1250 0 10 30 50 75 100M
1"=30' 0 10 20 30 40 60 90FT
1/8" 0 5 10 15 20 25FT
1:50 0 1 2 3 4M
1:500 0 5 10 20 30 40M

0 10 20 30 40 50 60 70 80 90 100
0 2 3

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

A2

18 FEB 2002 5942



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Development Control Section, Environmental Services, Wokingham District Council.

26 February 2002 Scale: 1 : 1250