APPLICATION NO:
F/2000/0480

LOCATION:
12 Montgomery Drive, Spencers Wood Reading.

APPLICANT:
Mr & Mrs A Cain C/O Mr K Hammond

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Cain
C/O Mr K Hammond
392 London Road
WOKINGHAM
Berkshire
RG40 1RE

Application Number: F/2000/0480

Parish: **SHINFIELD**

Location: **12 Montgomery Drive, Spencers Wood, Reading**

Proposal: **Proposed two storey side extension to dwelling**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed at first floor level or above in the north-east elevation.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 28 March 2000

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

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 4 April, 2000
My ref. BC/DC/2000/0480
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr A Cain & Ms V White
C/o Kristian Hammond
392 London Road
WOKINGHAM
Berkshire
RG40 1RE

Dear Sir

PLANNING PERMISSION 2000/0480
SITE: 12 MONTGOMERY DRIVE, SPENCERS WOOD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0480 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0480 EXC
BUILDING CONTROL NUMBER.	FP2000/0442 Allen.
~~APPLICANT~~/AGENT	Kristian Hammond.
ADDRESS OF SITE	12. Montgomery Drive SHINFIELD.
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	✓
ELEVATIONS	00/01	00/01
FLOOR PLANS	00/02 00/03	00/02 00/03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	30/3/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0480
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work
03	SC08	SR05	at 1st floor level or above in the
			north-east elevation
04	SC23	SR06	Parking and garaging

RECORD OF SITE VISIT

SITE ADDRESS: 12 Montgomery Drive
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0480

OFFICER: Emy Circuit

DATE OF SITE VISIT: 15·2·00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - post at front corner of No 14

2. DESCRIPTION OF SURROUNDINGS modern development of linked semi- detached + terraced dwellings, one-and two-storey. open plan frontages

3. DESCRIPTION OF SITE/BUILDING two-storey semi. (attached to bungalow) perpendicular to neighbouring two-storey semi + garage, brick.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See 3 above

5. SITE CONSTRAINTS

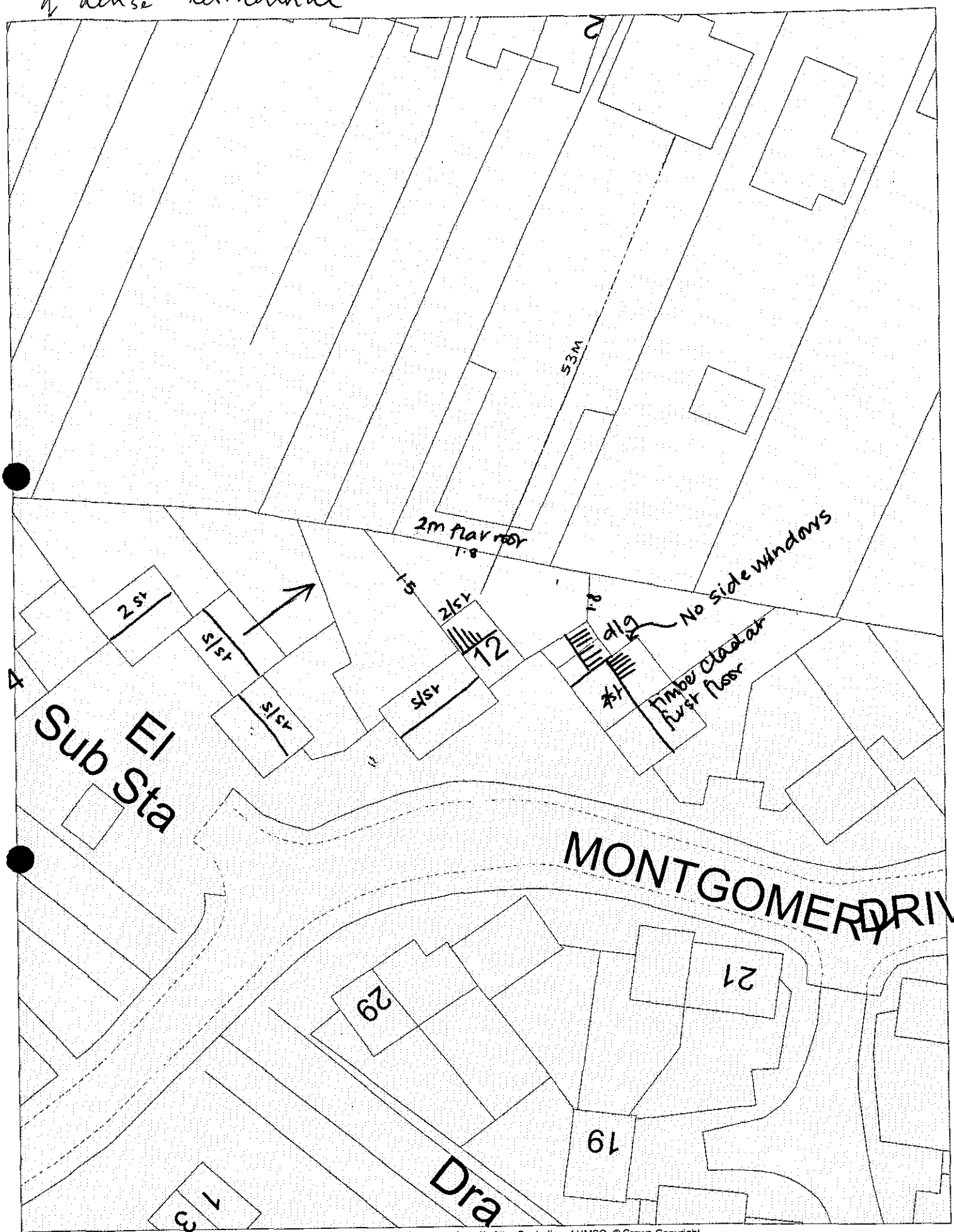
TREES /

ACCESS/PARKING as existing

LEVELS /

BOUNDARY TREATMENT open frontage
1·5 & 1·8 m fences at rear

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2000

Scale: 1 : 500

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0480

Applicant : Mr & Mrs A Cain C/O Mr K Hammond.

Location : 12 , Montgomery Drive, Spencers Wood, Reading.

Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15.2.00

Date of Neighbour Notifications : 17.2.00

Date of Site Visit : 15.2.00

Date Registered : 03/02/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 30/03/2000

Consultation Responses :
Shinfield Pc "no comment"
Highways- conditions

Planning Issues :
Identified Settlement.
neighbours | streetscene

Application Number: F/2000/0480
12 Montgomery Drive, Spencers Wood

Appraisal: The proposal is for a two-storey side extension to a semi-detached dwelling.

The proposed extension would have a width of 3.6 metres and depth of 6.4 metres, be set back by 0.2 metres at the rear of the property and by 1.5 metres at the front. The garage to No 12 is perpendicular to the house and about two metres to the side of it, so the extension would project about 1.5 metres along the side of the garage. The roof would be pitched with a side gable and dormers to the front and rear. The extension would have a ridge height of 7 metres, 1.8 metres lower than the existing roof, and the eaves would be 4 metres, 1.3 metres lower than existing.

There is potential for a two-storey extension in this corner location to appear cramped but the scale and massing of the proposals are such that it is not considered that this would be the case.

Two garages separate No 12 from 10 Montgomery Drive, which does not have any first-floor side windows, and the existing house separates Nos. 12 and 14, so it is not considered that the proposed extension would have a harmful impact on the neighbouring properties. No side windows are proposed but if any were to be inserted at a later date this could result in loss of privacy to the garden of No 10, so it is suggested that first-floor side windows should be restricted by condition.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0480

Proposal:
Proposed two storey side extension to dwelling.

Location:
12 , Montgomery Drive, 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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6479

Date: 14·3·00

My ref: F/2000/0480

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746464
Minicom No: (0118) 9746991
DX: 33505 – Wokingham

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0480
12 , Montgomery Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24·3·00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0480**
12 , Montgomery Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6479

Date: 14·3·00

My ref: F/2000/0480

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
Dx: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0480
12 , Montgomery Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24/3/00

Yours faithfully

Chris Day
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0480**
12 , Montgomery Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6479

Date: 14·3·00

My ref: F/2000/0480

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/0480
12, Montgomery Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24/3/00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0480**
12, Montgomery Drive, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: [signature] Date: 17 MAR 2000

Councillor M Bryant

Thank you Emy, [signature]

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~18 JAN 2000~~ 13 FEB 2000	Map No. 86 Site 0:03
Officer: ESC / Application No. F/2000/0480	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 12 MONTGOMERY DRIVE

Parish: SHINFIELD Ward: Shinfield 7.2.2000.

Applicant: MR/MRS CAIN

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

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show parking layout for 3 vehicles ✓		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Scale? to follow. ✓	phoned 24/1	
6	Floor plans		received 13 FEB 2000	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

.....SN + 289 Hyde End Road. ✓

.....

.....

.....

.....

.....

.....

.....

.....

Please do neighbour notifications on the following applications:

① 0479, 36 Hollow Lane	34 Hollow Lane ✓
② 0468, The Hyde and	The Lodge & Gravelands Garden Centre, Hyde End Rd & Oakwood, Croft Road.
③ 0480, 12 Montgomery Drive	8, 10 + 14 Montgomery Drive ✓
④ 0503 Little Orchard The Village	The Forge, Poplar Point, The Village & Chatteris House & Mulan House, Longwater Lane

17/02

Also please do a new site notice & change the description for 3 Pattinson Road, 2000/0488 to "...two-storey side ext^n ....."

Thank you

✓ Emy does not want this now, Ann

Emy.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 07 February 2000

Application Number: F/2000/0480

Proposal: Proposed two storey side extension to dwelling..

Site Address:
12 , Montgomery Drive, Spencers Wood, Reading.

Applicant:
Mr & Mrs A Cain C/O Mr K Hammond.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MIN), OR 2.5 x 5m (MIN INTERNAL GARAGE DIMENSIONS) attached.

Sc 23 - PARKING & GARAGING (SR06)

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

~~15-2-00~~

29-2-00

C/70137/04
Location: Hyde End Farm, Hyde End Road, Shinfield
Proposal: Details to comply with condition 04 of consent 99/70137/LA for the approval of joinery details.
Case Officer: Elaine Connor
Observations: No comment

F/2000/0399
Location: Walford House, Basingstoke Road, Spencers Wood
Proposal: Proposed two storey front and rear extensions and single storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: We express concern on the apparent over development of the site

F/2000/0457
Location: Rose Cottage, Barrack Lane, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0480
Location: 12 Montgomery Drive, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde End Road, Shinfield
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: Whilst we have no comment on the application, urge the council to call for more imagination in the exterior design and appearance.

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; Proposed single storey rear extension to dwelling
Case Officer, Emy Circuit
Observations: No comment

RM/2000/0339
Location: Plot 12 Reading Business Park Basingstoke Road
Proposal: Application for reserved matters on approval 96/64081/0 for the proposed erection of a building for B1A office building.
Case Officer: Simon Lewis
Observations: No comment

F/1999/0086
Location: 23 Fairmead Road, Shinfield
Proposal: Proposed first floor side/rear extension to dwelling
Case Officer: Elaine Connor
Observations: No comment

Continued....

1789/a

SECTION 66 CERTIFICATE

Application No.

03.FEB.2000*

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

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) of any part of the land to which the application relates.

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

OR

CERTIFICATE B NOT APPLICABLE

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.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C NOT APPLICABLE

I certify that

- I/The applicant* cannot issued 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 application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- 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) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D NOT APPLICABLE

I certify that

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

OR

● I/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 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

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

NOT APPLICABLE

● 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 an 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 . . . . . .

Date 12/01/00

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

ADDRESS 12 MONTGOMERY DRIVE PARISH SHINFIELD

PLOT No. 39 ORD. SHEET No. SU. 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18236	UDC	S/DET. HOUSE & GARAGE	3.9.82	DP
BR20938	-	"	1.9.83	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Rec. No S2079
£95 chq.

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

WOKINGHAM DISTRICT COUNCIL

03.FEB.2000* 0480

For office use only
Application No.

1.	YOUR NAME	MR & MRS A. CAIN
	ADDRESS	12 MONTGOMERY DRIVE, SPENCERS WOOD
		READING
	POST CODE	RG7 1BQ Tel. No 01189882440
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	MR K. HAMMOND
	ADDRESS	392 LONDON RD, WOKINGHAM
		BERKS
	POST CODE	RG40 1RE Tel. No. (0118) 9892339
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	12 MONTGOMERY DRIVE
		SPENCERS WOOD
		READING RG7 1BQ
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	
5. Give brief details of the proposal.	ABOUT THE APPLICATION	TWO STOREY EXTENSION TO SIDE of EXSISTING DWELLING. TO PROVIDE EXTRA BEDROOM & D/STAIRS ROOMS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☐
- 1:500 Block Plan ☐
- 1:100 Elevations ☐
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- ALTERATION or EXTENSION ☑
- CONSTRUCTION OF NEW BUILDING ☐
- DEMOLITION ☐
- OTHER

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPIING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
BRICKWORK TO MATCH EXSISTING
ROOF & TILES TO MATCH EXSISTING
WINDOWS TO MATCH EXSISTING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
~~YES~~ / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.
~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.
~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.
~~YES~~ / NO

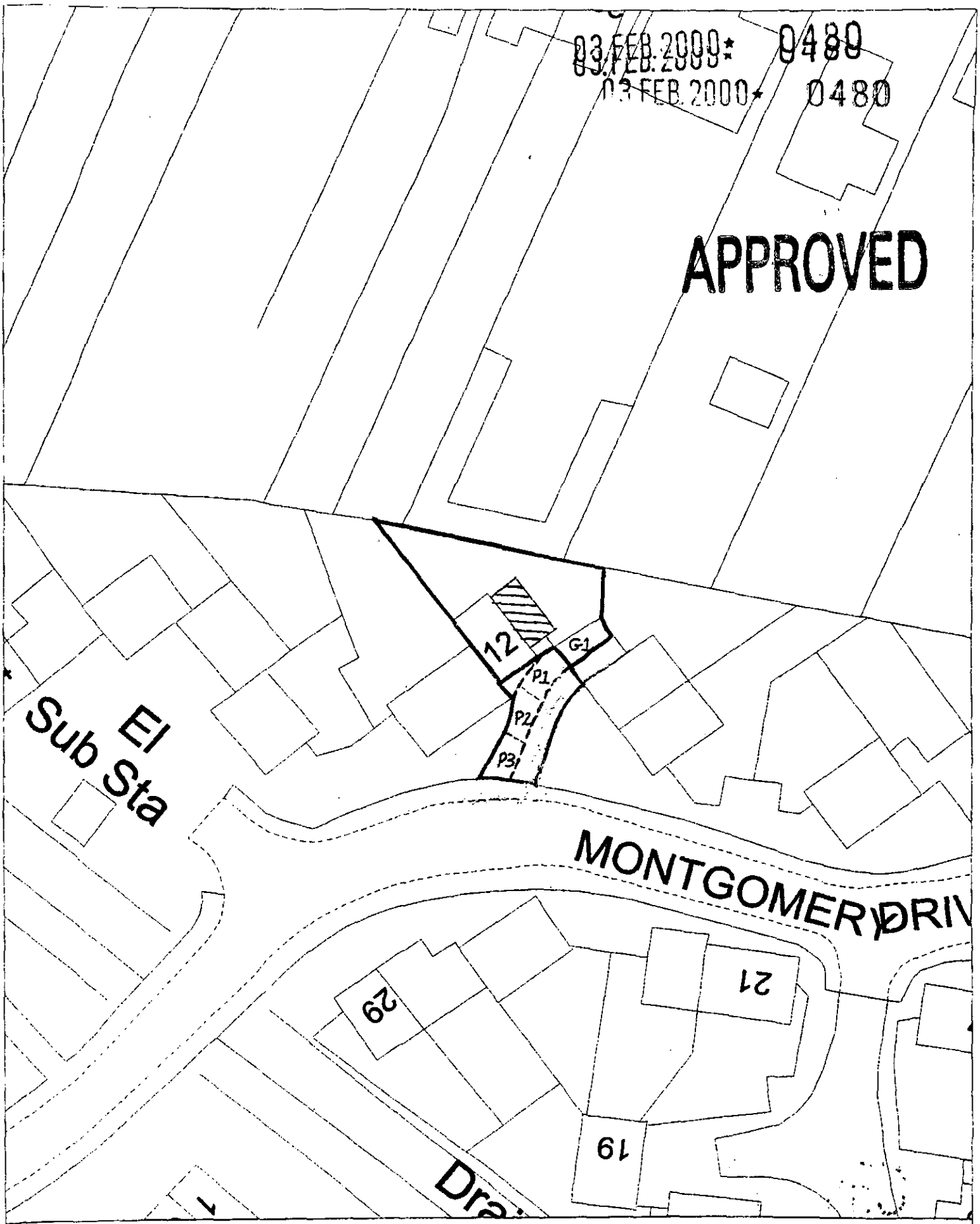
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95.
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF DATE 12/01/00

Before submitting this application check that you have answered all the relevant questions 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.



Site Plan, Scale: 1 to 500

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Date: 17 January 2000

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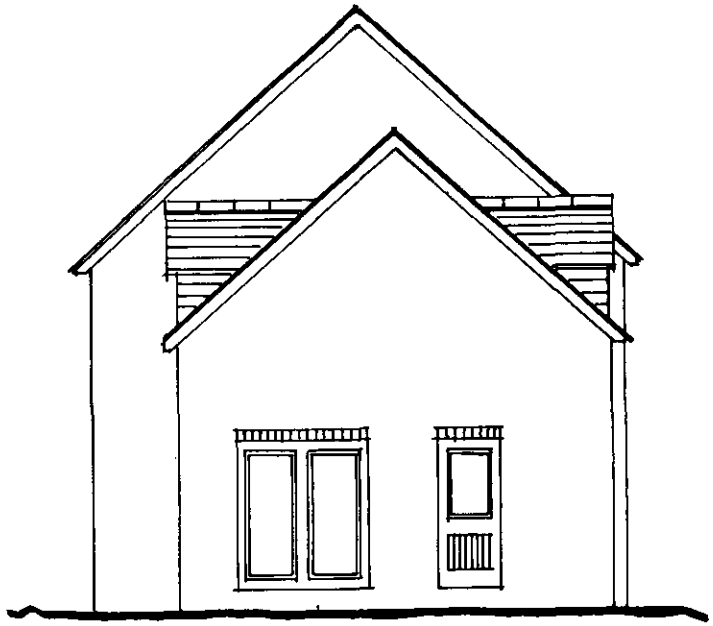
FRONT ELEVATION



SIDE ELEVATION



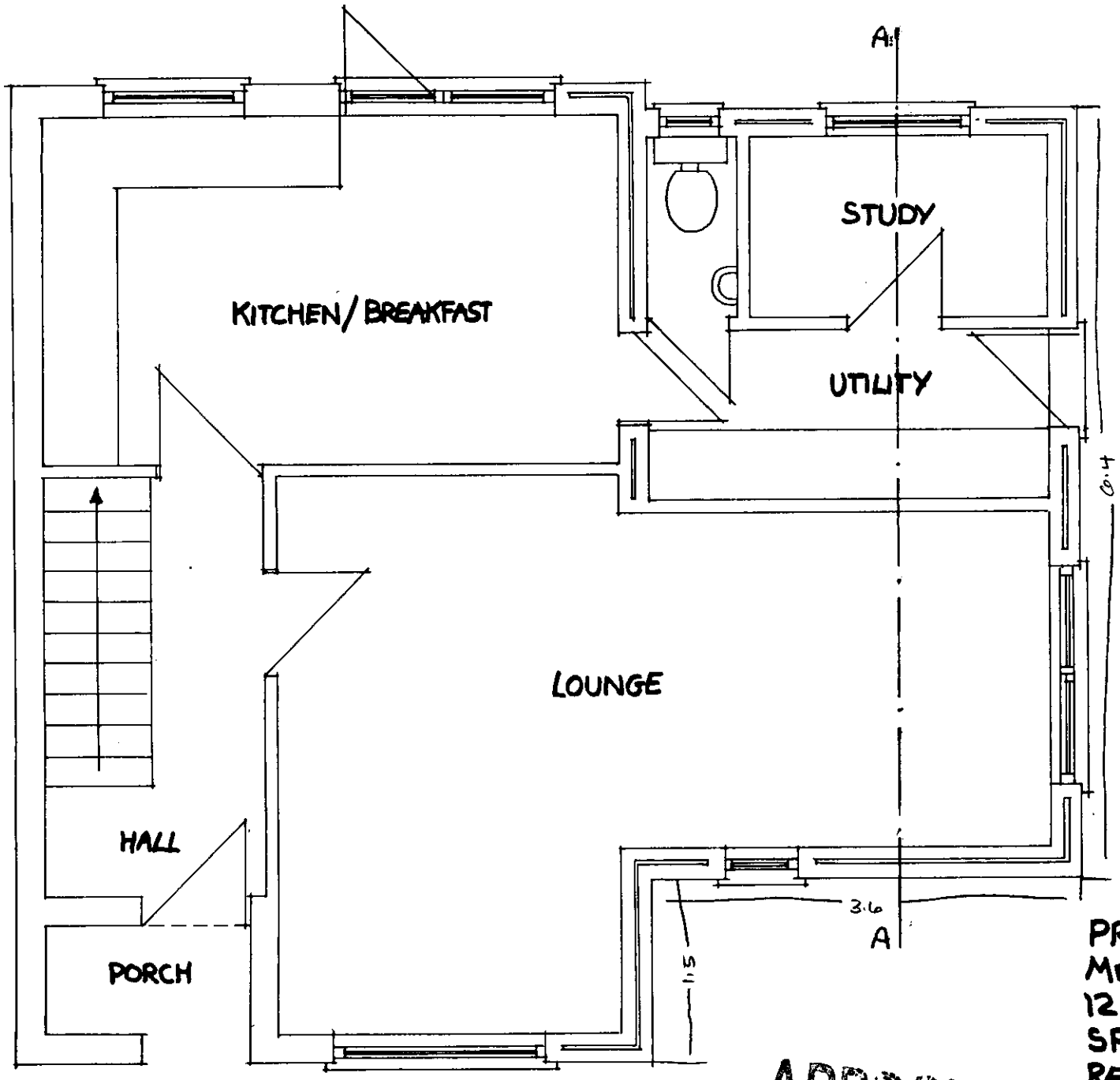
REAR ELEVATION

APPROVED

03.FEB.2000 * 0488

PROPOSED EXTENSION
Mr & Mrs A.CAIN
12 MONTGOMERY Dr
SPENCERS WOOD
READING
RG7 1BQ
SKETCH DRAWING
K.H
30/3/00

00/101



GROUND FLOOR PLAN

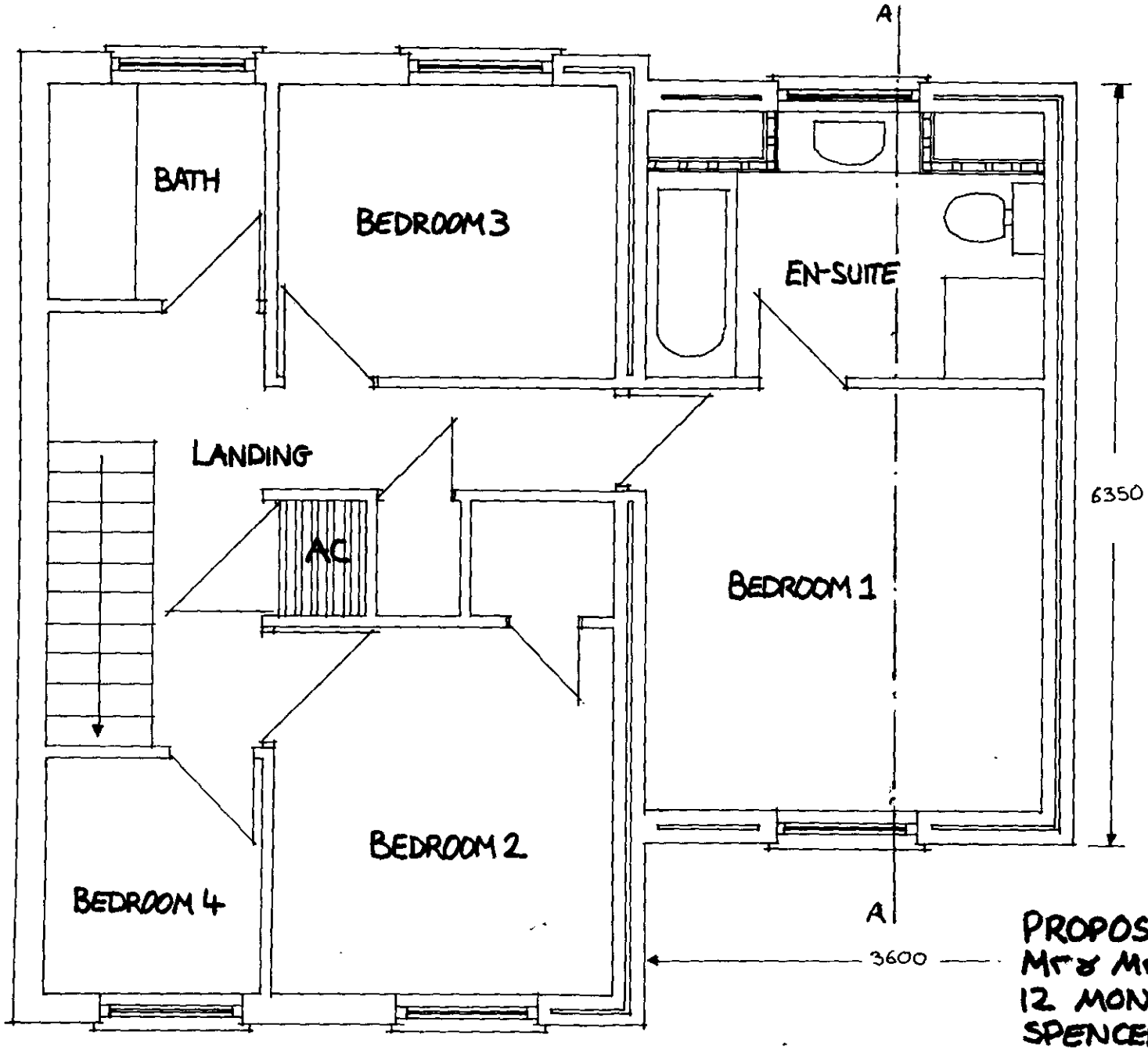
APPROVED

03.FEB.2000* 0480

PROPOSED EXTENSION
Mr & Mrs A. CAIN
12 MONTGOMERY Dr
SPENCERS WOOD
READING
RG7 1BQ

SCALE 1:50
K.H
30/3/00

00/02



FIRST FLOOR PLAN

APPROVED

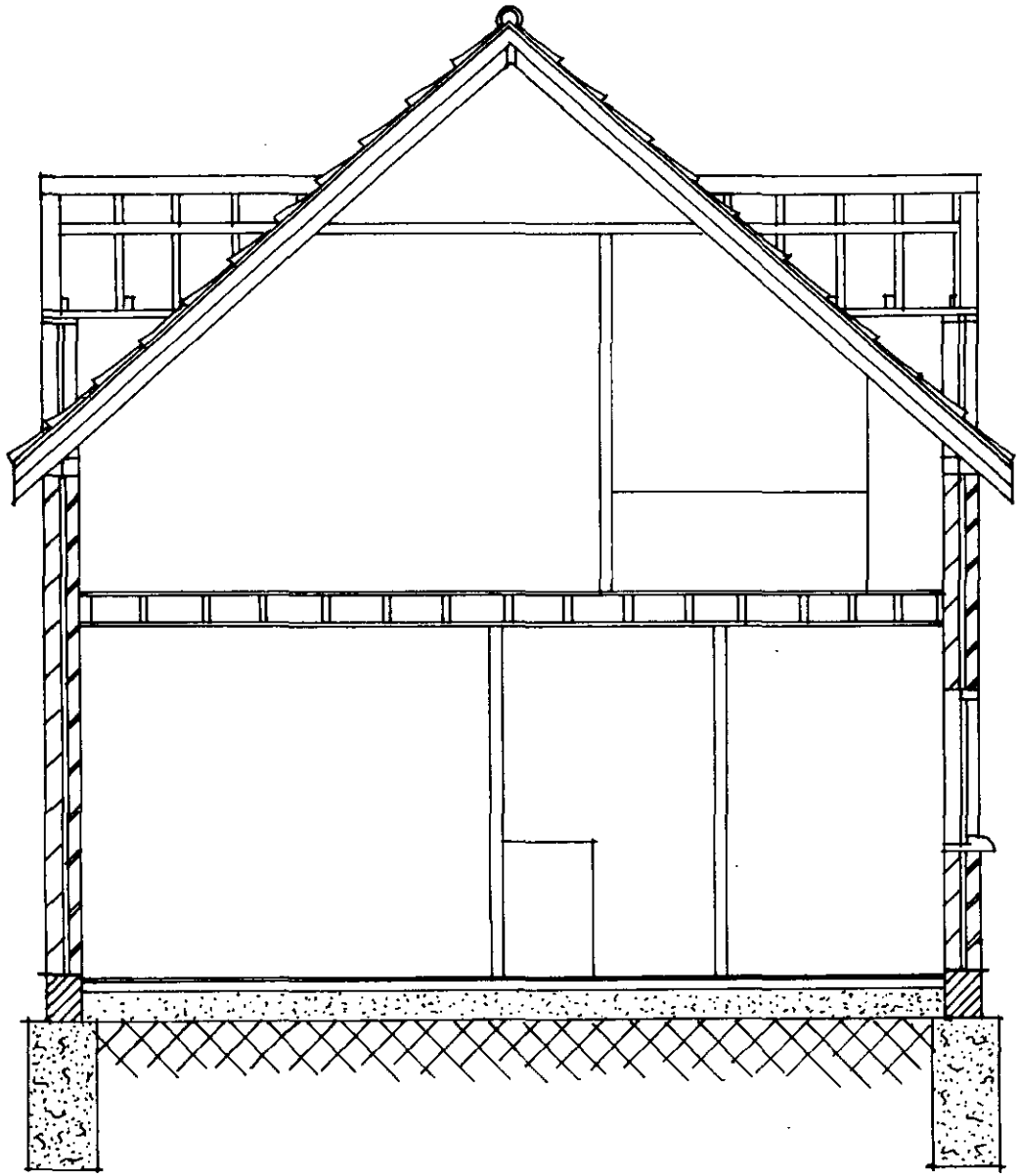
03.FEB.2000* 0480

PROPOSED EXTENSION
Mr & Mrs A. CAIN
12 MONTGOMERY Dr
SPENCERS WOOD
READING
RG7 1BQ

SCALE 1:50
K.H

30/3/00

00/03



SECTION A:A

APPROVED

03.FEB.2000* 04180

PROPOSED EXTENSION
Mr & Mrs A. CAIN
12 MONTGOMERY Dr
SPENCERS WOOD
READING
RG7 1BQ.

SCALE 1:50
K.H

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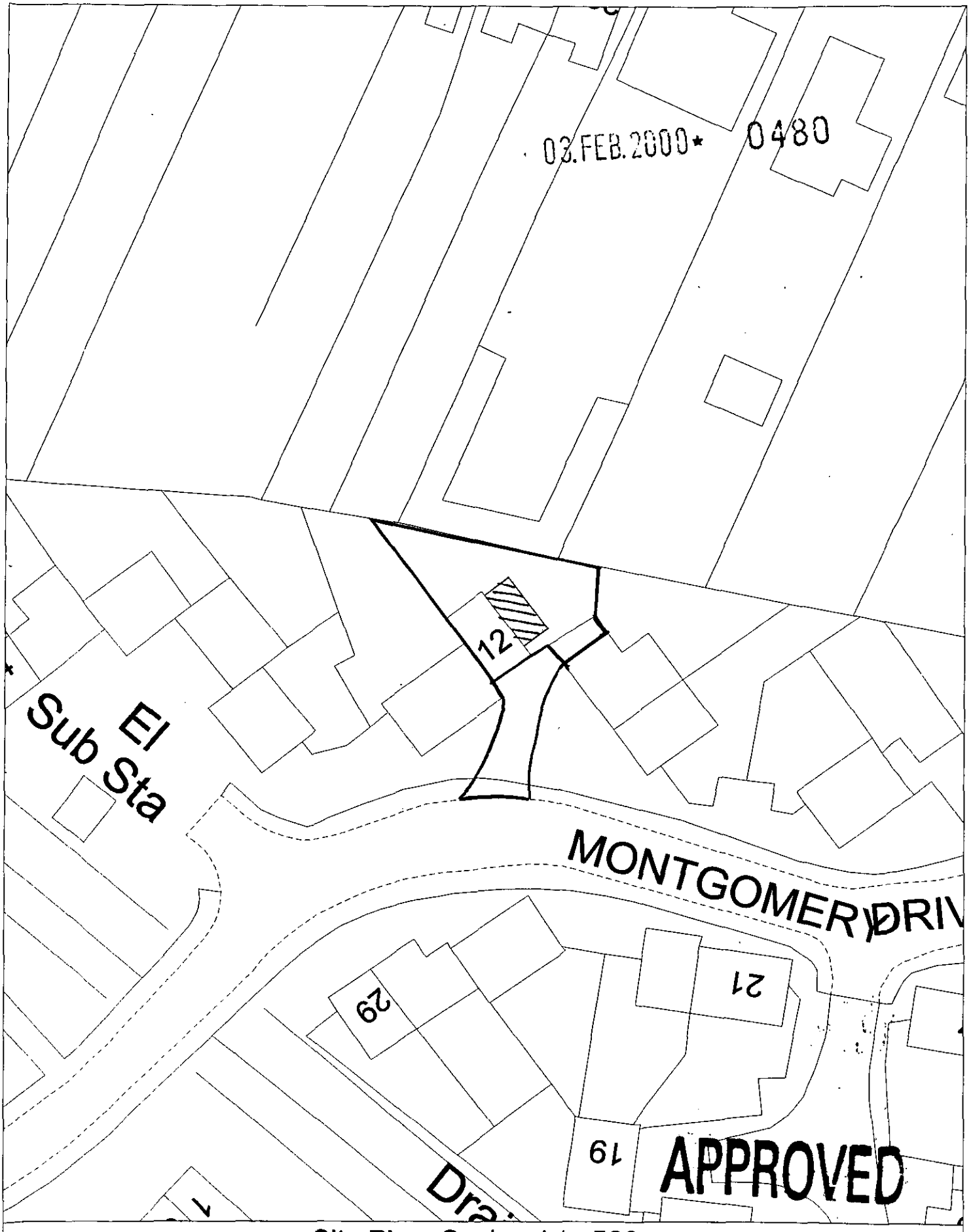

Site Plan, Scale: 1 to 500

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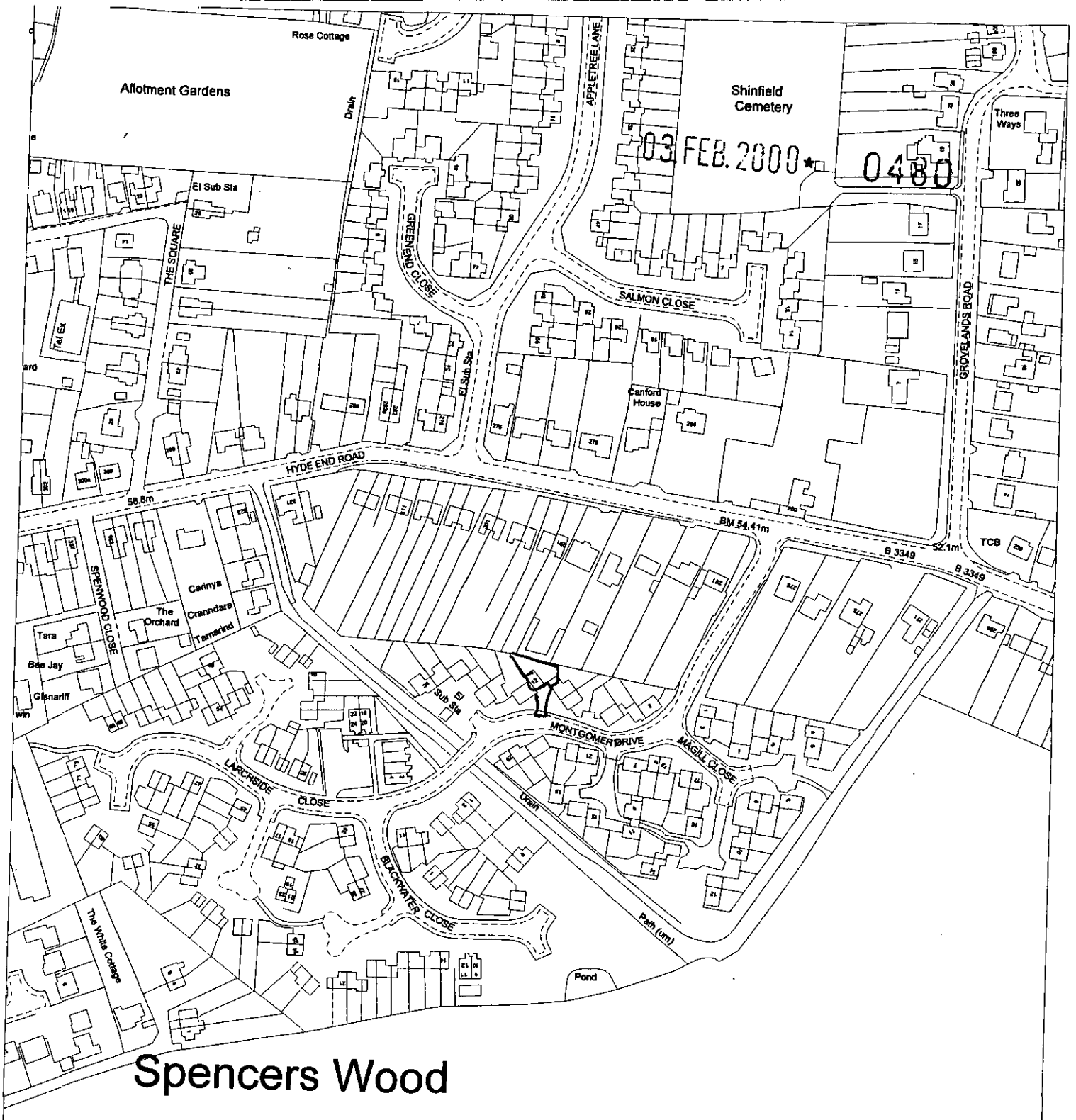

Spencers Wood

Site Plan, Scale: 1 to 2500

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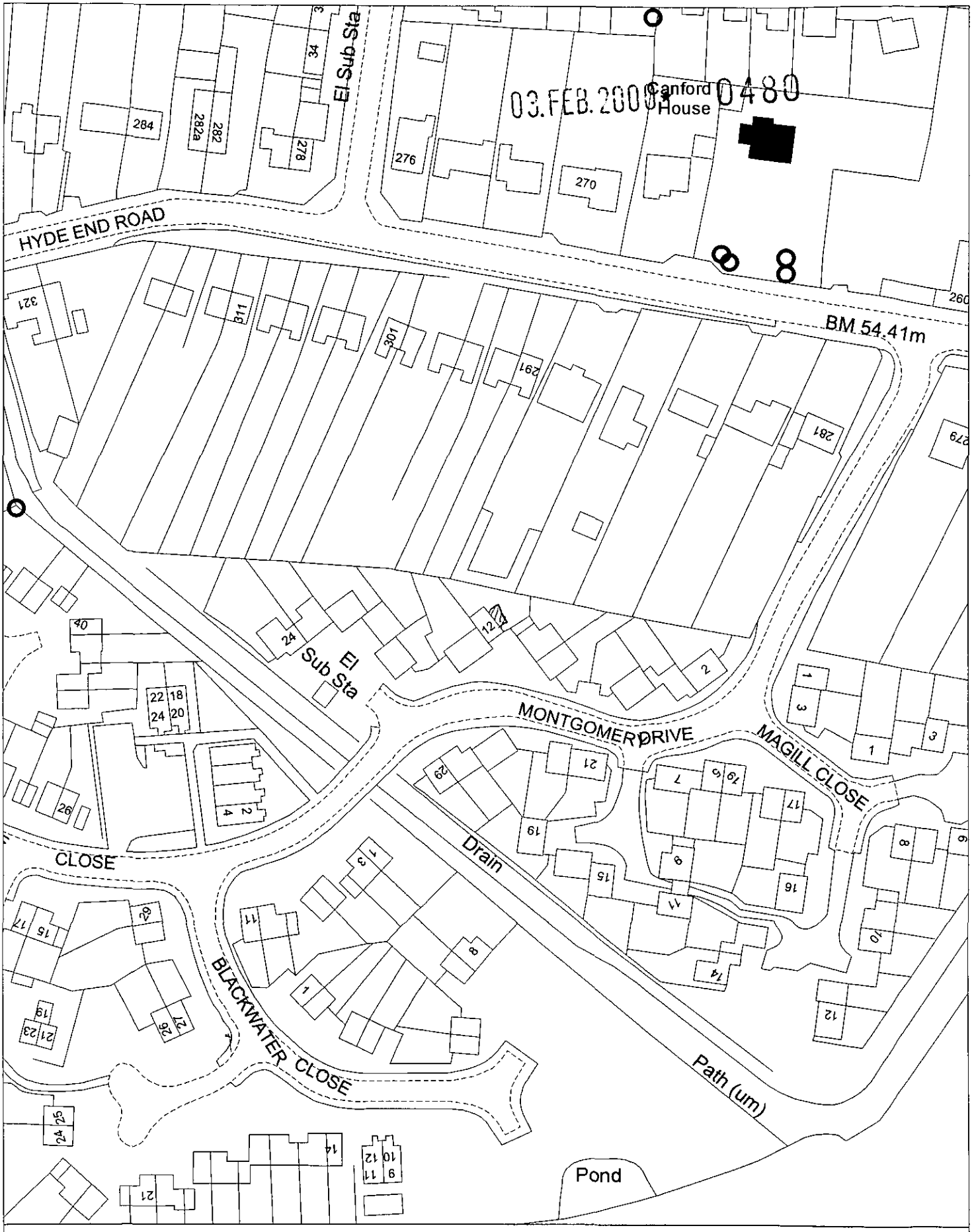

Site Plan, Scale: 1 to 1250

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