APPLICATION NO:
F/2001/5370

LOCATION:
85 Clares Green Road, Spencers Wood Reading.

APPLICANT:
Mr & Mrs K J Chamberlain C/O Chamberlain Syrad Architecture

PROPOSAL:
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

EARLIEST DATE FOR DECISION: **28/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

APPROVED

CASE OFFICER: **Heidi Lynch**

479

D6

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5370

Parish: **SHINFIELD**

Location: **85, Clares Green Road, Spencers Wood, Reading.**

Proposal: **Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.**

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.

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.

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 and LT6.
Deposit Draft Wokingham District Local Plan Policies WT6, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 22/01/2002

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

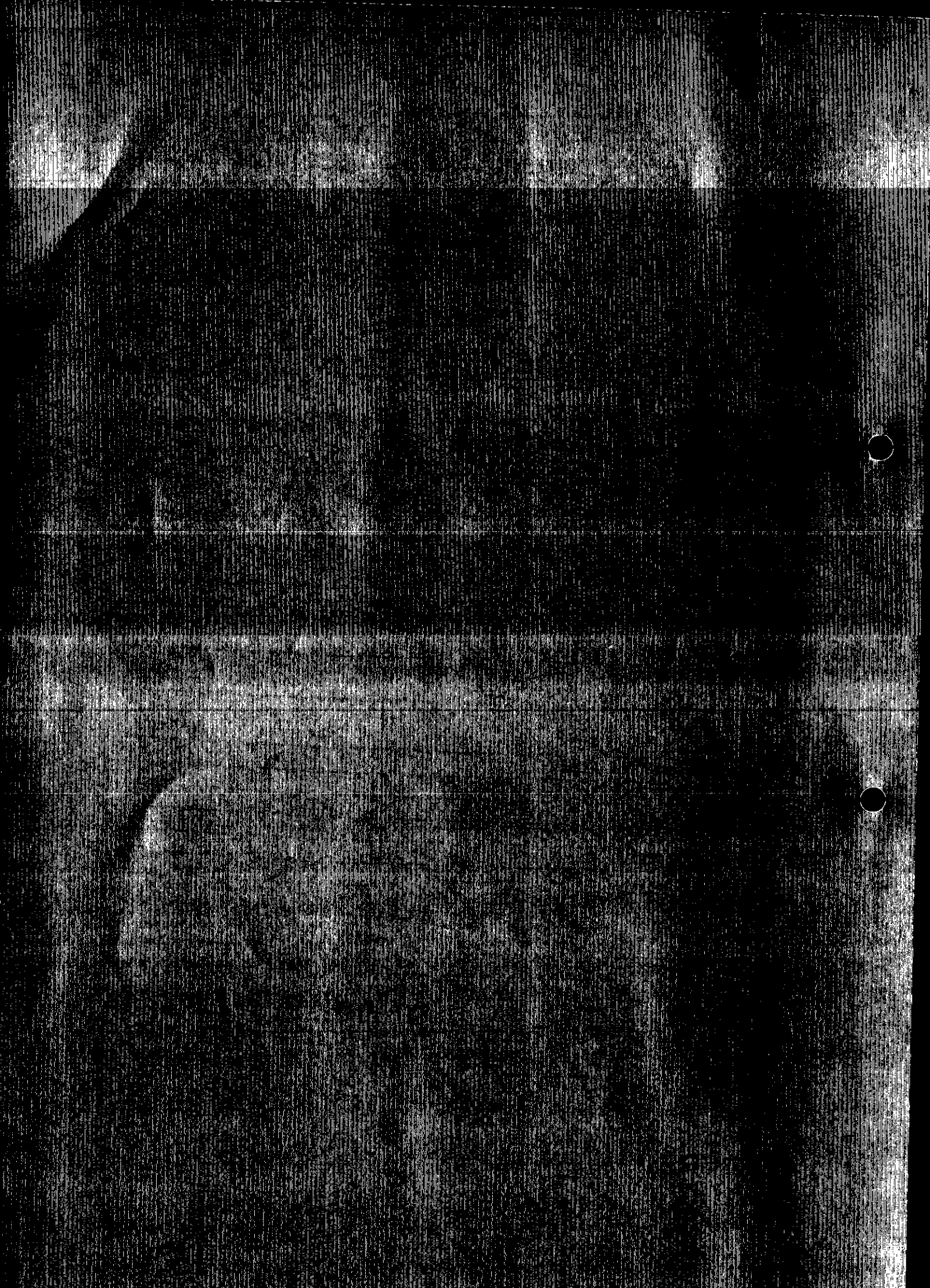
CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED

		CASE OFFICER
SITE DETAILS		
PLANNING APPLICATION NUMBER	5370	[illegible]
BUILDING CONTROL NUMBER	1P 2002/2974 Central	
APPLICANT/AGENT	Chamberlain Synod.	
ADDRESS OF SITE	85 Cleves Green Rd. Spencers Wood SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	[illegible] floor rear ext - new front pond - [illegible] roof on existing dormer	
DRAWING NUMBERS	BC	BC
BLOCK PLAN		2302 2C
ELEVATIONS	2302 3A	
FLOOR PLANS	2302 4	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES?	BC plans show North elevation as South etc. West as East	
DATE	10/4/02	

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	



Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 16 May, 2002

My ref: F/2001/5370

Your ref:

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

Mr and Mrs Chamberlain
85 Clares Green Road
Spencers Wood
Reading
RG7 1DU

Dear Mr and Mrs Chamberlain

MATERIAL SAMPLES FOR ROOF TILES ON THE APPROVED EXTENSIONS AND THE MAIN DWELLING AT 85 CLARES GREEN ROAD, SPENCERS WOOD. APPLICATION NUMBER F/2001/5370

Thank you for your letter and material samples of tiling for 85 Clares Green Road.

I write to confirm that the proposed materials:

- *Eternit Acme range 'Smooth Brindle KE002'*

Are approved as the materials that shall be used for roofing on the construction of the approved extensions.

I trust that this information is of assistance to you. Should you require any further details please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name Mrs Chamberlain

Of F/2001/5370 85 Cloves Green Rd

Phone No. 7884 029 Ext. _____

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE re approval of samples of roof tiles.

Signed _____

85 Clares Green Road
Spencers Wood
Reading
RG7 1DU

Heidi Lynch
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

PLANNING SERVICES 56185
POL FILE
DC HL ENF
APP
CS
08 MAY 2002
COPIES TO FILE:

Reply Rqd

7th May 2002

Dear Ms Lynch

RE: APP. NO. F/2001/5370, 85 CLARES GREEN ROAD, SPENCERS WOOD, READING. FIRST FLOOR REAR EXTENSION, NEW PORCH AND DORMER ROOF.

We understand that the tiles to be used for the roof of our extension, which will also be used to re-tile the whole house, need to be approved by our local authority. Therefore we are sending you samples with this letter of the tiles which we wish to use. These are clay tiles manufactured by Eternit in the Acme range and Smooth Brindle KE 002 colour. Please let us know a.s.a.p. whether these are acceptable because we need to order the tiles in preparation for work to commence at the end of May.

Yours sincerely

W.A. Chamberlain

Mr and Mrs Chamberlain

Eternit
BUILDING MATERIALS
CLAY TILES

CLAY PLAIN TILES PRODUCT PORTFOLIO

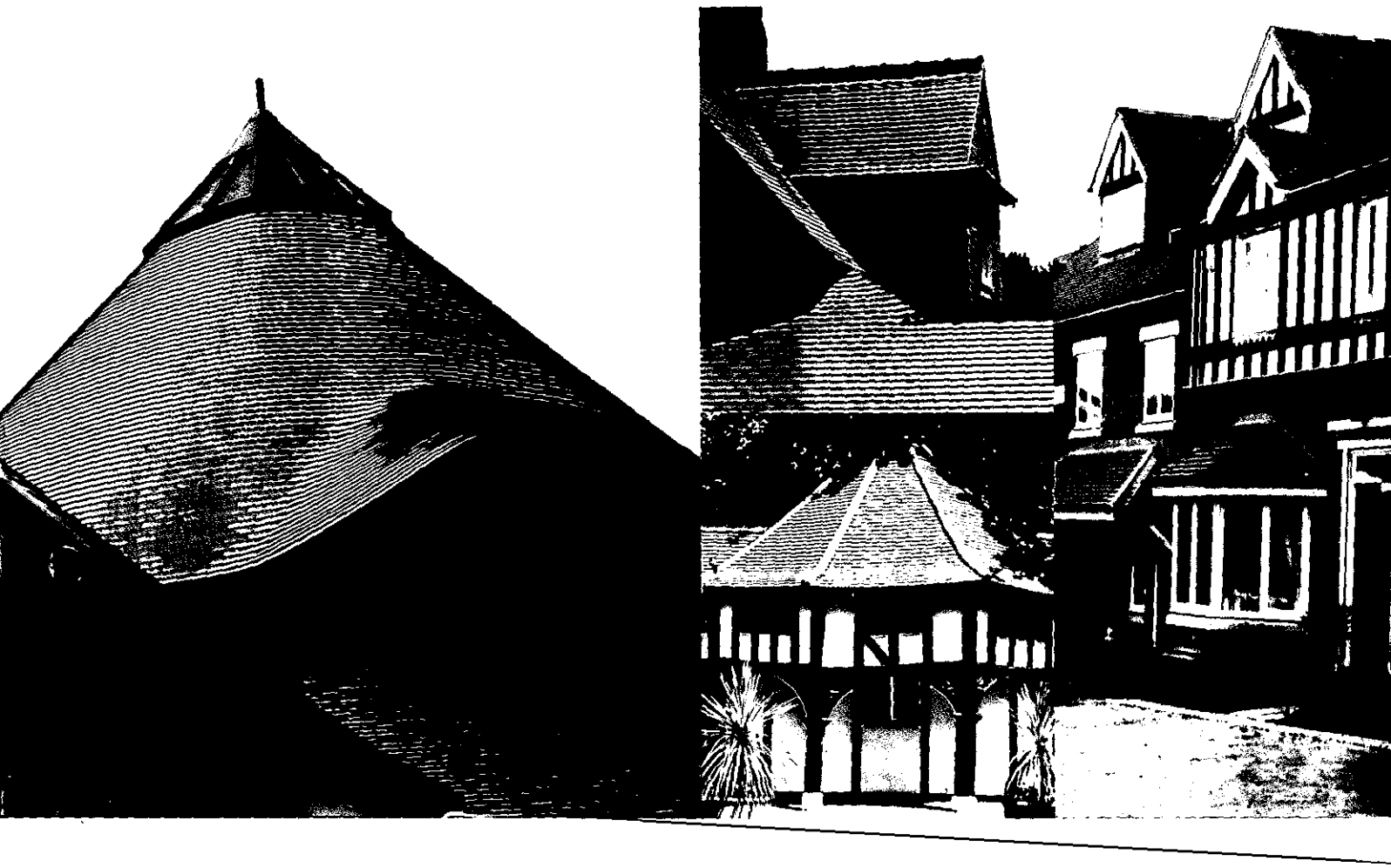




ETERNIT CLAY TILES

CONTENTS

4–5 Acme machine-made plain tiles
6–7 Hawkins machine-made plain tiles
8–9 Ashdowne handcrafted tiles
10 Decorative ridges and finials
11 Ventilation systems



INTRODUCTION

ETERNIT CLAY TILES

Eternit is the UK's leading manufacturer of clay plain tiles and fittings. The Eternit range of tiles can be used for roofing and vertical hanging in both new and refurbishment work. The company produces a comprehensive range of roofing products and accessories designed to satisfy the most aesthetically and technically demanding requirements for all types of application. The extensive range of colours and products available offers the designer the flexibility to use this beautiful natural material to produce both traditional and modern roofs that bear the stamp of quality and distinction.

ACME



MACHINE-MADE CLAY PLAIN TILES

The unique Acme range of machine-made clay plain tiles, complemented by a range of fittings, provides an opportunity for designers and contractors to achieve roofing of the highest standard and quality, by combining the benefits of advanced manufacturing techniques with the charm and warmth associated with traditional materials.

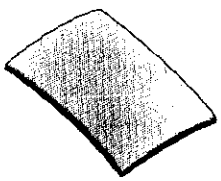
Manufactured from the famous Etruria Marl, Acme tiles are noted for their exceptional strength and durability. The small unit size of the tile, combined with the wide range of fittings available, make Acme tiles the ideal choice for creative roof design. The colour and character of Acme tiles have a lasting beauty, warmth and, moreover, their appearance improves with each passing season.

Large investments in kilns, driers and handling equipment has enabled us to produce a wide range of colours at competetive prices.

FORMAT

Acme clay tiles are produced in both smooth and sand faced versions. The tile is available in a double camber format, which helps water discharge quickly from the surface and breaks up the roof line, adding greater texture to each tile course.

A range of ornamental shaped tiles is available to add interest and texture to the roof and for vertical tile hanging features. These are available in all machine-made plain tile colours.



Double camber (lateral and longitudinal camber)

FITTINGS AND ACCESSORIES

A comprehensive range of standard fittings and accessories is available to meet even the most demanding of aesthetic and technical criteria.

For information on the specification, detailing and fixing of Acme machine-made tiles, please refer to the Eternit 'Technical Guide'.

Acme double camber tiles conform to BS EN 1304: 1998 and are manufactured in a kitemarked factory.

The manufacturing plant operates a quality system to BS EN ISO: 9001

BSI REGISTERED
Q 05890

KM 07903
KEELE

ACME TECHNICAL DATA

Overall size of tile	265 × 165 mm
Lap *min.*	65 mm
Guaranteed *min.* roof pitch	35°
Gauge *max*	100 mm
Covering capacity at 100 mm gauge	60 tile/m²



Hexagon



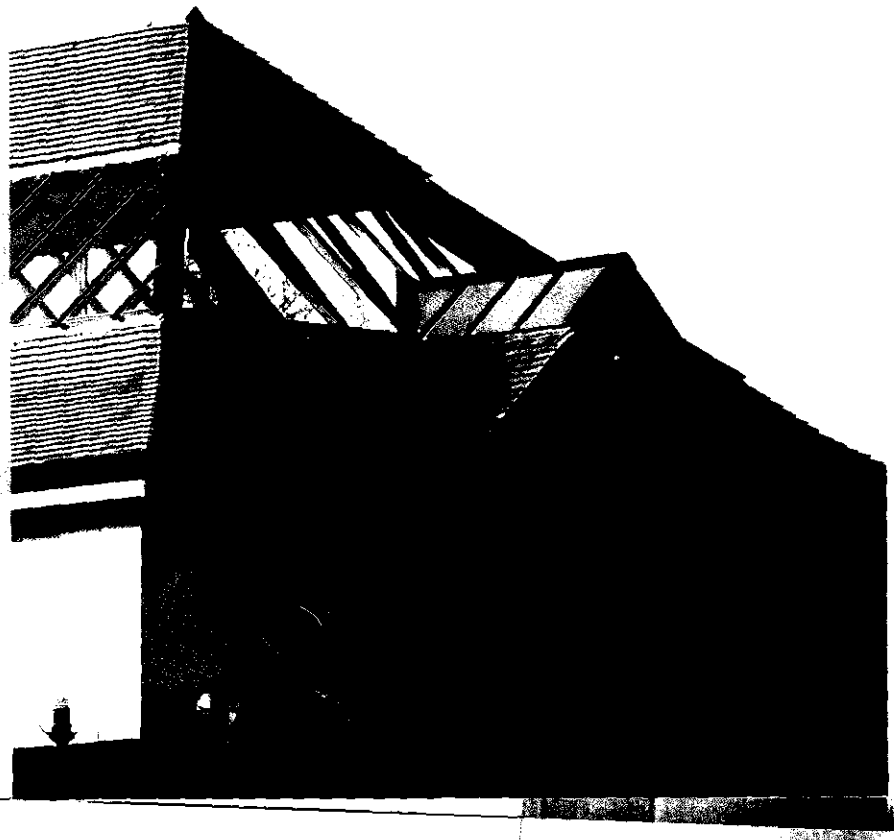
Bullnose



Fishtail



Club



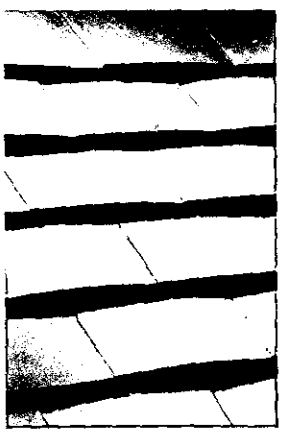
ORNAMENTAL TILES

The above are available for all colour ranges shown on these pages.

COLOURS

The body colour of Acme smooth clay plain tiles is red/brown with minor tonal variations which result from the natural clay material. In the case of brindle tiles, controlled variation of the kiln atmosphere during firing is used to produce a blend of natural fired colours.

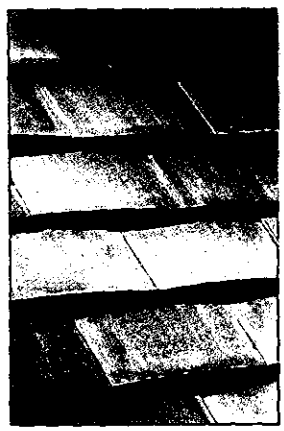
Acme sandfaced clay plain tiles are surfaced with selected sand before firing.



Red Smooth – KE 001



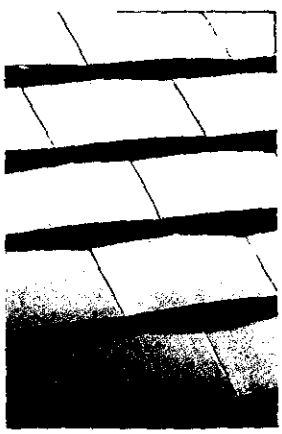
Smooth Brindle – KE 002



Burnt Flame – KE 013



Farmhouse Brown Sandfaced – KE 006



Dark Brindle – KE 009

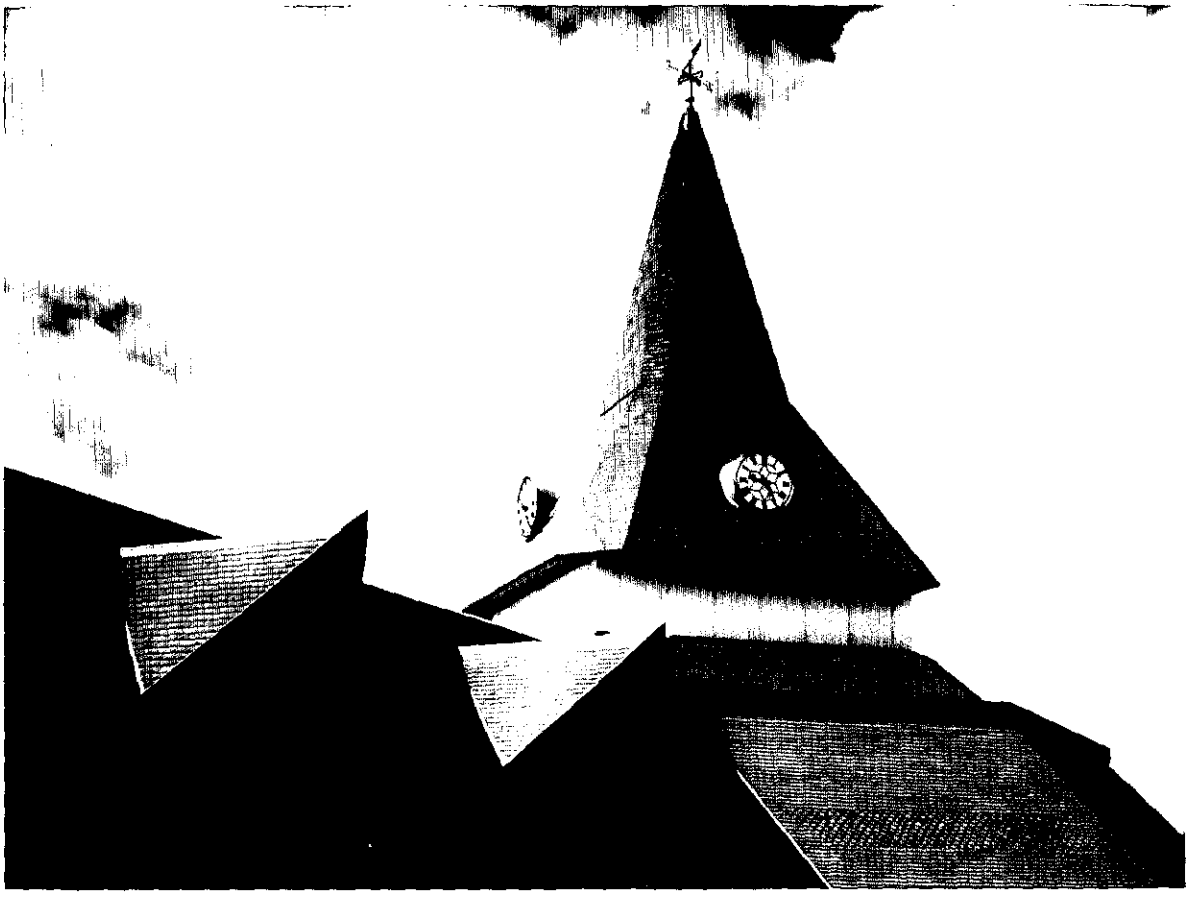


Century – KE 010

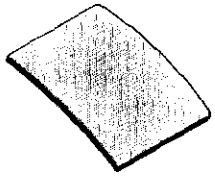


Heather Sandfaced – KE 004

HAWKINS



MACHINE-MADE CLAY PLAIN TILES



Single camber (longitudinal camber)

The Hawkins range of machine-made clay plain tiles lends itself to all roofing applications. The tiles combine the proven traditional firing process w[illegible]rn technology to give an individually brindled product.

Manufactured for over 150 years using the finest Etruria Marl, the[illegible] of plain and ornamental shaped tiles allows versatility and flexi[illegible] design opportunities.

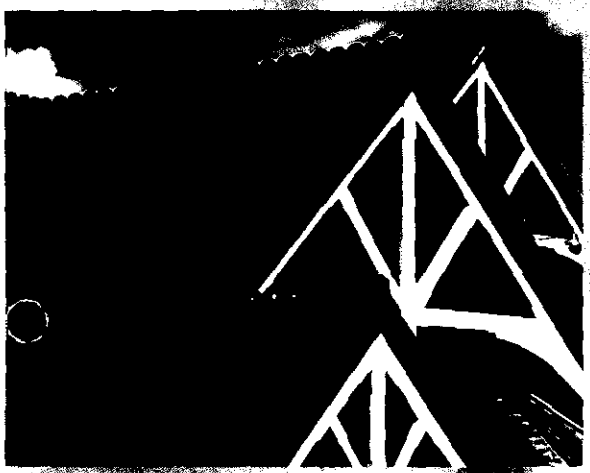
FORMAT

Hawkins plain clay tiles are manufactured with straight edges [illegible] and a single camber which is ideally suited to refurbishment [illegible]

A distinctive colour range is available, encompassing true[illegible] the creation of unique and attractive roofs.

The Hawkins manufacturing plant manufactures clay tiles to BS EN 1304: 1998 and holds a kitemark licence.

KM 07876
CANNOCK



FITTINGS AND ACCESSORIES

A comprehensive range of standard fittings and accessories is available to even meet the most demanding of aesthetic and technical criteria.

For further information on the fittings, detailing and fixing of Hawkins machine-made tiles, please refer to the Eternit 'Technical Guide'.

HAWKINS TECHNICAL DATA

Overall size of tile	265 × 165 mm
Lap *min*	65 mm
Gauge *max*	100 mm
Guaranteed *min* roof pitch	35°
Covering capacity at 100 mm gauge	60 tiles/m²

ORNAMENTAL TILES

The tiles below are available for all colour ranges shown on these pages.



Hexagon



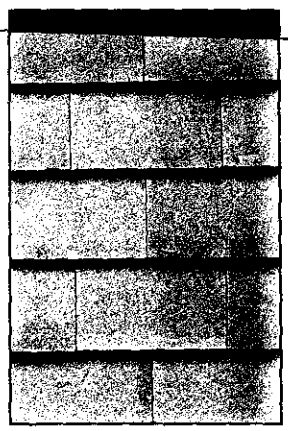
Bullnose



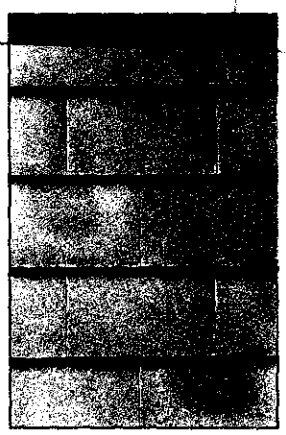
Fishtail



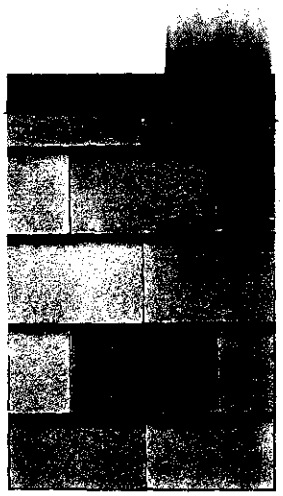
Club



Red Blend – HA 401



Heather Mixture – HA 405



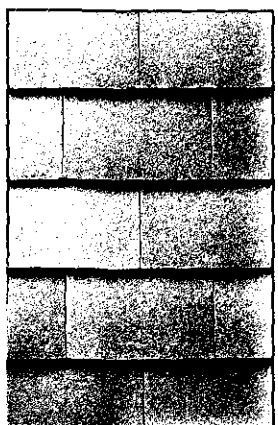
Dark Heather – HA 402



Staffordshire Blue – HA 406



Staffordshire Mixture – HA 403



Brown Heather – HA 404

ASHDOWNE





HANDCRAFTED CLAY PLAIN TILES

The skills of the craftsmen who create the Ashdowne range of handcrafted clay plain tiles have been handed down through generations. It is this human touch which helps to give the tiles their inimitable warmth, character and mellow beauty, whilst their granular texture and slight random irregularities make each tile unique.

Having such a wealth of shades and mixes to choose from is especially valuable when there is a need to match the original tiles in a refurbishment project. How[illegible]w-build schemes can also be wonderfully enhanced by the warm beauty of As[illegible]erfectly complement the surrounding environment.

ASHDOWNE TECHNICAL DATA

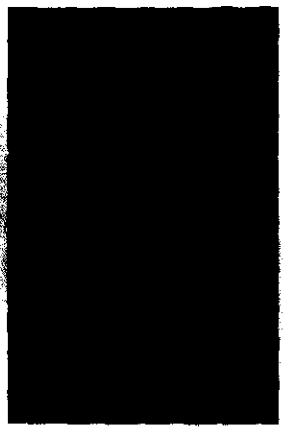
	Plain tiles	Peg tiles
Overall size of tile	265 × 165 mm	265 × 165
Lap *min*	65 mm	65 mm
Gauge *max*	100 mm	100 mm
Guaranteed *min.* roof pitch	35°	35°
Covering capacity at 100 mm gauge	60 tiles/m²	60 tiles/m²
Covering capacity at 88 mm gauge	–	–

74 tiles/m²

Q 05890

KM 07903
KEELE

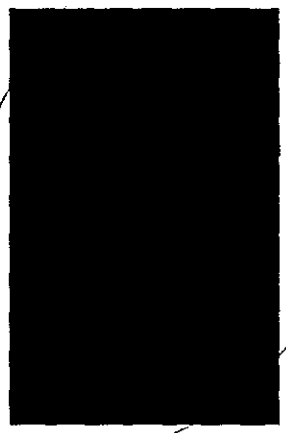
Ashdowne handcrafted tiles conform to BS EN 1304: 1998, and are manufactured in a kitemarked factory. The manufacturing plant operates a quality system to BS EN ISO: 9001.



Chelwood – KE 107



Melford – KE 108



Aylesham – KE 121



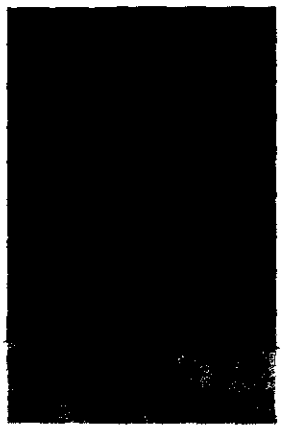
Ashurst – KE 113



Aylesham Mix – KE 122



Ashbourne – KE 106



Oakwood Brown – KE 120

ORNAMENTAL TILES

The tiles below are available for all colour ranges shown on [illegible]e pages.



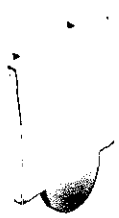
Hexagon



Bullnose



Fishtail



Club

FORMAT

Ashdowne is a range of single camber tiles which also includes handcrafted Peg Tiles and Kent Pegs. Peg Tiles and Kent Pegs are nibless and random surfaced tiles which can be made to order in all the handcrafted tile colours.

A range of ornamental shaped tiles is available to add interest and texture to vertical tile hanging features. These are available in all machine-made plain tile colours.

FITTINGS AND ACCESSORIES

A comprehensive range of standard fittings and accessories is available to meet even the most demanding of aesthetic and technical criteria.

For further information on fittings, detailing and fixing of Ashdowne handcrafted tiles, please refer to the Eternit 'Technical Guide'.

DECORATIVE RIDGES AND FINIALS



In addition to the standard fittings for completing the roof, Eternit produce a wide range of decorative ridges and finials. A selection of these is shown below, but Eternit have the experience and expertise to produce any fitting of almost any shape to suit customer requirements.

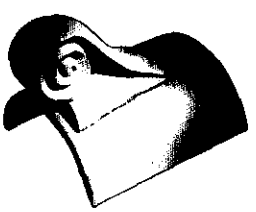
For standard fittings, please refer to the Eternit 'Technical Guide.'



Extension piece



Fleur-de-lys finial



Angle scroll finial



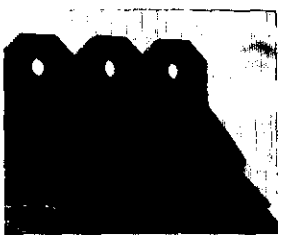
Falcon finial



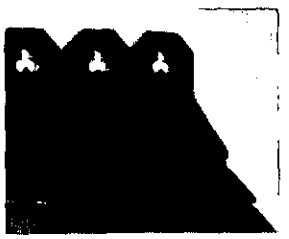
Dragon finial



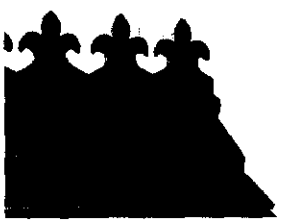
Black ridge



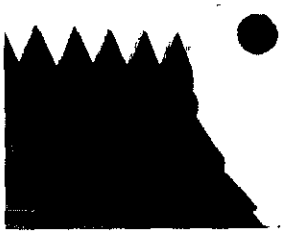
Two hole crested ridge



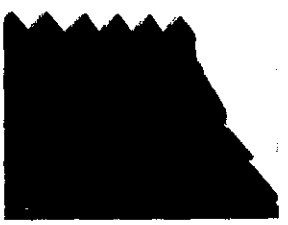
Club crested ridge



Slotted roll top ridge with fleur-de-lys inserts



Slotted roll top ridge with cocks comb inserts



Cocks comb crested ridge



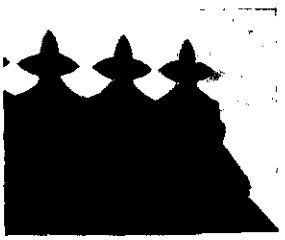
Roll top ridge



Capped half round ridge



Capped angle ridge



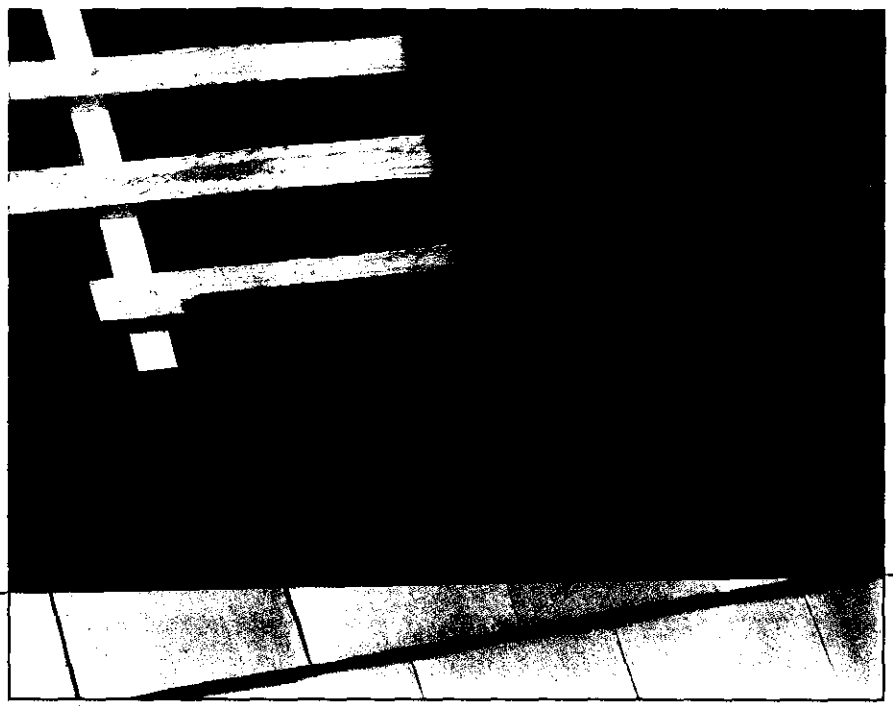
Slotted roll top ridge with spade inserts

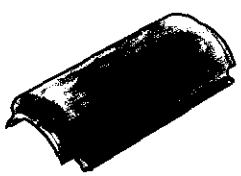
Almost any shape of fitting can be manufactured to bespoke requirements, in the full Eternit range of colours.

VENTILATION SYSTEMS

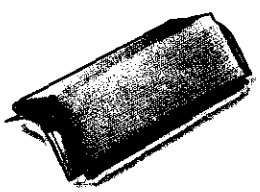
In response to the new Building Regulations and the need to ensure that the aesthetic qualities of the roofscape are maintained, Eternit roofspace ventilation systems provide appropriate options for the ventilation of even the most complex roof types. These systems comply with strict ventilation regulations and ensure adequately ventilated and healthy roofspaces.

For full details on the application of these systems, please refer to the Eternit 'Technical Guide'.

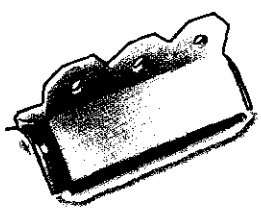




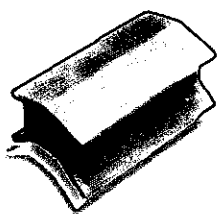
Half round ridge



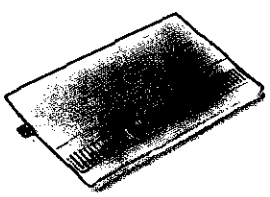
Plain angle ridge



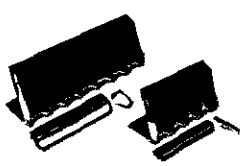
Decorative ridge



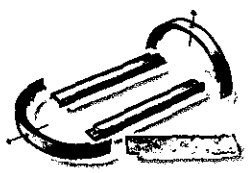
Gas ventilating ridge



Clay tile vent



Eaves ventilation packs (10 or 25 mm)



Dry ventilated ridge system



Ridge pipe adaptor



Flexible pipe



Tile vent adaptor

SERVICES

The Eternit range of products is matched by the quality of service provided. A specialist technical service is always available to answer any questions relating to the Eternit ranges of machine-made and handcrafted clay roof tiles.

This includes a free estimation service to provide tile quantities and help customers with roof detailing.

CAD DETAILS

A free CAD disk is available to help with roof design and this can either be downloaded from the Eternit website or sent on disk on request.

SALES

If you require free samples, please contact the Eternit Head Office and they will be despatched by courier to a destination of your choice.

These services are supported by a national sales service and complemented by a comprehensive range of literature.

Please contact our sales office on 01782 750243 for help and advice on your roofing requirements.

TECHNICAL GUIDE

For comprehensive technical details, performance and specification of Eternit clay roofing tiles, see the Eternit 'Technical Guide'.

GUARANTEE

Eternit Building Materials guarantee the durability of their clay plain roof tiles for 100 years and their ventilation products for 10 years, provided they are installed in accordance with BS 5534: Part 1: 1997.

Eternit
BUILDING MATERIALS
CLAY TILES
PROFILED SHEETING
CLADDING

ETERNIT BUILDING MATERIALS
Ridgehill Drive
Madeley Heath, Crewe
Cheshire, CW3 9LY

tel 01782 750243
fax 01782 750901

email marketing@eternit.co.uk
www.eternit.co.uk

APPROVED ETERNIT STOCKIST

an Etex GROUP company

The printing process restricts the exact reproduction of tile colours. For a true colour reference, please ask to see a product sample.

Eternit Building Materials is a trading style of Eternit Clay Tiles Limited.

Tel: (0118) 974 6442(Direct Line)
Email: emma.bowerman@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 13 July 2004
My ref: FP/2004/5370

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Mr and Mrs B Gerstner
C/o Abracad
The Atrium
Broad Lane
Bracknell
RG12 9BX

Dear Mr and Mrs Gerstner,

CONVERSION OF GARAGE TO LIVING ACCOMMODATION, 24 SPARROW CLOSE WOKINGHAM

I refer to your letter and plans received on 5 July 2004 with reference to the above.

Condition 5 of Planning Permission 16486 removed permitted development rights to convert garages on your development to any other use. This was to ensure that the garages were retained in accordance with the District Planning Authority's parking standards.

As adequate parking space is available outside the garage and to reflect changes in the highways parking standards, this letter can be considered to be written permission from the Local Planning Authority for the proposed work and a planning application would not be required.

I trust this advice is of use to you and should you wish to discuss the matter further please do not hesitate to contact Emma Bowerman on the above direct dial number.

Yours sincerely,

B. Polnik (Mrs)
Senior Planning Officer
(Team Leader of Householder Team)

Tel. 0118 974 6502 (Direct Line)
Date. 24 June, 2004
My ref. MT/FP/2004/5370

WOKINGHAM DISTRICT COUNCIL

Mr and Mrs B Gerstner
C/o Abracad
The Atrium
Broad Lane
Bracknell
RG12 9BX

COPY

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

Dear Mr and Mrs Gerstner

~~TOWN AND COUNTRY PLANNING ACT 1990~~
CONVERSION OF GARAGE TO LIVING ACCOMMODATION
24 SPARROW CLOSE WOKINGHAM

Thank you for your Building Regulations Application Number FP/2004/5370 received on 07 June 2004.

I am writing to inform you that written permission from the Planning Department is also required for the proposed work.

Condition 5 of Planning Permission 16486 removed Permitted Development rights in respect of conversion of the garages of the properties on your development. (A copy of this Planning Permission is enclosed for your information).

If you are intending to pursue this proposal would you please submit a letter to this department outlining your proposal together with a 1:500 location plan showing two parking spaces on the site. Each parking space should be a minimum of 2.4m x 4.8m. This information is required by 8 July 2004. I should point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6502.

Yours sincerely

MThompson

Mary Thompson
Development Control/Building Control Liaison Officer

Tel: 01344 481047
Fax: 01344 459152
Mob: 07763 058779

Email:
alistair@abracad.org
Web: www.abracad.org

ABRACAD
Award-winning Registered Architectural Practice

designing better buildings

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX

eb - written permission required
Dept officer

~~80377~~

PLANNING
POL
DC
APP
CS
05 JUL 2004
COPIES TO:
ACK:
FILE:
80479

Planning Dept.,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR

Dear Sir,

Proposed garage conversion at 24 Sparrow Close, Wokingham

Further to your letter of 24th June 2004, please find enclosed a copy of drawing GER/01.

Would you please now confirm that since 2No parking spaces of 2.4m x 4.8m long can easily be accommodated on the existing drive (and since parking standards have been reduced since the original planning condition No. 5 was imposed) that the proposal is acceptable.

We look forward to hearing from you at your earliest convenience.

Yours faithfully,

Alistair Lloyd

Alistair Lloyd

cc Mr & Mrs Gerstner

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5370

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

Location : 85, Clares Green Road, Spencers Wood, Reading.

Proposal : Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/02

Date Registered : 28/11/2001

Earliest Date for Decision : 28/12/2001

Latest Consultation Date/Site Notice Expiry Date : 28/12/2001

This application will have expired on: 23/01/2002. 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 - appoval with conditions C049 & C122

Shinfield Parish - no comment

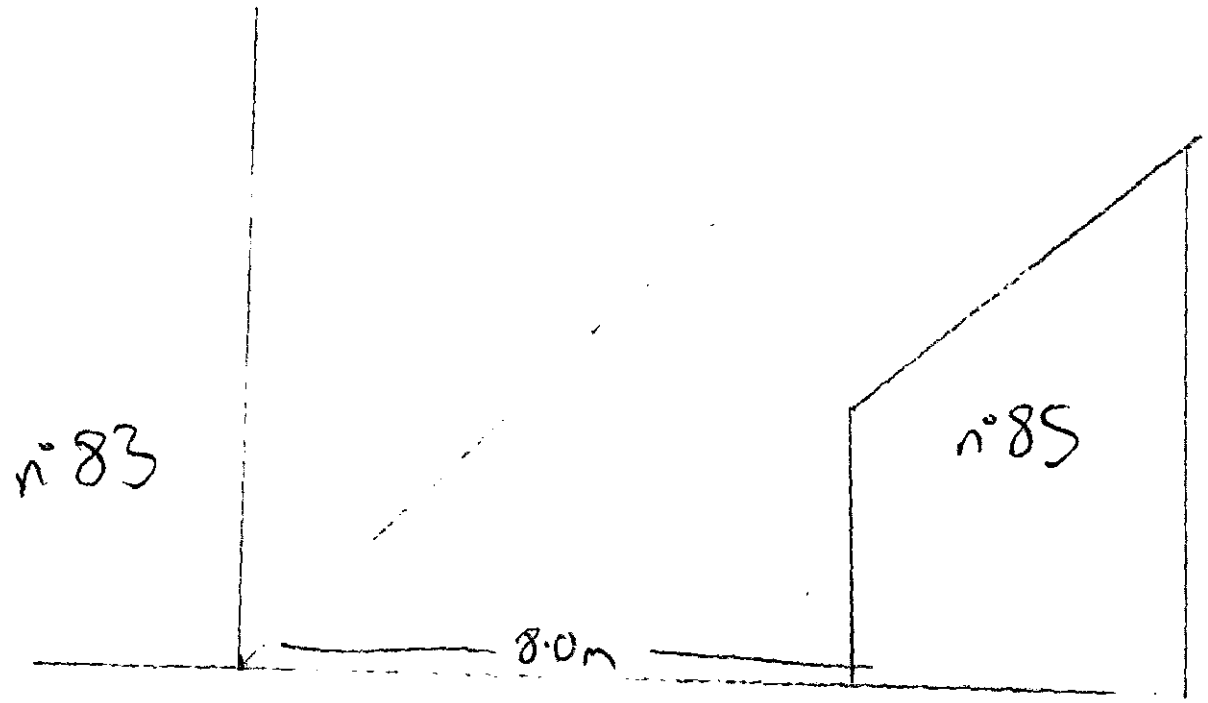
Planning Issues :

identified settlement
affect on neighbours } ENV, WBE1, WOS3
affect on street } LBE1, LBE2
parking WT6, LT6

Loddon Area Local Plan

Application Number F/2001/5370
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	


nº 83
nº 85
8.0m

RECORD OF SITE VISIT

SITE ADDRESS: 85 Clares Green Road Spencers Wood Reading.

APPLICATION NUMBER: F/2001/5370

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 16/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Quiet road with different house styles. Will not affect character of house from street.

3. DESCRIPTION OF SITE/BUILDING
appears single storey with a hipped roof & front dormer window.

4. RELATIONSHIP TO ADJOINING PROPERTIES
83 - will be a good distance away - one window with clear glass on ground floor opposite roof already existing & 2 opaque windows 1 gd floor & one 1st floor.
85 - driveway & garage between house & prop boundary
- rear flank will opposite existing roof. lots of windows along approx 0.75 from side wall

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING Garage + room for a least 3 cars.

LEVELS level

BOUNDARY TREATMENT 1.0m high hedge between 83 side building & shrubs approx 2.5m high between 85.

OTHERS

Application Number: F/2001/5370

Appraisal:

The proposed development is a first floor rear extension, a new front porch and a roof over an existing dormer. The detached house appears single storeyed but has a room in the loft space with two existing dormer windows. There is an existing single storey rear extension with a flat roof, as well as an attached garage towards the rear of the property. The house has a hipped roof on all sides with a flat roofed dormer window on the rear roof slope, and a pitched roofed dormer on the front roof slope. The property is bordered to the rear by rural land.

The proposed front porch will project 1.4m in depth from the front of the house and will be 2.7m in width. It will be closed in and will have a sloped roof with a maximum height of 3.6m.

The first floor extension will be built above the single storey rear extension. It will be utilised as another bedroom and bathroom. The roof above the first floor extension will be pitched and will have a gable end with a small hip. It will be to the same roof height as the existing roof. Original plans showed a balcony above the rear entry canopy at first floor level. This has since been omitted in revised plans.

The roofline will also be extended to cover the existing front roof slope dormer window. This window already has a pitched roof above it however the new roof will be to the same height as the existing roof line and it will have a small hipped end.

1. Impact upon neighbouring properties

The proposed two-storey extension has no windows in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking compared to what already exists on-site. There are several roof lights/windows on the proposed roof extension side elevation, however these are of sufficient height and angle to cause no overlooking.

The proposed extensions will mainly affect the adjoining properties nos.83 & 87 Clares Green Road. These properties are both some distance away (no.87 is approximately 5.0m from the proposed roof extension and no. 83 is approximately 8.0m away). No.87 has no windows on the side flank wall and the windows on the rear flank wall will not be affected by daylight loss from the roof extension. No.83 has one window with clear glass window on the side elevation (and two opaque glass windows), however these are opposite the existing roof. The new roof will cause limited loss of daylight to these windows due to it's pitch and because it is at least 8m away from no.83.

Although the roof extension could be seen as large, it is not considered to be overbearing to no.83 because it only just extends beyond the rear flank wall of no.83. Windows on the rear flank wall of no.83 will therefore have limited view of it. When looking from a 45 degree angle from the windows on the rear flank wall of no.87, the extended roof line will not be seen. It therefore is not considered to be overbearing to no.87.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The first floor extension will not be seen from the streetscape, however the new roof on the dormer and the front porch will be. As the roof over the existing dormer is currently pitched and the new roof is also to be pitched but with a small hipped end, it is considered that the alterations will have a similar impact to the existing dormer.

The front porch extension is considered to be of a small size and will be constructed in materials matching the existing.

The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. From the street the extended house would not appear over-dominant in its setting. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is increasing from three to four, resulting in a need for three vehicle parking spaces on-site. There is plenty of room available on site for vehicle parking. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

CHAMBERLAIN SYRAD ARCHITECTURE

SNOOK HOUSE, 66 TILEHURST ROAD, READING. RG30 2JH
TEL: 0118 939 4554

51990
HL
COPIES TO:
ACK.
FILE:

Heidi Lynch
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

2302P99

17 January 2002

Dear Ms Lynch

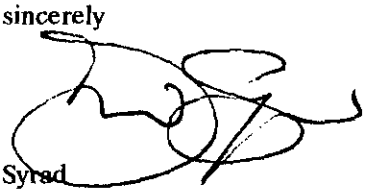
RE: APP. NO. F/2001/5370, 85 CLARES GREEN ROAD, SPENCERS WOOD, READING. FIRST FLOOR REAR EXTENSION, NEW PORCHA ND DORMER-ROOF

Further to our telephone conversation, I enclose further copies of revised drawing no. 2302/2C with the rear balcony removed.

Please substitute this layout for the original application drawings.

Thank you for your assistance with the application and please let us know if you require any further information.

Yours sincerely



David Syrad

Copy: Mr and Mrs Chamberlaiin

STEPHEN CHAMBERLAIN
Development Designer

DAVID SYRAD D.Arch (Kingston) RIBA
Chartered Architect

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 04 December 2001

Application Number: F/2001/5370

Proposal: Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

Parish: SHINFIELD PARISH

Site Address:
85, Clares Green Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs K J Chamberlain 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).

C09, R09
C122, R122

Signed: _____ **Print name:** _____

Shinfield
Parish Council
Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
03 |
DEC 2001
COPIES TO:

12th December 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

REVISED PLAN: F/2001/4748 (REVISIONS X 2)
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 40 dwellings
NEW PLANS: I. Corrected site layout of nos 100,110a, 100b and 100c Grazeley Road. Drawing PLA/100 Rev H

NEW PLANS: II. Re-siting of proposed dwelling on plot 32, and re-siting of proposed pumping station. Drawing PLA/100 Rev J.
Officer: Angela Odell
Observations: No comment

F/2001/5239
Location: World of Water, 166 Hyde End Road, Shinfield
Proposal: Proposed erection of toilet facilities
Officer: Elaine Vashi
Observations: No comment

F/2001/5240
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling (Retrospective)
Officer: Helen Pollock
Observations: No comment

F/2001/5250
Location: Pearmans Glade, Shinfield Road, Shinfield
Proposal: Proposed erection of two dwellings with garages
Officer: Angela Odell
Observations: No comment

Continued...

F/2001/5297

Location:	Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposal:	Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Officer:	Edward Oteng
Observations:	The Shinfield Parish Council strongly objects to this planning application. It fails to satisfy WH12 in that need has not been established. There is in fact an adverse impact on the open character of the countryside. The vista across the Loddon Valley would be blocked should the site be made visually well contained as required by condition (b) of this policy. There would be an adverse effect on the amenities enjoyed by nearby properties. The area is a designated WDDLP archaeological site and is subject to the requirements policy WHE15. Finally, it interferes with the setting of a Grade ll listed building.

O/2001/5143

Location:	Land adjoining 171 Hyde End Road, Spencers Wood
Proposal:	Outline application for the proposed erection of one detached dwelling
New Plans:	Site plan amended to show site lines. Drawing 5252:01:1 Rev A.
Observations:	We object on the basis that it is a greenfield site in open countryside and fails to conform with PPG3 (Housing 2000) guidelines

F/2001/5319

Location:	63 Shirley Avenue, Whitley, Reading
Proposal:	Proposed erection of replacement garage
Officer:	Joanna Medler
Observations:	No comment

F/2001/5370

Location:	85 Clares Green Road, Spencers Wood
Proposal:	Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer
Officer:	Heidi Lynch
Observations:	No comment

CON/2001/5365 ADJOINING PARISH CONSULTATION

Location:	Land at Island Road & Manor Farm, Sewage Treatment Works, Reading
Proposal:	Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL
Observations:	No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5370
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5370

Proposal:
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

Location:
85, Clares Green 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5370 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2001. 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 be possible for an individual reply to be issued 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

04 December 2001

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

Tel: (0118) 974 6442

Date: **04 December 2001**

My ref: F/2001/5370

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/2001/5370
85, Clares Green Road, Spencers Wood, Reading.
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5370**
85, Clares Green Road, Spencers Wood, Reading.
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel: (0118) 974 6442

Date: **04 December 2001**

My ref: F/2001/5370

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

Application Number: F/2001/5370
85, Clares Green Road, Spencers Wood, Reading.
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5370**
85, Clares Green Road, Spencers Wood, Reading.
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

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 6442

Date: **04 December 2001**

My ref: F/2001/5370

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/2001/5370
85, Clares Green Road, Spencers Wood, Reading.
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5370**
85, Clares Green Road, Spencers Wood, Reading.
Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001

Officer: HL | Application No. F/2001/5370

Map No. 87 Site 0.08

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING PLUS NEW FRONT PORCH AND ROOF ON EXISTING DORMER

Location: 85 CLARES GREEN ROAD

Parish: SHINFIELD Ward: SHINFIELD

Applicant: MR | MRS CHAMBERLAIN

Fee (8) 95-00 Received..... 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 : 4/12 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 + see map
.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number 26.NOV.2001 * 5370

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.J. CHAMBERLAIN
	Address and postcode	85 CLARES GREEN ROAD
		SPENCERS WOOD
		READING
		RG7 1DU
	Phone number	
2	Agent's Name	CHAMBERLAIN SYRSD 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.	85 CLARES GREEN ROAD
		SPENCERS WOOD
		READING
		RG7 1DU
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR EXTENSION
		NEW FRONT PORCH & ROOF
		ON EXISTING DORMER.

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.	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.J. CHAMBERLAIN

Date 27.11.01

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

MARSTON

ADDRESS 85 CLARES GREEN ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
484/53		BUNGALOW & ACCL-SS	7.8.53	APP APP
808/71	Mr J.R. Bate	Sun lounge & room over roof	5-8-71	App App
1207/72	Mr J. R. Bate	garage & boiler house		App

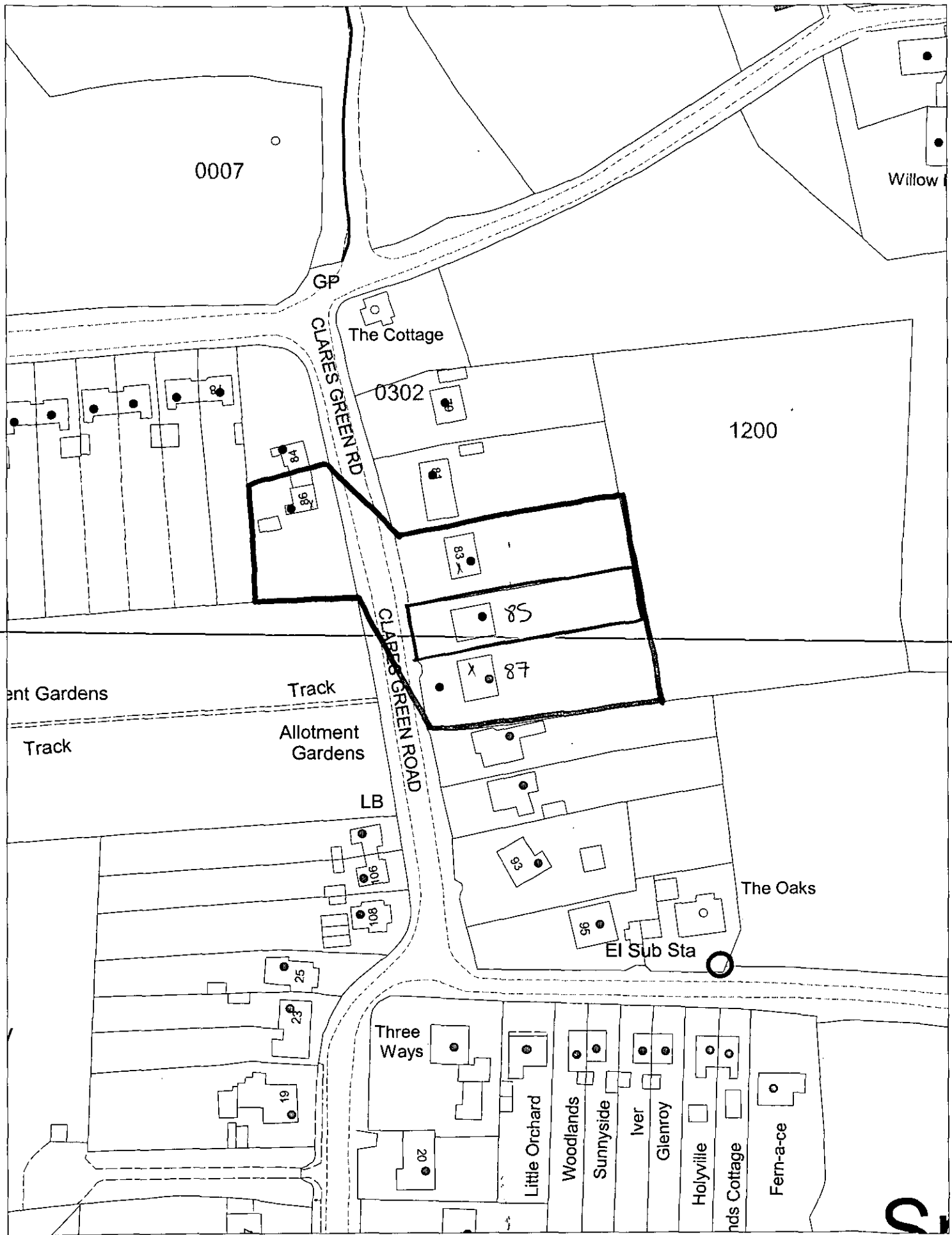
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

28.NOV.2001* 5370



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
*Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.*Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
30 November 2001

Scale: 1 : 1250