EX SYSTEMS LTD

APPLICATION NO:
F/2000/1170

LOCATION:
26 Larchside Close, Spencers Wood Reading.

APPLICANT:
Mr & Mrs J England

PROPOSAL:
Proposed single storey side extension to dwelling and demolition of existing garage.

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **31/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J England
26, Larchside Close
Spencers Wood
Reading
RG7 1DS

Application Number: F/2000/1170

Parish: **SHINFIELD**

Location: **26, Larchside Close, Spencers Wood, Reading.**

Proposal: **Proposed single storey side extension to dwelling and demolition of 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking 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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 31/05/2000

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.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1170 EC.
BUILDING CONTROL NUMBER.	FP 2000/0521. Plans
APPLICANT/AGENT	Mr + Mrs England
ADDRESS OF SITE	26 Larchside Close SHINFIELD.
DESCRIPTION OF PROPOSED WORK	S/s side ext + demolish existing garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2x rec'd 5/4/00	rec'd 5/4/00.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Alan.	There are two BC plans showing different sized side exts. The smaller one has been Approved by Planning	
DATE	13/6/00.	

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/2000/1170
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'Work'
3	SC23	SR06	'Parking'

RECORD OF SITE VISIT

SITE ADDRESS: 26 Larchside Close
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1170

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
residential estate
houses of similar design

3. DESCRIPTION OF SITE/BUILDING
2st · semi d with single garage to east.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no neighb to east

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1170

Applicant : Mr & Mrs J England .

Location : 26, Larchside Close, Spencers Wood, Reading.
Proposal : Proposed single storey side extension to dwelling and demolition of existing garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		10.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/04/2000

Earliest Date for Decision : 12/05/2000

Latest Consultation Date/Site Notice Expiry Date : 12/05/2000

Application Expiry Date: 31/05/2000

Consultation Responses :

HIGHWAYS: recommend cond. SC23 (SR06) 'PARKING'

Planning Issues :

· IMPACT UPON ST. SCENE .

Application Number: F/2000/1170
PROP: DEMOLITION OF EXISTING GARAGE & ERECTION OF S.ST.
Appraisal : SIDE EXTENSION

IMPACT UPON ST. SCENE :

The application being considered is for the demolition of the existing garage & erection of a two storey single storey side extension to create a bedroom & bathroom.
Given The proposed extension would stand at approx. 4.2m to the ridge & with wall projecting out from the side of the dwelling by approx. 4.1m.
Given the scale & massing of the proposed development it is not considered that the S.St. side extension will have an adverse negative impact upon the st-scene.

There are no immediate neighb. props to be affected by the prop. development.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 5 APR 2000	Map No. 86 Site ...05.
Officer: EC / Application No. F/2000/1170	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 DEMOLITION OF EXISTING GARAGE

Location: 26 LARCHSIDE CLOSE

Parish: SHINFIELD Ward: Shinfield 18.4.2000

Applicant: MR/MRS ENGLAND

Fee Received 95-00 (2) 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.4.2000 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-app.

NEIGHBOURS:

SIN + 20, 22, 24, 28, 34, 15, 17, [redacted] 2, 4, 6, 8, 10, 12, 14, 16 + 18 Birchside close

29 Blackwater close

ADDRESS 26/28 LARCHSIDE CLOSE PARISH SHINRILLA

PLOT No. 13/14 ORD. SHEET No. SU. 7166 81

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33707	LOVELL	S/DET. HOUSE & GARAGE	31.8.89	CLR
BCA 8103	"	"	16.11.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

05.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
WOKINGHAM DISTRICT COUNCIL	COUNCIL OFFICES SHUTE END	5/4/2000

CERTIFICATE C

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

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

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

the (c) . . . . . .

on (d) . . . . . .

(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*).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of 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 . G. E. England . . . . . .

On behalf of . . . . . .

Date . 5/4/00 . . . . . .

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

Environmental Services

For office use only.
Application number: 05 APR 2000 1170

Householder planning application form

RECD BY HAND
5/4/00
M

WOKINGHAM DISTRICT COUNCIL

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 J. ENGLAND
	Address and postcode	26 LARCHSIDE CLOSE SPENCERS WOOD RG7 1DS
	Phone number	[illegible] 9884534
	Agent's Name	
	Address and postcode	
	Phone number	
3	Site	AS ABOVE
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF GARAGE ERECTION OF BEDROOM & W.C.
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.	BRICK TO MATCH EXISTING TILES " " "
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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: A E England

A E England

on behalf of

Date 04-04-00

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

ADDRESS 26/28 LARCHSIDE CLOSE PARISH SHINFIELD

PLOT No. 13/14 ORD. SHEET No. SU. 7166 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33707	LOVELL	S/DET. HOUSE & GARAGE	31.8.89	CDA
BCA 8103	"	"	16.11.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 18 April 2000

Application Number: F/2000/1170

Proposal: Proposed single storey side extension to dwelling and demolition of existing garage.

Site Address:
26, Larchside Close, Spencers Wood, Reading.

Applicant:
Mr & Mrs J England .

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).

SC 23 - PARKING (SR06)

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

25-4-00

FROM ~~To~~

Property Dept

TO ~~**From:**~~ Elaine Connor Planning + Transportation.

Date: 18 April 2000

Application Number: F/2000/1170

Proposal: Proposed single storey side extension to dwelling and demolition of existing garage..

Site Address:
26, Larchside Close, Spencers Wood, Reading.

Applicant:
Mr & Mrs J England .

WOKINGHAM DISTRICT COUNCIL
RECEIVED
25 APR 2000
PLANNING DEPT 29173
DC
AMP
OS
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application within **7 days** of the above date.

Our only concern is that the extension is contained within the boundary of no 26 and that no encroachment occurs from the extension, or its footings, onto land demised to the adjacent flats (no.s 2-24 Larchside Close).

Daniel Cowin

Property Services

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

Tel: (0118) 974 6451

Date: **18 April 2000**

My ref: F/2000/1170

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/2000/1170
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1170**
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of 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 6451

Date: **18 April 2000**

My ref: F/2000/1170

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1170**
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of 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 6451

Date: **18 April 2000**

My ref: F/2000/1170

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/2000/1170
26, Larchside Close, Spencers Wood, Reading.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1170**
26, Larchside Close, Spencers Wood, Reading.
Proposed single storey side extension to dwelling and demolition of 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**********

Received by Wokingham District Council

Application No: F/2000/1170

Proposal:
Proposed single storey side extension to dwelling and demolition of existing garage.

Location:
26, Larchside Close, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2000. 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