18/1/03

APPLICATION NO:
F/2002/8205

LOCATION:
6 Beechill Road, Spencers Wood Shinfield.

APPLICANT:
Mr H Rawlings C/O D Roberts

PROPOSAL:
Proposed two strorey side extension to dwelling

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/02/2003

CASE OFFICER: **Daniel Gigg**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr H Rawlings
C/O D Roberts
Kew Cottage
Aldworth Road
Upper Basildon
Berks
RG8 8NG

Application Number: F/2002/8205

Parish: **SHINFIELD**

Location: **6, Beechill Road, Spencers Wood, Shinfield.**

Proposal: **Proposed two storey side 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.

Conditions

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

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 unless otherwise agreed in writing by the Local Planning Authority.

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

4. 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.

5. 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.

Reasons

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

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

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

4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Nos. B.H.R./P01 A and B.H.R./P/02 A, received by the Local Planning Authority on 19 February 2003.

2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

3. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

4. 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.
South East Area Local Plan Policies SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/04/2003

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER** DG

PLANNING APPLICATION NUMBER	F/2002/8205
BUILDING CONTROL NUMBER.	FP/2003/4355
APPLICANT/AGENT	D ROBERTS
ADDRESS OF SITE	6 BEECH HILL ROAD STANFIELD
DESCRIPTION OF PROPOSED WORK	TWO STOREY SIDE EXTENSION.

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	BHR/P/01/A	BHR/P/01 A
ELEVATIONS	BHR/P/02/A	BHR/P/02 'A'
FLOOR PLANS	BHR/BC/03 A ~~BHR/BC/04A~~	BHR/P/02 'A'

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/4/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	26/6/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8205

Applicant : Mr H Rawlings C/O D Roberts.

Location : 6, Beechill Road, Spencers Wood, Shinfield.
Proposal : Proposed two strorey side extension to dwelling

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 10/02/2003. 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 :

3 letters of objection received. Grounds of objection
1. loss of privacy
2. loss of light
3. ~~loss of~~ overbearing

Countryside Officer - recommend condition re. great crested newts.

Planning Issues :

Impact on the character of the area.
" " neighbouring properties
" " Car parking.

Application Number: F/2002/8205 – 6 Beech Hill Road, Shinfield.

Appraisal:

Proposed Development

The proposed development is for a two storey side extension and single storey extension. The two storey extension will be 4.2m in width, it will be 8.9m in length and it will have a height to the eaves of 4.55m and a height to the ridge of 7.9m. The single storey extension will project from the rear of the two storey extension and will be 3.8m in length, it will be 4.3m in width and will have a height to the ridge of 3.7m.

Local Plans
Wokingham District Local Plan (Modified)
Loddon Area Local Plan (Adopted)

- Identified Settlement

1. Impact upon neighbouring properties

Overbearing
The main properties to consider are no.s 3 and 5 Clements Close. There will be a distance of approximately 11m between the extensions and the rear wall of no. 3 and there is a distance of approximately 8.5m between the proposed and no.5 (as extended). In addition, the bulk and massing of the proposed 2 storey extension will be reduced by the virtue of a hip to the roof and the single storey extension will have an eaves height of 2.2m and the bulk and massing will be reduced by virtue of a pitched roof. Accordingly, there will not be any significant overbearing impacts to these neighbouring properties.

Overshadowing
There will not be any infringement of light.

Overlooking
An obscure glazed window is proposed in the side elevation and given that there is a 2m high boundary fence there will not be any overlooking. In addition, no windows are proposed at first floor level in the side elevation.

There will not be any overlooking to no. 8 Beechill Road given that there is a distance of 10m and the boundary treatment will provide adequate screening.

2. Impact upon the character of the area

The proposed extensions are of an appropriate design and scale in relation to the host dwelling. In addition, materials are proposed to match the existing. Accordingly, there will not be any detrimental impacts to the character of the area.

3. Parking

Three car parking spaces will be provided for this proposed 4 bedroom property. This is in accordance with the parking standards.

4. Consultation

3 letters of objection have been received (no.s 1, 3 and 5 Clements Close). The grounds of objection are:-

- Loss of light
- Loss of privacy
- Overbearing to these properties including the rear amenity areas.

Officer Comments: Given the issues raised in section 2 of this report it is felt that the grounds of objection could not warrant refusal of the application.

Approval: ✓ ~~**Refusal:**~~ 8205

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	**Add "unless otherwise agreed in writing by the LPA".**
3	C045~~A~~	R045~~A~~	**~~"The first floor level window to a bathroom" "rear elevation"~~** and above of the side elevations
4	C049	R049	
5	C122	R122	

Informatives for approvals	
1	**This approval is in respect of the OS Site Location Plan and Plan No.s B.H.R. /P/01 A and B.H.R. /P/02 A received by the LPA on 19 February 2003.**
2	**N04**
3	**If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.**
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2, ST5**
Wokingham District Local Plan	**WBE1, WOS3, WT6**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: B Newton

Date: 1/4/03

RECORD OF SITE VISIT

SITE ADDRESS: 6 Beechill Road Spencers Wood Shinfield. APPLICATION NUMBER: F/2002/8205	OFFICER: Daniel Gigg DATE OF SITE VISIT: 9/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Mix between detached properties. Spacious (gaps)

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES Clements Close

- Nos 1 and 3 have flat roof extns. No. 3 projects approx about 3.5m and no. 6 projects approx 2m.
- Boundary to NE is a 1.8m high close bonded fence, some natural screening in gardens of no. 1, 3 + 5 Clements close. - Silver Birch Pine tree of 4m in height

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Garage

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Date: 03 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8205

Location: 6, Beechill Road, Spencers Wood, Shinfield.

Proposal: Proposed two strorey side extension to dwelling

Applicant: Mr H Rawlings C/O D Roberts.

Case Officer: Daniel Gigg

The new plans show the following: A reduction in the length of the proposed two storey extension plus a change to the roof of the proposed single storey extension. Drawing nos: B. H. R./P/01A.

Comments are required by 17/03/2003.

Should you have any queries regarding this application please contact the case officer Daniel Gigg on 0118 974 6296.

(RING ONE)

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

App. No. F/2002/8205 Date Rec. 19/2/03

Location: ~~6 Beech Hill Road~~ 6 Beech Hill Road

Parish: Shinfield

Applicant: Mr. Rawlings

Description of attached plans: A reduction in the length of the proposed two storey extension plus a change to the roof of the ~~Proposed~~ single storey extension

Drawing No's: B.H.R/P/02 A & 01A

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.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: All neighbours

Date for Responses 17/3/03

FURTHER ACTION

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

Redate Application Y / N From: _____

New Site Notice Y / N

Revised Proposal Description: _____

CASE OFFICER [signature]

Consultations Sent by Admin. on 03.03.03

Yellow - Case Officer Copy
Green - Part One Copy

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 27 January 2003
My ref: F/2002/8205
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

Owner / Occupier
3 Clements Close
Spencers Wood
Reading
Berkshire RG7 1HJ

Dear Madam,

F/2002/8205
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AT 6 BEECHILL ROAD, SPENCERS WOOD, SHINFIELD

I refer you to my recent site visit to your property on 24 January 2003 regarding the above-mentioned subject.

At the site visit you informed me that you had not received details of this planning application. Although our records show that a letter was sent I am happy to extend the consultation period for you until Tuesday, 4 February 2003. For your convenience, I enclose a copy of the planning application form and plans.

I trust this is of use. Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

Daniel Gigg
Planning Officer

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 27 January 2003
My ref: F/2002/8205
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

Owner / Occupier
3 Clements Close
Spencers Wood
Reading
Berkshire RG7 1HJ

Dear Madam,

F/2002/8205
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AT 6 BEECHILL ROAD, SPENCERS WOOD, SHINFIELD

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I trust this is of use. Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely

Daniel Gigg
Planning Officer

Daniel Gigg

From: Terry Malham [t.malham@btopenworld.com]
Sent: 12 March 2003 15:57
To: daniel.gigg@wokingham.gov.uk
Subject: Application number F/2002/8205

Dear Sir,

We are replying to your letter sent to us regarding the extension to dwelling 6, Beechill Road,Spencers Wood Application number F/2002/8205.

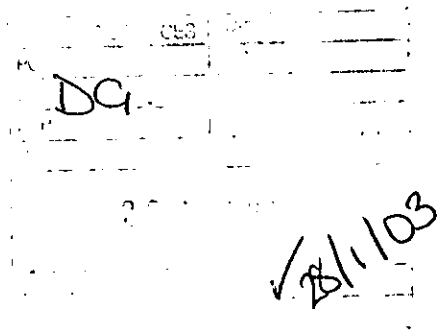
We still feel that this extension will still reduce our light as explained before we also have a lot of conifers in the garden and in the summer time this does cut out at lot of sunlight. We therefore feel very strongly about the proposed application. Our coments have not changed since our last letter even though the length and the roof have been changed.

Yours faithfully
G.F. and T.R. Malham
5.Clements Close Spencers Wood.

Please can you let me know if you receive this e-mail as we had some difficulty last time in sending it. Thankyou

Carol Hurst

From: Terry Malham [t.malham@btopenworld.com]
Sent: 22 January 2003 16:34
To: Carol Hurst
Subject: Re: planning application



From: Terry Malham
To: www.development.control@wokingham.gov.uk
Sent: Sunday, January 12, 2003 3:54 PM
Subject: application f/2002/8205 - case officer Daniel Gigg

5 Clements Close. Spencers Wood. RG7 1HJ

Dear Sir/Madam,
We would like to take this opportunity to object to the proposed two storey extension at 6 Beeech Hill Road, Spencers Wood. As this property backs directly on to ours we feel that we would loose lose of privacy and light having two stories we would not object to a single storey.
Also we feel that having a double extension plus the conifers which are in their garden we would loose even more light.
We also find it hard to believe that the occupants of said address are putting in planning permission as they are rarely there, and we are worried that this is going to end up as a private dwelling of flats/bedsits.

Yours faithfully
G.F & T.R. Malham

Please can you confirm that you have received this e-mail

----- Original Message -----
From: Carol Hurst
To: 't.malham@btopenworld.com'
Sent: Wednesday, January 22, 2003 4:31 PM
Subject: planning application

I hope you recieve this.
Carol Hurst

DISCLAIMER
Opinions expressed in this e-mail are those of the sender and do not necessarily represent those of Wokingham District Council.

The contents of this email are confidential to the intended recipient at the email address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee, nor may it be copied in any way.
If received in error, please contact Head of Corporate ISIT, Wokingham District Council (http://www.wokingham.gov.uk) on +44 (0) 118 974 6000 quoting the name of the sender and the addressee and then delete it from your system.

This email and attachments (if any) has been scanned for viruses using Network Associates Group Shield before dispatch. However, please note that neither Wokingham District Council nor the sender accepts any responsibility for viruses and it is your responsibility to scan the email and attachments (if any).

No contracts may be concluded on behalf of Wokingham District Council by means of email communications.

Daniel Gigg

From: Daniel Gigg
Sent: 30 January 2003 15:07
To: 'Terry Malham'
Subject: RE: planning application

Mr. Malham,

Thank you for your email.

Daniel Gigg
Planning Officer
Wokingham District Council

-----Original Message-----
From: Terry Malham [SMTP:t.malham@btopenworld.com]
Sent: 30 January 2003 15:03
To: daniel.gigg@wokingham.gov.uk
Subject: Fw: planning application

----- Original Message -----
From: Terry Malham <mailto:t.malham@btopenworld.com>
To: Carol Hurst <mailto:Carol.Hurst@wokingham.gov.uk>
Sent: Wednesday, January 22, 2003 4:33 PM
Subject: Re: planning application

From: Terry Malham <mailto:t.malham@btopenworld.com>
To: www.development.control@wokingham.gov.uk <http://www.development.control@wokingham.gov.uk>
Sent: Sunday, January 12, 2003 3:54 PM
Subject: application f/2002/8205 - case officer Daniel Gigg

5 Clements Close. Spencers Wood. RG7 1HJ

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Also we feel that having a double extension plus the conifers which are in their garden we would loose even more light.
We also find it hard to believe that the occupants of said address are putting in planning permission as they are rarely there, and we are worried that this is going to end up as a private dwelling of flats/bedsits.

Yours faithfully
G.F & T.R. Malham

Please can you confirm that you have received this e-mail

----- Original Message -----
From: Carol Hurst <mailto:Carol.Hurst@wokingham.gov.uk>
To: 't.malham@btopenworld.com' <mailto:'t.malham@btopenworld.com'>
Sent: Wednesday, January 22, 2003 4:31 PM
Subject: planning application

I hope you recieve this.
Carol Hurst

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PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8205. (Case Officer:Daniel Gigg)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
COPIES TO	FILE

RECEIVED 14/10/2002

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8205

YOUR NAME: Zoe Peterson

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
1 Clements Close
Reading
RG7 1HJ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

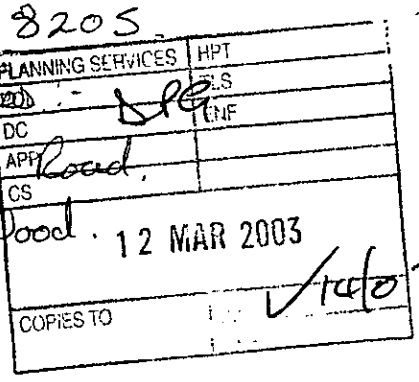
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: because it will reduce the light into my garden & house. Also we will have no privatay when we go into our garden. it will also effect the views from my windaw. i dont want to look out at a house.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Application Number. OBS
F/2002/8205.
Site address:
6, Beechill Road,
Spencers Wood.



Mr. & Mrs. Richmond,
3, Clements Close,
Spencers Wood,
Reading,
Berks.
RG7. 1HJ.
11. 3. 2003.

PLANNING SERVICES | HPT
TLS
ENF
DC
APP
CS
12 MAR 2003
COPIES TO
✓14/03

Dear Mr. Gigg,

With reference to the revised/additional plans.

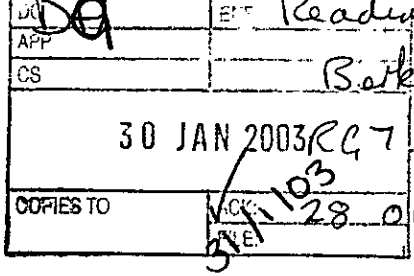
Our feelings about the above extention are still the same. We feel that our privacy will still be invaded & also the extention will still block out a lot of light. We are still very strongly against the extention.

Yours Sincerely,
S. Richmond. (Mrs.)
P. Richmond (MR)

Ref. F/2002/8205.

6, Beechill Road,
Spencers Wood,
Reading.

3, Clements Close,
Spencers Wood.
Reading,
Berks.
RG7 1HJ.
28.01.03.



Dear Mr. Gigg,

With reference to your letter dated 27.01.03.

We oppose to the planned side extension no. 6. Beechill Road.

Our reasons are:-

(1) An extension will block out most of the sun & daylight. With an extension & the height of their conifer trees we will not get any sunlight at all.

(2) We will lose all our privacy, in the garden & also in our living room & back bedrooms. We have to keep our back bedroom curtains closed because we have already lost some privacy. The extension will be in direct line of vision of our house.

(3) The extension will be too close to our

house. It will ~~be~~ like having a stranger living in our garden.

(H) When our houses were built, the council erected a secondary fence, about six inches away from the fence belonging to no. 6. Beechill Road. The previous tenants removed their fence to gain extra land. According to the plans, they are gaining extra land from the council for the extension.

We are intending to remove the two trees from our garden so as to get more daylight in our house. With an extension we will be put back to square one, losing out on daylight again.

With reference to the ordnance survey map of this area, the houses involved in this planning application are numbers 1, 3, & 5, not just numbers 1 & 3.

We await your reply,

Yours faithfully,

S. Richmond. (Mrs)

P. Richmond (Mr)

Daniel Gigg

From: Andy Glencross
Sent: 03 January 2003 14:36
To: Daniel Gigg
Subject: PA F/2002/8205 6 Beechhill Rd Spencers Wood Shinfield

Hi Daniel

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number: F/2002/8205

Case Officer : DPG.

Valid Date : 16/12/02

Map No : 86

Site Area : 0.05

Received Date: 16/12/2002

Level : Delegated Application

Description : Proposed two strorey side extension to dwelling

Location : 6, Beechill Road, Spencers Wood, Shinfield.

Parish : SH Ward : Shinfield

Applicant : Mr H Rawlings C/O D Roberts.

Fee Required: £110 Fee Received: £110 (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures / Newts

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app.

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

Tel: 0118 974 6296

Date: 23 December 2002

My ref: F/2002/8205

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8205
6, Beechill Road, Spencers Wood, Shinfield.
Proposed two strorey side extension to dwelling

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8205**
6, Beechill Road, Spencers Wood, Shinfield.
Proposed two strorey side extension to dwelling
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bryant

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

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

Tel: 0118 974 6296

Date: 23 December 2002

My ref: F/2002/8205

WOKINGHAM UNITARY
Aiming for Excellence

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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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor Patman

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

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

Tel: 0118 974 6296

Date: 23 December 2002

My ref: F/2002/8205

WOKINGHAM UNITARY
Aiming for Excellence

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

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Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Pollock

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

Received by Wokingham District Council

Application No: F/2002/8205

Proposal:
Proposed two strorey side extension to dwelling

Location:
6, Beechill Road, Spencers Wood, Shinfield.

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/2002/8205 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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.

Trevor Watson
Development Control Manager

23 December 2002

Organisation_Name	Building_Name	address1	Postcode
		49CLEMENTS CLOSEREADING	RG7 1HH
		51CLEMENTS CLOSEREADING	RG7 1HH
		53CLEMENTS CLOSEREADING	RG7 1HH
		55CLEMENTS CLOSEREADING	RG7 1HH
		57CLEMENTS CLOSEREADING	RG7 1HH
		59CLEMENTS CLOSEREADING	RG7 1HH
		61CLEMENTS CLOSEREADING	RG7 1HH
		63CLEMENTS CLOSEREADING	RG7 1HH
		65CLEMENTS CLOSEREADING	RG7 1HH
		67CLEMENTS CLOSEREADING	RG7 1HH
		69CLEMENTS CLOSEREADING	RG7 1HH
		71CLEMENTS CLOSEREADING	RG7 1HH
		73CLEMENTS CLOSEREADING	RG7 1HH
		75CLEMENTS CLOSEREADING	RG7 1HH
		77CLEMENTS CLOSEREADING	RG7 1HH
		79CLEMENTS CLOSEREADING	RG7 1HH
		1CLEMENTS CLOSEREADING	RG7 1HJ
		27CLEMENTS CLOSEREADING	RG7 1HJ
		29CLEMENTS CLOSEREADING	RG7 1HJ
		3CLEMENTS CLOSEREADING	RG7 1HJ
		31CLEMENTS CLOSEREADING	RG7 1HJ
		33CLEMENTS CLOSEREADING	RG7 1HJ
		35CLEMENTS CLOSEREADING	RG7 1HJ
		37CLEMENTS CLOSEREADING	RG7 1HJ
		39CLEMENTS CLOSEREADING	RG7 1HJ
		41CLEMENTS CLOSEREADING	RG7 1HJ
		43CLEMENTS CLOSEREADING	RG7 1HJ
		45CLEMENTS CLOSEREADING	RG7 1HJ
		47CLEMENTS CLOSEREADING	RG7 1HJ
		5CLEMENTS CLOSEREADING	RG7 1HJ
		5BEECH HILL ROADREADING	RG7 1HL
		6BEECH HILL ROADREADING	RG7 1HL
		7BEECH HILL ROADREADING	RG7 1HL
		8BEECH HILL ROADREADING	RG7 1HL

Environmental Services

For office use only.
Application number: 16.DEC.2002 8205

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.

WOKINGHAM UNITARY
Aiming for Excellence

16 DEC 2002 8205

1	Your name	MR. H ROWLINS.
	Address and postcode	6 BEECHHILL ROAD.
		SPENCERS WOOD
		READING
		BERKS.
	Phone number	
2	Agent's Name	D. ROBERTS.
	Address and postcode	KEWS COTTAGE. ALDWORTH RD.
		UPPER BASILDON.
		READING BERKS.
		RG8-8NG
	Phone number	01491-671275.
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.	NO 6 BEECH HILL ROAD.
		SPECERS WOOD.
		READING.
		BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. 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.	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: TWO	Proposed: FOUR
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. H. RAWLINS.

Date ∝. 16-12-02. ∝.

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

ADDRESS 6 Beech Hill Road PARISH ~~Swallowfield~~ Shinfield 1-4-86

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 382	Miss H. I. Swain	Formation of bathroom	14.3.74	App
BR 4799	Mr D. Basson	Erect Garage (double)	7 6 76	App N/A
04764	"	" "	28 10 76	N/A N/A
F/2002/8205	Mr Rawlings	2/st. side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE