APPLICATION NO:
F/2000/2753 ✓

LOCATION:
77 Oatlands Road, Shinfield Reading.

APPLICANT:
Mr & Mrs South C/Othe Trowe Partnership

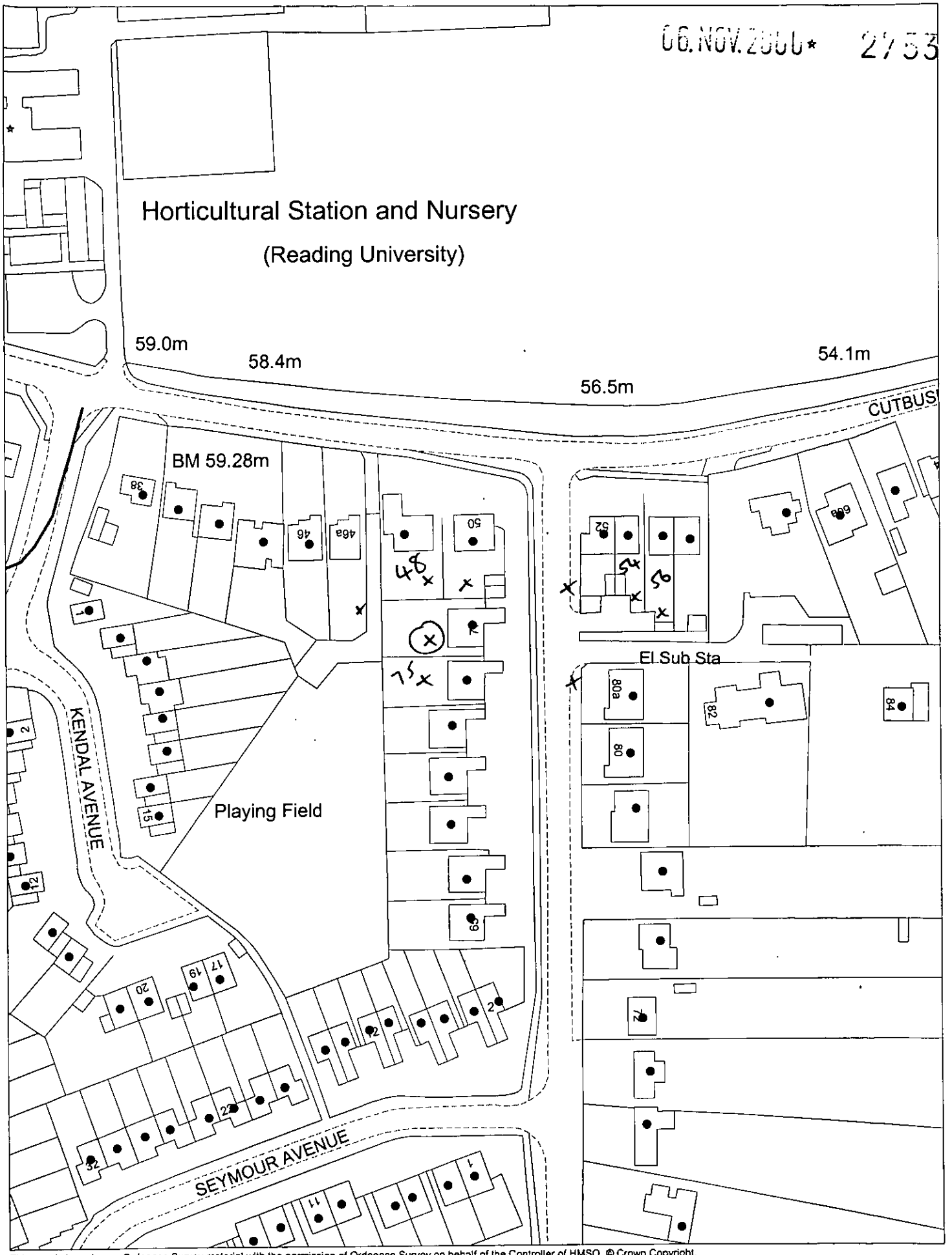
PROPOSAL:
Proposed single storey side extension to dwelling and pitched roof to existing garage.

EARLIEST DATE FOR DECISION: **09/12/2000**
28 DAY EXP 13/12/00
APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2000/2753

Proposal:
Proposed single storey side extension to dwelling and pitched roof to existing garage.

Location:
77, Oatlands 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. 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 09/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 November 2000

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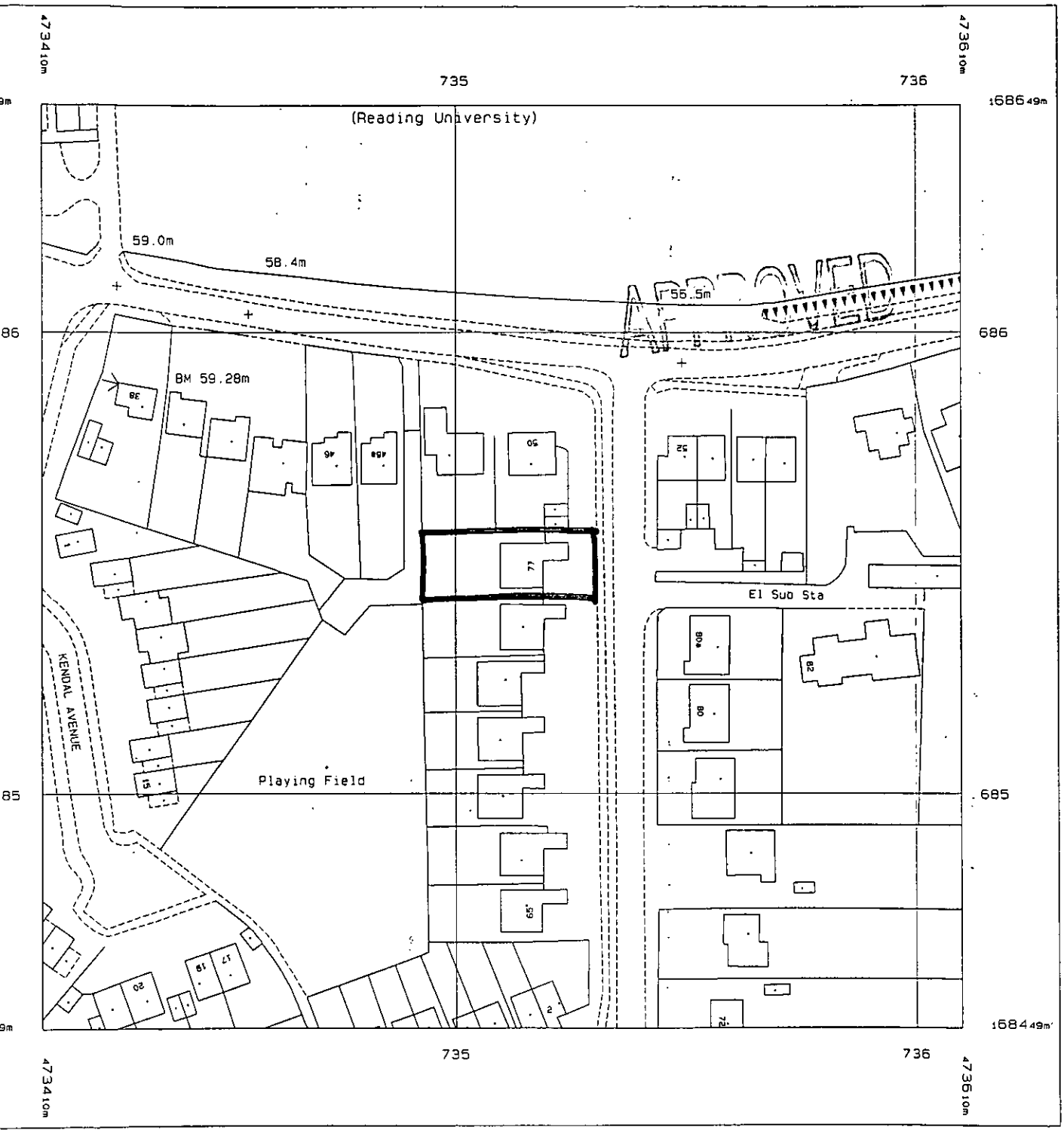
uperplan®

06.NOV.2000* 2753

Planning Extract - 1

Site-centred



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7368

The representation of a road, track or path is no evidence of a right of way.

uperplan product does not contain
orded map information.

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs South
C/O The Trowe Partnership
20 Cliddesden Road
BASINGSTOKE
Hants
RG21 3DT

Application Number: F/2000/2753

Parish: **SHINFIELD**

Location: **77 Oatlands Road, Shinfield, Reading**

Proposal: **Proposed single storey side extension to dwelling and pitched roof to existing garage.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 50 Cutbush Lane of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
2. 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:

South East Area Local Plan Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 29/12/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2753	NB
BUILDING CONTROL NUMBER	PP 2000/1301	Alan
~~APPLICANT~~/AGENT	The Truline Partnership	
ADDRESS OF SITE	77 Oatlands Road SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	S/S side ext & pitched roof over existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	LP474-02	LP474-02
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/1/01.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2753

Applicant : Mr & Mrs South C/Othe Trowe Partnership.

Location : 77, Oatlands Road, Shinfield, Reading.
Proposal : Proposed single storey side extension to dwelling and pitched roof to existing garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		27/11

Date of Neighbour Notifications : .....

Date of Site Visit : .....27/11.....

Date Registered : 06/11/2000

Earliest Date for Decision : 09/12/2000

Latest Consultation Date/Site Notice Expiry Date : 09/12/2000

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

Shinfield PC: none received

Highways: 22/11 - approval with no conditions

Neighbours/SN: 4/12, No 50 Cutbush - concerns re: garage + foundations

Planning Issues : (ID'd sett)

Application Number: F/2000/2753

Appraisal :

SEE ATTACHED SHEET

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

Application Number F/2000/2753
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5 yrs
	C014	R014	External finishes to match.
	C044	R044	No windows to be inserted
			Ins: side elevation facing No 50 Cuttbush Lane

RECORD OF SITE VISIT

SITE ADDRESS: 77 Oatlands Road Shinfield Reading.

APPLICATION NUMBER: F/2000/2753

OFFICER: Natalie Brown

DATE OF SITE VISIT: 27/11

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage door (garage set back from road).

2. DESCRIPTION OF SURROUNDINGS
Residential - bungalows (same style) with s.s flat & single garage or front.

3. DESCRIPTION OF SITE/BUILDING
Driveway + open plan f. garden (no walls/fences) - shrubs etc in garden. Shrubs adj to path along own garage + Nº 50's garage. Patio (shallow)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.
Nº 50's garage - no windows in side elev.

5. SITE CONSTRAINTS

TREES 1 large conifer/pine in f. garden - not affected

ACCESS/PARKING 1 garage + 1 driveway (would not change)

LEVELS - Garages of Nº 50 slightly raised

BOUNDARY TREATMENT path between garages
1.8m fence with trellis on top with Nº 50 (beyond garages)

OTHERS

Application Number: F/2000/2753

Appraisal:

Development
For a single storey side extension to the dwelling and pitched roof to existing garage. It would be approximately 2.4m width and 4.3m length. The extension would be along the boundary with 50 Cutbush Lane. The garage of No. 50 is along this boundary and is a higher level than that at No.77. Both the garage and extension are proposed to have a pitched roof. The ridge height of garage would be about 3.5m and the extension would be 3.4m. There are no windows proposed in the side elevation.

1) Impact upon neighbouring properties
   Along the proposed extension is to be along the boundary with 50 Cutbush Lane and adjacent to its garage, it would remain approximately 12m from the rear building line of the dwelling at No.50. It is therefore considered that there would be no issues with overlooking, overbearing, overshadowing. A letter of objection was received from No. 50 with regard to the proximity of the proposed extension in relation to No. 50's garage, and the effect that this would have upon foundations of the garage and that maintenance of the garage roof and fencing would no longer be possible.
   A letter from the agent confirms that there would be no encroachment of the proposed development. It is recommended that an informative is added to such effect.

2) Impact upon the character of the streetscene
   The majority of the properties have flat roofed garages. However, pitched roofs are considered to be more aesthetically pleasing than a flat roof. Materials would match existing. It is therefore considered that there would be no detrimental impacts to the character of the streetscene.

Approval: ✓ ~~**Refusal:**~~

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

Tel: (0118) 974 6492

Date: **15 November 2000**

My ref: F/2000/2753

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/2000/2753
77, Oatlands Road, Shinfield, Reading.
Proposed single storey side extension to dwelling and pitched roof to existing garage.

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/2000/2753**
77, Oatlands Road, Shinfield, Reading.
Proposed single storey side extension to dwelling and pitched roof to existing garage.
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: **15 November 2000**

My ref: F/2000/2753

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2753**
77, Oatlands Road, Shinfield, Reading.
Proposed single storey side extension to dwelling and pitched roof to existing garage.
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: **15 November 2000**

My ref: F/2000/2753

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/2000/2753
77, Oatlands Road, Shinfield, Reading.
Proposed single storey side extension to dwelling and pitched roof to existing garage.

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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/2000/2753**
77, Oatlands Road, Shinfield, Reading.
Proposed single storey side extension to dwelling and pitched roof to existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Bryant

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

Applicationo	Name & Address
F/2000/2753	A J Gilson 50 Cutbush Lane Shinfield RG2 9AH

App approved
Letter sent 05/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 NOV 2000	Map No. 72 Site 0.06
Officer: NAB Application No. F/2000/2753	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND PITCHED ROOF TO EXISTING GARAGE

Location: 77 OATLANDS ROAD

Parish: SHINFIELD Ward: Shinfield 15.11.2000 D

Applicant: MR/MRS SOUTH

Fee Received 95-00 (1) 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			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Requested Utds to confirm no encroachment	9/12	21/12
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.2000 → 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:

NOO pre-apps .....
.....
.....

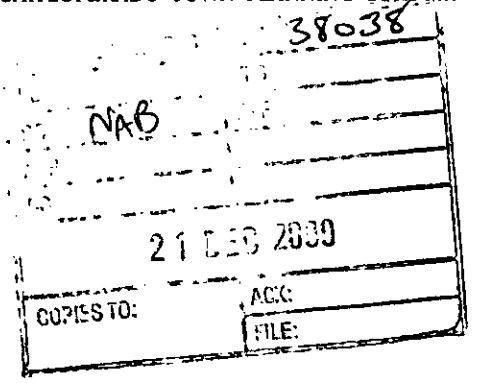
NEIGHBOURS:

SIN+ 46A → 56 CUTBUSH LANE .....
.....
75 + 80A OAKLANDS RD .....
.....
.....
.....
.....
.....
.....

THE TRULINE PARTNERSHIP

BUILDING SURVEYORS, ARCHITECTURAL & TOWN PLANNING CONSULTANTS

Ms N.Brown
Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR



20 CLIDDESDEN ROAD
BASINGSTOKE
HANTS. RG21 3DT

TELEPHONE: 01256 . 322261
FACSIMILE: 01256 . 333521

18.12.00
Our ref s1159.03.sdf.cl
Your ref F/2000/2753

Dear Ms Brown

Proposed extension at 77 Oatlands Road, Shinefield

Further to todays conversation we can confirm that the extension will be constructed completely on the applicants land and it is not intended to encroach on any adjoining land by either foundations or facsia overhang.

I trust this information is sufficient for your purposes and await approval.

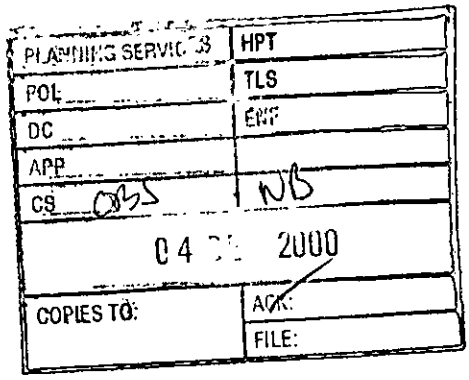
Your sincerely

S Floyd

S.D.Floyd.

Recd 1·20pm 1·12·00

A J Gilson
50 Cutbush Lane
Shinfield
Reading
RG2 9AH



30 November 2000

REF Natalie Brown
F/2000/2753

Dear Madam

Thank you for your letter of 15 November 2000 informing me of the application for building work next door at 77 Oatlands Road.

My back garden, adjacent to 77 Oatlands is a small enclosed plot and I wish to object to application F2000/2753 as follows:-

(1) *The height of proposed extension pitched roof and new garage pitched roof will reduce light into what is a small plot area rear garden as shown on DRG L P 474 – 02, also obstructing skyline views from the rear windows of my bungalow*

(2) *I object to the proposed extension wall foundations which will cause possible structural damage to my 50 Cutbush Lane garage foundations and boundary wall/earth retaining structure. (REF ATTACHED DRG NOX 50G).*

(3) *Maintenance and re-roofing of 50 Cutbush garage flat roof would no longer be possible with a clearance dimension of 160mm (as shown on LP474-02 and X50G) between the extension wall and side of pitched roof.*

a) *Actual dimension between existing 77 Oatlands and 50 Cutbush garage walls is 2.440m*

b) *proposed extension wall is shown as 2.180*

c) *proposed pitched roof overhang is 100mm*

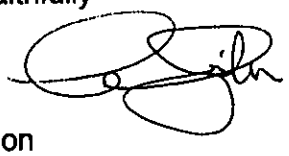
2.180	*2.440*
100 +	*2.280 -*
2.280	*.160 mm = gap at pitched roof edge*

(4) 260mm clearance dimension between proposed extension wall and my boundary fence is insufficient for fence maintenance.

(5) This application also reduces the value of my property at 50 Cutbush Lane for re-sale purposes.

I would appreciate your consideration of these objections ,and would welcome a visit from a Planning Officer at your convenience to review these facts.

Yours faithfully



A J Gilson

See also attached
DRG X 50 G

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 November 2000

Application Number: F/2000/2753

Proposal: Proposed single storey side extension to dwelling and pitched roof to existing garage.

Parish: SHINFIELD PARISH

Site Address:
77, Oatlands Road, Shinfield, Reading.

Applicant:
Mr & Mrs South C/Othe Trowe Partnership.

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).

Signed: _____ **Print name:** Adam Coggins

22/11/00

1959/a

HOUSEHOLDER PLANNING APPLICATION

06. NOV. 2000 WOKINGHAM DISTRICT COUNCIL 2753

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS SOUTH.
	ADDRESS	77 OAKLANDS RD
		SWALLOWFIELD, READING
		BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE TRUJUK P'SHIP
	ADDRESS	20 CLIDDESDEN ROAD
		BASINGSTOKE, HANTS
	POST CODE	RG21 3DT. Tel. No. 01256 332261
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	AS 1 ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY SIDE EXTN & PITCHED ROOF OVER FLAT GARAGE

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — TO MATCH EXISTING.

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

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

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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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

* None of the land forms part of an agricultural holding

SIGNED S Lloyd ON BEHALF OF MR + MRS SOUTH.

DATE 3·11·00