P. Plan

APPLICATION NO:
F/2000/2845

LOCATION:
The Firs Basingstoke Road, Spencers Wood Reading. Shinfield.

APPLICANT:
Mr & Mrs Harris C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/12/2000**
28 Day exp. 26/11
APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Natalie Brown**

RAILEX
Manchester

EASIFILE EP7



(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Harris
C/O Chamberlain Syrad Architecture
66 Tilehurst Road
Reading
Berkshire
RG30 2JH

Application Number: F/2000/2845

Parish: **SHINFIELD**

Location: **The Firs, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey rear 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
6. 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 first floor level or above in the side elevation 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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. In the interests of highway safety and convenience.

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

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 29/01/2001

Notice checked by: _____

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

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

Tel: (0118) 974 6492

Date: **28 November 2000**

My ref: F/2000/2845

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/2000/2845
The Firs, Basingstoke Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2845**
The Firs, Basingstoke Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6492

Date: **28 November 2000**

My ref: F/2000/2845

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
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John Mitchell

John Mitchell
Development Control Manager

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Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6492

Date: **28 November 2000**

My ref: F/2000/2845

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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The Firs, Basingstoke Road, Spencers Wood, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2000/2845

Proposal:
Proposed two storey rear extension to dwelling.

Location:
The Firs, Basingstoke 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 22/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

28 November 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2845

Applicant : Mr & Mrs Harris C/O Chamberlain Syrad Architecture.

Location : The Firs, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/11/2000

Earliest Date for Decision : 22/12/2000

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

This application <u>will have expired on</u>: <u>15/01/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: request plan for 3 vehicles & extent of driveway
CIA to parking plan.

Planning Issues : (1DD set).

Application Number: F/2000/2845

Appraisal :

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

Application Number F/2000/2845
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	5yrs permission
(2)	C014	R014	materials to match
(3)	C049	R049	Garages to be retained
(4)	C122	R122	Parsnip + turnip
(5)	C137	R137	Turning on site Ins: Extension.
(6)	C044	R044	No windows Ins: 1st floor level or above in the side elevation.

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

John Murray

29/11/07

RECORD OF SITE VISIT

SITE ADDRESS: The Firs Basingstoke Road Spencers Wood Reading. APPLICATION NUMBER: F/2000/2845	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - telegraph pole

2. DESCRIPTION OF SURROUNDINGS ID'd ~~sett~~
Residential Detached dwellings along Basingstoke Road.

3. DESCRIPTION OF SITE/BUILDING
Detached garage along boundary with Ilex (+ set away from bounda
(APP 26395?)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Detached garage + driveway.

LEVELS

BOUNDARY TREATMENT Boundary with sarum hedging + hedging @ front.

OTHERS

Application Number: F/2000/2845

Appraisal:

Development
The site lies along Basingstoke Road within the identified settlement of Spencer's Wood (within the parish of Shinfield). The road is largely residential comprising of detached dwellings.

The proposed extension would be at the rear of the property and not extend beyond the existing side building line. It would therefore be 5m from the boundary with 'Sarum'. Overall, it would extend 3.4m beyond the exiting rear building line when viewed from 'Ilex'. IT would be 7.9m to the ridge (1.1m below existing). There would be a ground floor window in to side elevation facing 'Sarum', and an obscurely glazed bathroom window in the first floor.

1) Impact upon neighbouring properties
It is not considered that the proposed development would cause any overlooking. It is recommended that a condition is added to ensure that no windows are added at first floor level or above in the side elevations to prevent overlooking. It is not considered that there would be any over bearing/overshadowing effects and the development would be 5m from the boundary of the neighbouring property.

2) Impact upon the character of the street scene
It is not considered that the proposed development would have any adverse effects upon the character of the streetscene as it would at the rear of the property. Materials would match existing.

3) Impact upon highway safety (parking provision)
There are 4 bedrooms proposed and there is provision for 3 off road parking spaces on the driveway. There is also a detached garage at the rear of the property. Therefore, the Council's parking requirements have been met.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 NOV 2000
Officer: NAB	Application No. F/2000/2845

Map No. 58 Site 013
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: THE FIRS BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 27.11.2000 JB

Applicant: MR/MRS HARRIS

Fee Received 95-00 (3) 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	Scale of elevations 1:100?		
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 : 27.11.2000 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:

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

NEIGHBOURS:

S/N + Ilex
Sarum
The Beeches
High View
Saddlers
} Basingstoke Road / Spencers Wood
1 Sevenoaks Drive, Spencers Wood

Date: 22 December 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2845

Location: The Firs, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Harris C/O Chamberlain Syrad Architecture.

Case Officer: Natalie Brown

The new plans show the following: 1:500 block plan showing parking layout for 3 vehicles.

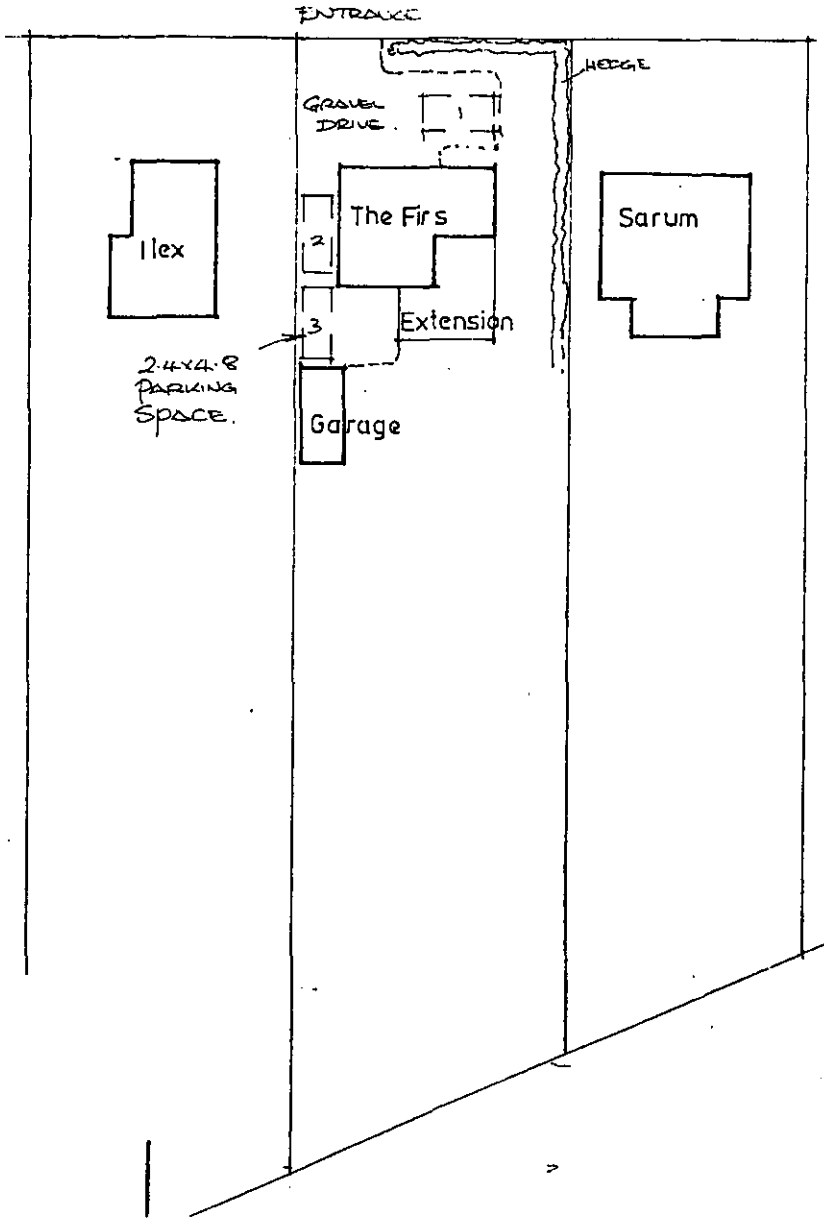
Comments are required by 01/01/2001.

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

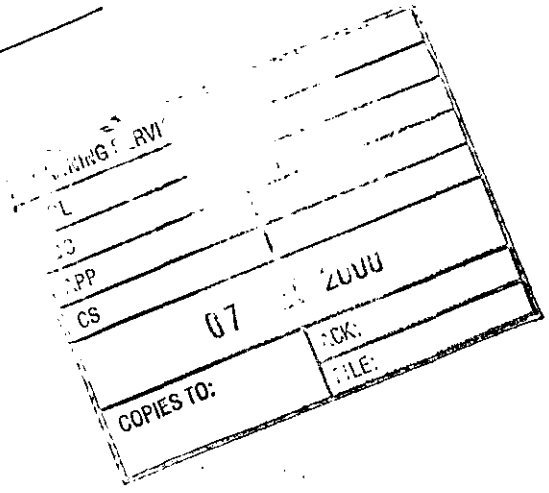
CONDITIONAL APPROVAL

C122, R122.
C049, R049.
C137 (INSERT: extension), R137.

Adam Coggins 4/1/01



Block Plan 1:500



The Firs, Basingstoke Road, Spencers Wood

ADDITIONAL PLAN

2845

Date: 22 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2845

Location: The Firs, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Harris C/O Chamberlain Syrad Architecture.

Case Officer: Natalie Brown

The new plans show the following: 1:500 block plan showing parking layout for 3 vehicles.

Comments are required by 01/01/2001.

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. f/2000/2845 (Planaps) / (Ludhouse) Date Rec. 7/12/2000

Location: The firs, Basingstoke Road

Parish Shurfield

Applicant:

Description of attached plans 1:500 Block Plan showing parking layout for 3 vehicles

Drawing No's:

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:

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 10 DAYS

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 22.12.00.

Yellow - Part One Copy
Green - Officer's Copy

Attn. Natalie Brown.

PLANNING SERVICES	INT 37466
POL	TLS
DC NB	ENF
APP	
CS	
07 DEC 2000	
COPIES TO:	ACK:
	FILE:

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING, RG30 2JH

TEL: 0118 939 4554

THE FIRS BASINGSTOKE ROAD SPENCERS WOOD

6 Copies of Drive & parking as requested.

T/2000/2845

With Compliments

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 28 November 2000

Application Number: F/2000/2845

Proposal: Proposed two storey rear extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
The Firs, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs Harris C/O Chamberlain Syrad Architecture.

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

Please could Highways have an additional 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)

The extent of the driveway must also be shown.

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

6/12: 3.50pm
Phoned agent - plan will be sent in to show the above.

THE FIRS

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

('78)

PLOT No. ORD. SHEET No SU 7067 - 716

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11060	Mr E J Byrne	D/garage & bedroom over kitchen	5. 7. 79	N/A Ref
BR 11176	" "	utility study & bathroom	20. 7. 79	Ref N/A
26395			6-10-86	CON
BRA 1647	MR & MRS HARRIS	GARAGE	22-10-86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 0054 Markham Ave O/L Res Dev on Haces 16. 5. 74 Ref

091074

Environmental Services

For office use only.
Application number:
20.NOV.2000* 2845

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS K HARRIS
	Address and postcode	THE FIRS BASINGSTOKE ROAD SPENCERS WOOD READING RG7 1AP
	Phone number	
2	Agent's Name	CHAMBERLAIN SYRAD ARCHITECTURE
	Address and postcode	66 TILEHURST ROAD READING RG30 2JH
	Phone number	0118 939 4554
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	THE FIRS BASINGSTOKE ROAD SPENCERS WOOD READING RG7 1AP.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKS & 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.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

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 ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS K HARRIS

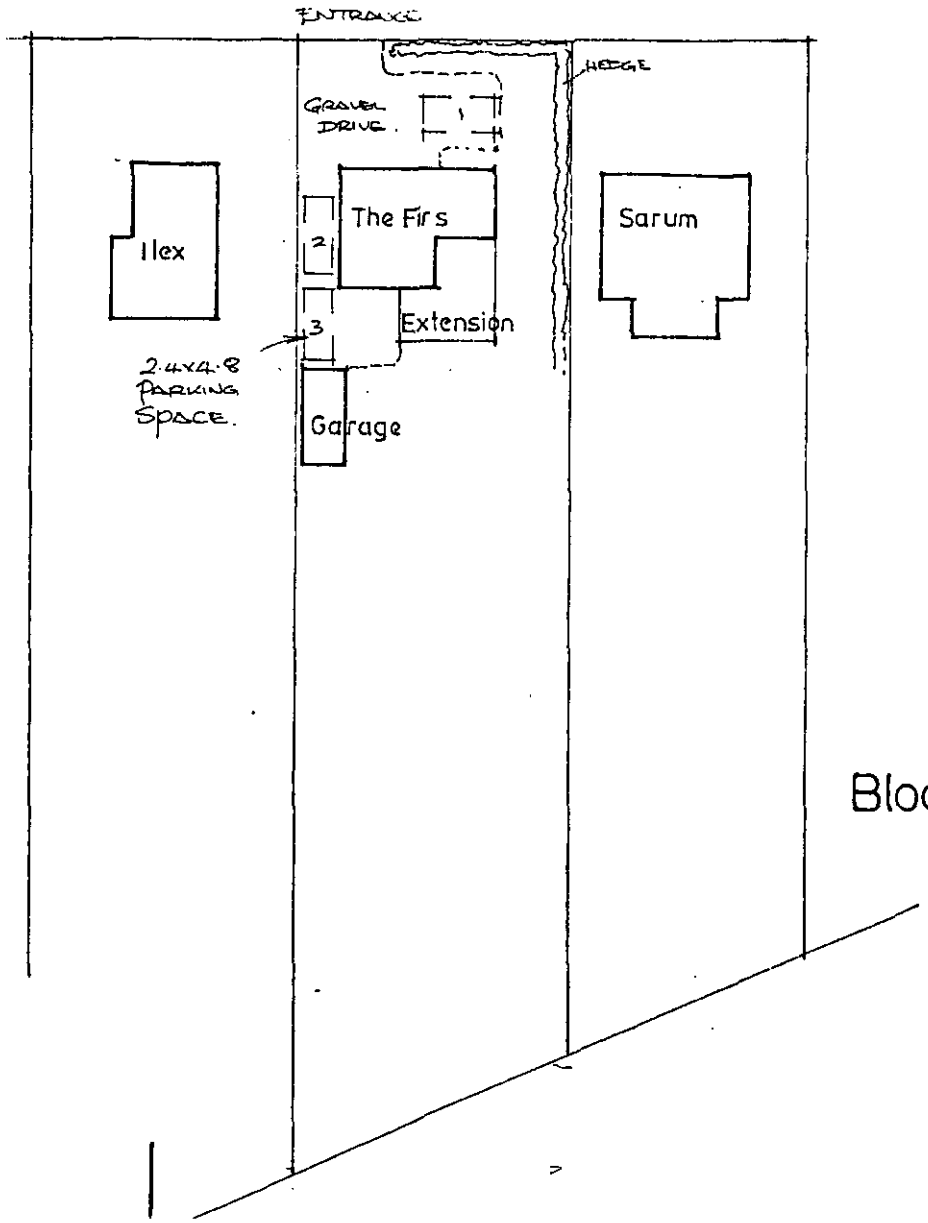
Date 17 Nov. 2000

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2845**
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	(5) C13 (turnip)			
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Block Plan 1:500

The Firs, Basingstoke Road, Spencers Wood

ADDITIONAL PLAN

2845

PLAN
POL
DC
APP
CS
07
COPIES TO: