check with HA Trees

APPLICATION NO:

F/2000/2919 ✓

LOCATION:

4 Beech Hill Road, ~~Spencers Wood~~ Swinfield Reading.

APPLICANT:

Mr & Mrs Callaway C/O BDS Chartered Surveyors

PROPOSAL:

Proposed two storey side extension to dwelling and new front bounday wall.

EARLIEST DATE FOR DECISION: **01/01/2001**

28 day exp: 05/01/01

APPLICATION WILL HAVE EXPIRED ON: 23/01/2001

CASE OFFICER: **Natalie Brown**

REFUSED

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Callaway
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/2919

Parish: **SHINFIELD**

Location: **4, Beech Hill Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey side extension to dwelling and new front boundary wall.**

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 reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its siting, form and scale, is considered to be overbearing to 2, 4 and 6 Clements Close, to the detriment of the amenity of their occupiers. As such the proposed development is considered to be contrary to the Berkshire Structure Plan policy EN1, the Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1, and to the Loddon Area Local Plan policies LBE1 and LBE2.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

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

Tel: (0118) 974 6492

Date: **08 December 2000**

My ref: F/2000/2919

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/2000/2919
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front bounday wall.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2919**
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front bounday wall.
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 6492

Date: **08 December 2000**

My ref: F/2000/2919

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: **Natalie Brown** Application Number: **F/2000/2919**
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front bounday wall.
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 6492

Date: **08 December 2000**

My ref: F/2000/2919

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/2000/2919
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front bounday wall.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2919**
4, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey side extension to dwelling and new front bounday wall.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2000/2919

Proposal:
Proposed two storey side extension to dwelling and new front bounday wall.

Location:
4, Beech Hill 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/01/2001. 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

08 December 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2919

Applicant : Mr & Mrs Callaway C/O BDS Chartered Surveyors.

Location : 4, Beech Hill Road, Spencers Wood, Reading.
Proposal : Proposed two storey side extension to dwelling and new front bounday wall.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/1

Date of Neighbour Notifications : .....

Date of Site Visit : 5/1

Date Registered : 28/11/2000

Earliest Date for Decision : 01/01/2001

Latest Consultation Date/Site Notice Expiry Date : 01/01/2001

This application will have expired on: 23/01/2001. 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 :

Shurfield PC

Highways: Require p. plan for 3 vehicles

Property: These should be noencroach on council land to the West of the drive

Neighbours: 12/12 (e-mail) 4 clements close - objects to 2s extn - loss of light
20/12 (e-mail) 2 clements close - Object to bounday wall -
20/12 (e-mail) 2 clements close - object as driveway would be unusable & wall a hindrance to rear view when reverse
21/12 (letter) - 4 clements close - blocking out of light, incl brickwork
27/12 (letter) - 2 clements close - driveway unusable + view hindered
28/12 (letter) - 6 clements close - 2s extn claustrophobic effect, damage to the conifer tree, proximity of building scaffolding → encroachment.

Planning Issues : (None seen)

Application Number: F/2000/2919

Appraisal:

Development
The site lies within the identified settlement of Shinfield (Spencer's Wood). The dwelling is semi-detached and the side of the property backs onto the rear gardens of 2, 4 & 6 Clements Close (which are terraced properties). The dwelling is currently 2.93m from the boundary with these properties. The terrace properties are 11m from this boundary.

The proposed development is for a two-storey side extension a front boundary wall. (Notice has been served to No. 2 Beech Hill Road with regards to encroachment – no objections have been received). The two-storey side extension would have a lower ridge compared to the main dwelling by 0.6m, and be along the boundary with 2, 4 & 6 Clements Close. It would have a 'cat slide' roof as seen in the side elevation sloping down to 2.1m eaves height in the front elevation. There would be a dormer in the front elevation. The eaves height in the rear elevation would be 4.9m. The two-storey extension would not extend beyond the existing rear/front building lines. The garage element of the extension would extend a further 3.8m beyond the rear building line and be mono-pitched, 2.1m at the eaves and 3.6m at the ridge.

1) Impact upon neighbouring properties
Letters of representation have been received from 2, 4 and 6 Clements Close, on the grounds of cutting out/reducing light, encroachment, and access to the parking space at No.2. Notice has been served to 2 Beech Hill Rd.

It is considered that a two-storey extension along the boundary with the Clements Close properties, when they themselves are only approximately 10m from this boundary would be overbearing. (This is the case even though the proposed two-storey extension would have a lowered ridge height to the dwelling, and not extend beyond the existing two-storey front/rear building line, as it would bring the two-storey element about 3m closer to the boundary).

With regard to the wall along side the parking space of 2 Clements close, a 1m wall can be added along the boundary without requiring planning permission, (it is within the curtilage of 4 Beech Hill Rd). A 1.1m high wall with 1.2m high brick piers is not a significant increase as to warrant a refusal. In any case the Highways department have no objection to the wall part of the proposal.

2) Impact upon the streetscene
The two-storey extension would have a 'cat slide roof' in the front elevation with a dormer window. This would be lower than the main ridge height of the dwelling. This would ensure that the extension would remain subordinate to the main dwelling. The rear gardens of the Clements Close properties lie between the Clements Close properties and No. 4, so there is no issue of a terracing effect within the streetscene. Materials are proposed to match existing. The proposed wall would be 1.1m high (1.2m height of the piers). It is not considered that the proposed wall and extension would have any adverse effect to the character of the streetscene.

3) Impact upon highway safety (parking provision)
There are 4 bedrooms proposed. There would need to be provision for 3 off-road parking spaces in order of Council parking standards to be satisfied. This requirement has been met. Subject to conditions that parking/garaging remain and that no gates are provided (to ensure vehicles can be driven on and off the site without obstruction), there would be no detrimental effects to highway safety and the Highways department would have no objection to the proposal.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2000/2919
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			By virtue of its siting, form + scale, the proposed development is considered to be overbearing to 2, 4 & 6 + 6 Clements Close, to the detriment of the amenity of their occupiers As such the proposed development is considered to be contrary to the following local plan policies: RSP: ENV WDLP(DD): WOS3, WBE1 LTLP: S1, LBE1, LBE2

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LTV1, LT5, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 12/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 4 Beech Hill Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/2919

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
residential.

3. DESCRIPTION OF SITE/BUILDING
open plan @ front - lawn + driveway
Gable end facing elements close terrace 2x small windows 1st floor, 1x glf.

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with Nº 2 Beech Hill Rd.
terraces back on to side of Nº 4 (2-6 elements close
each: 2x windows 1st floor, 1x patio door - glf.
rear side of Nº 2 app 5m from rear boundary of elements close terraces.
Nº 2 elements close has driveway along side Nº 2 Beech Hill Rd
and brick shed in rear garden along bounda

5. SITE CONSTRAINTS
TREES x1 large conifer along boundary from Beech Hill Rd / elements close dwellings.
ACCESS/PARKING 1 car in driveway
LEVELS
BOUNDARY TREATMENT fencing/hedging
OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 NOV 2000
Officer: NAB	Application No. F/2000/2919

86/94

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND NEW FRONT BOUNDARY WALL

Location: 4 BEECH HILL ROAD

Parish: SHINFIELD Ward: Shinfield 8-12-2000 B.

Applicant: MR/MRS CALLAWAY

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	agric holdings cert amended deleted ✓		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.12.2000 ▷ 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 .....

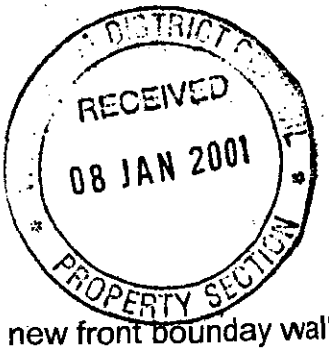
NEIGHBOURS:

..... S/N+ 1, 2 Beech Hill Road } ✓
..... Rose Villa, Basingstoke Road } Spencers Wood.
..... 2, 4, 6, 8 Clements Close }
.....
.....
.....
.....
.....
.....

~~To:~~

From **Property Dept**

To ~~From:~~ Natalie Brown Development Control.



Date: 05 January 2001

Application Number: F/2000/2919

Proposal: Proposed two storey side extension to dwelling and new front bounday wall..

Site Address:
4, Beech Hill Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs Callaway C/O BDS Chartered Surveyors.

This section would have no objection to the proposal provided the footings to the proposed extension stay within the boundary of no. 4 Beech Hill Road and do not encroach onto the Councils retained land to the west of the proposed extension.

Regards

Daniel Cowin
Estate Surveyor

PROPERTY SERVICES

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	Obs NAB
CS	
16 JAN 2001	
COPIES TO:	

4 Clements Close
Spencers Wood
Reading
Berks.
RG7 1HJ

13th January 2001

Mrs Natalie Brown
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham
Berks.
RG40 1WR.

Your Ref: F/2000/2919

Dear Mrs Brown

Thank you for your letter dated 5th January 2001, concerning the revised/additional plans to the above planning application. I have viewed the new drawings at Woodley library and the amendments only serve to strengthen the objections contained in my original letter dated 19th December 2000. Which, incidentally, was hand delivered ,and hopefully passed on for your attention.

The extra length added to the garage on the plans to comply with highway standards, again reduces even further the amount of light coming into my property and again increases the amount of brickwork that has to be viewed from my property. The extra length of only 0.5 meters may only be a small increase in length, but over a height of two storeys, this is a considerable surface area.

Please would it be possible to advise on when the planning meeting is to be held so that I may attend to here the results and to determine my next course of action should the application be approved.

Yours sincerely

R.S.Hatchett

Date: 05 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2919

Location: 4, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Applicant: Mr & Mrs Callaway C/O BDS Chartered Surveyors.

Case Officer: Natalie Brown

The new plans show the following: Three vehicle parking spaces shown and size of garage amended to comply with highway standards. Drawing nos 5071:00:1a & 5071:00:2b.

Comments are required by 19/01/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

① C049, R049.

② C122, R122.

③ C128 (INSERT: 'The extension shall not be occupied...')
R128.

④ No gates are to be provided.

Reason: To ensure that vehicles can be driven off the highway without obstruction, in the interests of road safety.

Adam Coggins 11/01/01

Date: 05 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2919

Location: 4, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling and new front boundary wall.

Applicant: Mr & Mrs Callaway C/O BDS Chartered Surveyors.

Case Officer: Natalie Brown

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Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 4/2000/2919 (Planaps) / (Ludhouse) Date Rec. 21/12/2000

Location: 4 Beacon Hill Rd

Parish Shirfield

Applicant:

Description of attached plans 3 vehicle parking spaces shown & size of garage amended to comply with highway standards

Drawing No's: 5071:00:1a + 5071:00:2b

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick ~~which of the following~~ you wish consulted.

OTHERS: As on application file

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses end application consultation.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 03.01.05.

Yellow - Part One Copy
Green - Officer's Copy

BDS

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

Windward House, Hollow Lane. Shinfield. Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

N Brown
Wokingham District Council
Planning Dept.
PO BOX 157
Shute End
Wokingham
RG40 1WR

Our ref AVS 5071-6

20 December 2000

PLANNING 38030
DC NAB CNF
APP
CS
21 DEC 2000
COPIES TO: ACK:
FILE:

Dear Ms Brown

RE: SINGLE STOREY FRONT EXTENSION AND TWO STOREY SIDE EXTENSION TO 4 BEECH HILL ROAD, SPENCERS WOOD

With regard to the above and further to our telephone conversation earlier today, please find enclosed six copies of amended drawing nos 5071:00:1a & 2b showing 3no parking spaces and a revision to the garage as discussed.

I trust this meets with your approval, however, if you have any queries please do not hesitate to contact me.

Yours sincerely

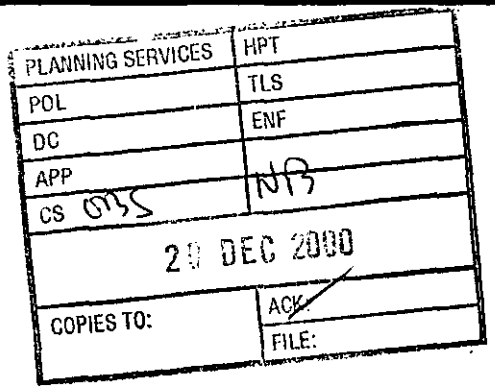
A HEWITT

Encl

29 19

REVISED PLAN

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C.Coleman C.Eng.,M.I. Struct.E.
C.A.D. Manager: Tony C.Grover Dip. Surv.



6 CLEMENTS CLOSE,
SPENCERS WOOD,
READING.
RG7 1HJ

Tel No. (01189)888908

23/12/00

Natalie Brown.
Planning Officer.
Environmental Services Department.
Planning Services.
Shute End.
Wokingham.

Ref: F/2000/2919

Dear Ms Brown,

Thank you for the letter regarding application No F/2000/2919. I have taken time to examine the plans and drawings which have been submitted and as such **object** to the proposed building being given any further building or planning consent. This objection is based on the following:-

- The proximity of the intended building extension would appear to extend to the nearby boundaries and would constitute a possible **danger to my family** during construction.

- Due to the close proximity of the building, any scaffolding erected would be likely to encroach over my property, which would not gain my permission under any circumstances. Permission to obtain access to the building site via my property would also be refused.

- At the present time there is a mature fir tree in the corner of my garden and any excavation for the 'footings' of the proposed extension would almost certainly damage its root system and as such may have a detrimental effect on the trees stability. The effect of this damage could be either immediately, or at some time in the future and could result in the falling and possibly **damaging property or injuring somebody.**

- As the proposed extension is a two storey construction extending to the fence, it would inevitably have a claustrophobic effect on the adjacent properties.

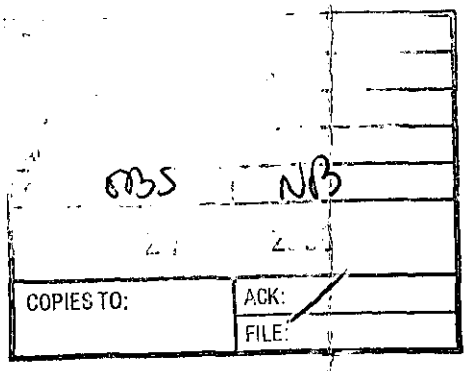
- There would also be a major concern for **security** of all the adjacent houses during the construction period. Plus several months of noise, dust and pollution, in addition to loss of privacy during the construction period.

Yours Sincerely

N. A. Spratley-Kemp.

OBS NB

COPIES TO: ACK: FILE:



Omesh K. Vasudev
Sugam K Vasudev
2 Clements Close
Spencers Wood
Reading RG7 1HJ

20-12-2000

The Planning Officer
(Ms. Natalie Brown)
Wokingham District Council
Wokingham, (Berkshire)

Ref: Planning App. no. F/2000/2919 from 4 Beech Hill Road, Spencers Wood.

Dear Madam,

We are next door neighbours to the property in question. We have received a letter from your depts dated 08/12/00 regarding the proposed extension to the above dwelling and front boundary wall. I have already emailed my comments one one OBJECTION that we have to this proposed extension which is as follows:-

With the new boundary wall that is proposed to be constructed around the front of the property, our one and only drive way at the rear of our house, will be rendered useless. Our drive way is

adjacent to their's and at present is just an OPEN AREA. This facilitates easy parking for both houses within our drive ways. Once the boundary wall is built, our car would be able to get in But it will be impossible to open the doors for people to get out of it from the driver's side. Infact the driver would not be able to get out at all !! There will be no room because of the new boundary wall.

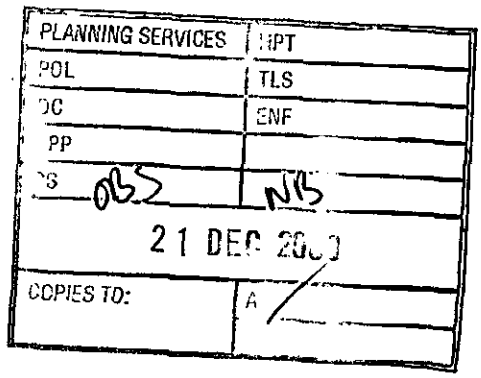
More Importantly, while reversing/on to the main road, the wall will block the view to enable safe reversing of the car as there could be pedestrians coming from That side.

In our view, the front boundary wall, is something That will make our drive way unusable and cause us considerable inconvenience we therefore request the Council NOT TO ALLOW building of a boundary wall to above referred property. Please inform us if you wish to visit the site or talk to us. Our phone no. 0118-9886553 (Res.) & 0118 9589600 (off)

Thanks
Yours truly,

20/12/2000.

Omesh Vasudev
(OMESH K VASUDEV) (Home Owner).



4 Clements Close
Spencers Wood
Reading
Berks.
RG7 1HJ

19th December 2000

Mrs Natalie Brown
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham
Berks.
RG40 1RW.

Your Ref: F/2000/2919

Dear Mrs Brown

Thankyou for your letter concerning the above planning application dated 8th December 2000. Having finally viewed the plans at Woodley library on Tuesday 19th December 2000, I must strongly object to the proposal. Please find a list of objections below and I would also invite a representative from the planning services to come and view my objections at my property.

1. The existing sidewall of the building is already only approximately 30 to 40 feet (including the length of a small garden) from the lounge doors of my property and which is in full view. Surely if this wall was meant to be any closer, the building would have been built that way originally.
2. Adding the new two-storey extension will not only reduce this gap, but will almost certainly double the area of brickwork that I have to look at from my lounge window.
3. The conifer tree at the bottom of my neighbour's garden (which incidentally has been heavily pruned to reduce its height), already cuts out a significant amount of light not only entering the garden, but into the lounge as well. Adding the extension to the rear would only serve to block out the existing light hole and adding the second storey would reduce the amount of light entering the lounge

I hope to here from you shortly on the outcome of the proposal and as stated above would welcome a visit from yourselves so that a visual statement can be made to clarify my written objections.

Yours sincerely

R.S.Hatchett

Ian Jordan

PLANNING SERVICES
DC
AP
CS
TLS
ENF
NB
21 DEC 2000
COPIES TO:
ACK:
FILE: 2000/2919

From: WebComments@wokingham.gov.uk
Sent: 19 December 2000 18:28
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2919
Correspondent_FullName: Omesh Vasudev & Sugam Vasudev
Correspondent_StreetAddress: 2 Clements Close
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1HJ
Correspondent_Telephone: 0118 9886553 / 9589600(W)
Correspondent_Email: tycoproducts@zetnet.co.uk

Comments:

The new front bounday wall to the property 4 Beech Hill Road, Spencers Wood would render our only driveway unusable as our car door will not open once we enter the drive way. The wall would also be a a serious hinderence to the rear view when we reverse our car out of the drive way.

Natalie Brown

From: Joanna Pulman
Sent: 20 December 2000 10:19
To: Natalie Brown
Subject: FW: Planning Application

We have received this email via the general WDC address, please can you arrange a response and copy it to me for our logging system.

Thank you
Joanna Pulman
Website Manager
Wokingham District Council
Tel: 0118 974 6109
Email: joanna.pulman@wokingham.gov.uk
Website: www.wokingham.gov.uk

-----Original Message-----
From: Tyco Products [SMTP:tycoproducts@zetnet.co.uk]
Sent: Tuesday, December 19, 2000 6:26 PM
To: wokinghamdc@wokingham.gov.uk
Subject: Planning Application

This message is for Natalie Brown (Planning)

I tried to search for Planning application F/2000/2919 from 4 Beech Hill Road on your web site it does not come up. I have received a letter from you on their planning application as we are their neighbours. We strongly object to their building a boundary wall at the front of their house as this will not let us use ouronly drive way to park our car. Infact we wont be able to open the doors and will not be able to reverse out safely on to the road. We have small children who fall asleep in the car and the doors of the car need to open inside the drive way to allow to pick them up.
My address is 2 Clements Close, Spencers Wood , Reading RG7 1HJ Tel : 0118 9886553 (R) or 9589600 (Off)

Best Regards, Omesh Vasudev
Email: tycoproducts@zetnet.co.uk <mailto:tycoproducts@zetnet.co.uk>

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 08 December 2000

Application Number: F/2000/2919

Proposal: Proposed two storey side extension to dwelling and new front bounday wall.

Parish: SHINFIELD PARISH

Site Address:
4, Beech Hill Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs Callaway 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).

Comment

(1) To accommodate 2 vehicles in the garage it must be of minimum internal dimensions 10.0m by 2.5m to comply with Highway Authority standards.

(2) Please could Highways have a ~~additional~~ revised plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

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

12.05pm 20/12: phoned up & requested a plan to show the above.

4 Beds.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OTS	NJB
13 DEC 2000	
COPIES TO:	ACK:
	FILE:

OBJ

2000/2919

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 12 December 2000 20:52
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2919
Correspondent_FullName: Mr R S Hatchett
Correspondent_StreetAddress: 4 Clements Close
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1HJ
Correspondent_Telephone: 01189887239
Correspondent_Email: rhatch@clara.co.uk

Comments:

Existing house wall already close to end of garden. Only just sufficient light into lounge from existing doors. 12' to 15' conifer tree (has been cropped) on adjacent property already excluding some light. Proposed 2 storey extension will cut out already precious natural daylight. Will not object to single storey extension on side.

28.NOV.2000* 2919

BDS

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

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

DC	SNF
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CS	
29 NOV 2000	
COPIES TO:	ACK:
	FILE:

HOUSING D...
REF: .....
28 NOV 2000
ACK: .....
HOUSING D...

With Compliments

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H., Richard G. Barnett A.R.I.C.S.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover

28.NOV.2000* 2919

NOTICE

UNDER ARTICLE 6 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at **4 BEECH HILL ROAD**
SPENCERS WOOD
READING

Description of proposed development
TWO STOREY EXTENSION.

Name of applicant **MR & MRS N CALLAWAY**
Signed
On behalf of **MR & MRS N CALLAWAY**
Date **27.11.00**

An application for planning permission is being made to Wokingham District Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: Wokingham District Council, Planning Dept, Council Offices P.O. Box 157, Shute End, Wokingham, Berks RG40 1WR

4 BEECH HILL ROAD

SHINFIELD 1486

ADDRESS

PARISH ~~SWALLOWFIELD~~

PLOT No. Plot 2

ORD. SHEET No.

BUILDER Semi det house WDC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/65	Mr M.J.S. McGill	O/L Res dev plot A & B	7.1.65	N/A Ref
1541/72	Federation Homes Ltd	Res Dev	28.9.72	N/A Ref
* 316/73	" "	Outline Res Dev	22.2.73	N/A Ref
01989	" "	Details 41 houses 48 flat	20.3.75	N/A CA
BR2672	" "	Roads 87 house flats	9.6.75	Ref NA
BR3033	" "	Erection " "	8.7.75	App N/A
03723	" "	Change of design	27.11.75	N/A CA
BR3879	" "	Revision elevat 2 flats 44 Mainville	22.12.75	App NA

DATE OF COMPLETION

MINISTRY DECISION* 316/73 Appeal granted 2.9.74.

SPECIAL ORDERS PD Eng. Proposed Fence. Mr N. Callaway. 19/4/99.

DRAINAGE

091074

ENVIRONMENTAL SERVICES

28.NOV.2000* 2914

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:		
1	YOUR NAME	**MR & MRS N CALLAWAY**		
	ADDRESS	**4 BEECH HILL ROAD**		
		SPENCERS WOOD		
		READING		
	POST CODE	**RG7 1HL**	TEL.NO.	
	AGENT'S NAME	**BDS Chartered Surveyors** Mr Hewitt		
	ADDRESS	**Windward House,**		
		Hollow Lane,		
		Shinfield		
		Reading		
	POST CODE	**RG2 9AB**	TEL.NO.	**0118 988 4477**
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**4 BEECH HILL ROAD** **SPENCERS WOOD** **READING** **RG7 1HL**		
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**TWO STOREY SIDE EXTENSION**		
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**		
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**RED BRICK AND RENDER TO MATCH EXISTING, BROWN INTERLOCKING TILES TO MATCH EXISTING**		
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**NO**		
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**YES**		

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **3**	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**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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

* None of the land forms part of an agricultural holding.

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.

Owner's (a) name	Address at which notice was served	Date on which notice was served
W.D.C HOUSING	**2 BEECH HILL ROAD, SPENCERS WOOD**	**27.11.00**

✓ * None of the land forms part of an agricultural holding. SEE

SIGNED [signature] ON BEHALF OF **MR & MRS CALLAWAY**

DATE **21.11.00**

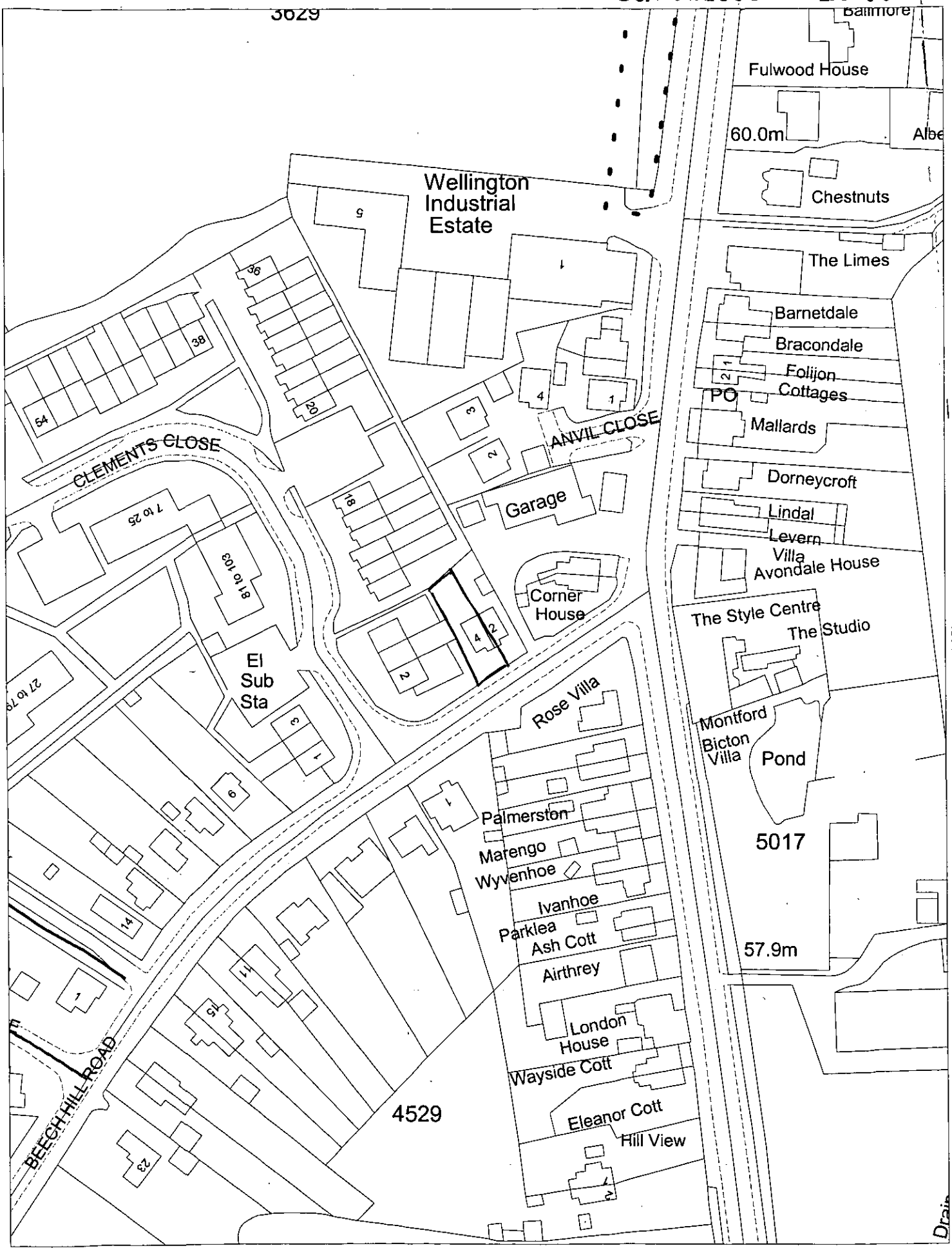
Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2919**
CASE OFFICER: **Natalie Brown**
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				

28.NOV.2000* 2919



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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2000 Scale: 1 : 1250

N W E S