LE 2/4

APPLICATION NO:
VAR/2002/5978

LOCATION:
225 - 227 Hyde End Road, Shinfield Reading.

APPLICANT:
Mr A Machin

PROPOSAL:
Proposed variation to condition 7 of consent F/2001/3212 to allow Flank Bedroom Window to be openable on plot 3.Plus Addition of Dummy Gables on plots 1 & 2 (Amendments to consent 2001/3212) and new Driveway to Plot 2.

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2002

APPROVED

CASE OFFICER: **Louise Smith**

1095

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Machin
19,Linden Way
Ripley
Woking
Surrey
GU23 6LN

Application Number: VAR/2002/5978

Parish: **SHINFIELD**

Location: **225 - 227, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed variation to condition 7 of consent F/2001/3212 to allow flank bedroom window to be openable on plot 3, plus addition of dummy gables on plots 1 & 2 (Amendments to consent 2001/3212) and new driveway to plot 2.**

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. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
4. The dwelling on plot 2 shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 04/04/2002

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.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 05 March 2002

Application Number: VAR/2002/5978

Proposal: Proposed variation to condition 7 of consent F/2001/3212 to allow Flank Bedroom Window to be openable on plot 3.Plus Addition of Dummy Gables on plots 1 & 2 (Amendments to consent 2001/3212) and new Driveway to Plot 2.

Parish: SHINFIELD PARISH

Site Address:
225 - 227, Hyde End Road, Shinfield, Reading.

Applicant:
Mr A Machin .

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).

C140 (AMEND: accesses), R140
(INSERT: 7 metres)
C137 (INSERT: dwelling in plot 2), R137.
NO7.

NB. Other conditions as per app no. 3212.

Signed: _____ **Print name:** Adam 7/3/02.

WORK SHEET FOR : Louise Smith

Application Number : VAR/2002/5978

Applicant : Mr A Machin .

Location : 225 - 227, Hyde End Road, Shinfield, Reading.
Proposal : Proposed variation to condition 7 of consent F/2001/3212 to allow Flank Bedroom Window to be openable on plot 3.Plus Addition of Dummy Gables on plots 1 & 2 (Amendments to consent 2001/3212) and new Driveway to Plot 2.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....11/3.....

Date Registered : 22/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 19/04/2002. 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 - conditional approval.
Parish Council - no objection

Planning Issues :
Identified Settlement
Impact on Street scene
Impact on neighbouring properties
Parking / highways.

Application Number: F/2002/5978 - 225-227 Hyde End Road
Appraisal

Development
The site is a new development comprising of three detached dwellings, situated within the identified settlement of Shinfield.

The application proposes variation to condition 7 of consent F/2001/3212 to allow flank bedroom window to be openable on plot 3. Plus the addition of dummy gables on plots 1 and 2 (amendments to consent 2001/3212) and new driveway to plot 2.

1) Impact upon Neighbouring Properties
The flank bedroom window overlooks an area of green space to the side of the development, therefore it is not considered that overlooking would result from the window being openable.

2) Impact upon the Character of the Area
The dummy gables proposed for plots 1 and 2 would compliment the gable found at plot 3, and be in keeping with the dummy gable at 6 Century Drive (the access road to this development). Therefore the design would not detract from the character of the area.

3) Highways and Parking
Highways have no objections to the new driveway proposed for plot 2, and have therefore conditionally approved the application.

Approved ✓ ~~**Refused**~~

Application Number VAR/2002/5978
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C140	R140	AMEND: acceses
			INSERT: 7 metres
4	C137	R137	INSERT: Dwelling in plot 2.

RECORD OF SITE VISIT

SITE ADDRESS: 225 - 227 Hyde End Road Shinfield Reading.

APPLICATION NUMBER: VAR/2002/5978

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/3/...

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
New 3 house dev't at end of cul-de-sac.
uniformity in design.
Id'al settlement.

3. DESCRIPTION OF SITE/BUILDING
Houses still in construction - phases.
red brick, 2 storey, detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set to similar front + rear levels.
→ to right of dev't → green ope-space.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A.

LEVELS OK

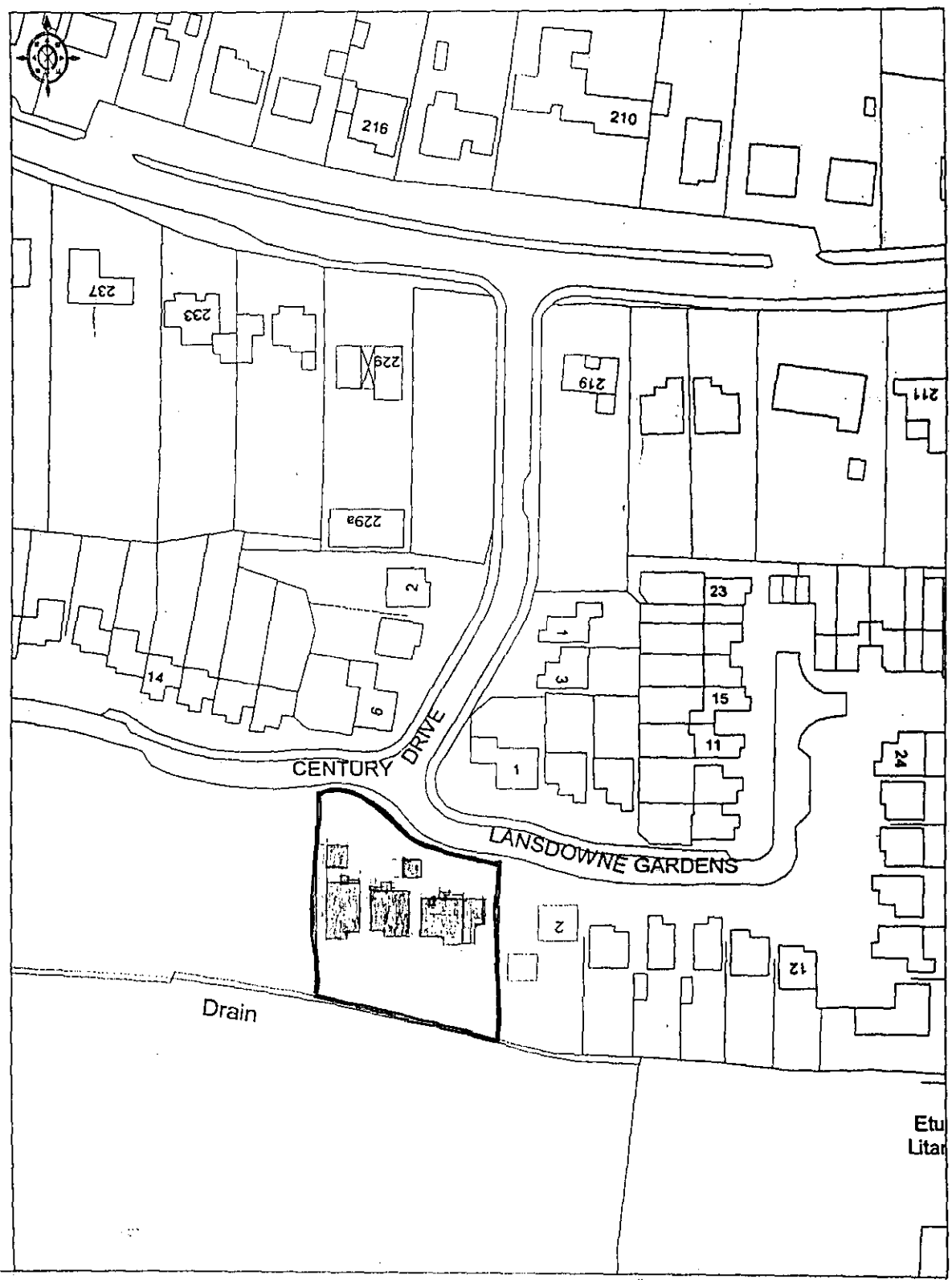
BOUNDARY TREATMENT Right of dev't:- 2m bf. → ope-space.

OTHERS —

dummy gables Pl. 1 + 2 would be inkeeping with gable end of Plot 3 + dummy gable at No 6 Century drive

window o'looks green space

22.FEB.2002* 5978



225-227 HYDE END ROAD, SPENCERS WOOD

ORDNANCE SURVEY

Scale 1:1250

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	
CS	
14 MAR 2002	
COPIES TO	ACK:
	FILE:

13 March 2002

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:

F/2002/5822
Location: 23 The Manor, Shinfield
Proposal: Proposed erection of two storey side and single storey rear extension to dwelling
Case Officer: Helen Pollock
Observations: No comment

F/2002/5834
Location: 17 The Square, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling and second floor rear dormer extension.
Case Officer: Richard Kelly
Observations: No comment

F/2002/5839
Location: Wilders Grove, Ryeish Lane, Spencers Wood
Proposal: Proposed erection of a detached double garage
Case Officer: Helen Pollock
Observations: No comment

FA/2002/5946
Location: Plot 14 Reading Business Park, Basingstoke Road, Shinfield
Proposal: Proposed erection of internally and externally illuminated signs
Observations: If any of these signs are visible from the motorway then we strongly object on the basis of road safety and urge you to consider the precedence of the Green Park sign where illumination was precluded.

Comment

F/2002/5854
Location: 26 The Square, Spencers Wood
Proposal: Proposed two storey side extension to dwelling and single storey rear extension with side dormer.
Case Officer: Richard Kelly
REVISED PLANS: show Garage Elevations.
Observations: No comment

POL	TLG
DC LS	ENF
APP	
CS	

14 MAR 2002

ACK:
FILE:

F/2002/5878
Location: 10 Diana Close, Spencers Wood
Proposal: Proposed first floor side extension to dwelling and single storey rear extension
Case Officer: Louise Smith
Observations: No comment

VAR/2002/5978 LS
Location; 225-7 Hyde End Road, Spencers Wood
Proposal: Proposed variation to condition 7 of consent F/2001/3212 to allow flank bedroom window to be openable on plot 3, Plus addition of Dummy gables on plots 1 & 2 (Amendments to consent 2001/33212 and new driveway to Plot 2.
Observations: Please note that the site is in Spencers Wood as per the planning application and not in Shinfield as on your cover sheet.

F/2002/5894 [Neighbouring Parish Consultation]
Location: 42 Elm Road, Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer Louise Smith
Observations: No comment

F/2002/5937
Location: 2 Grovelands Road, Spencers Wood
Proposal: Proposed erection of detached replacement dwelling. Demolition of existing dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5942
Location: 4 Wychelm Road, Shinfield
Proposal: Proposed erection of new dwelling.
Case Officer: Natalie Brown
Observations: No comment

F/2002/5948
Location: Springfields, Basingstoke Road
Proposal: Proposed single storey front extensions to dwelling, plus single storey rear extension to form conservatory.
Case Officer: Helen Pollock
Observations: No comment

F/2002/6012
Location: May Feeds, Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Application for temporary permission for change of use of agricultural barns to storage (B8) use (Retrospective).
Observations: No comment

F/2002/6038
Location: Land West of Great Lea Farm House, Mereoak Lane, Grazeley
Proposal: Proposed installation of 3 x 200 mm antennas and 1 x 600 mm microwave dish on a 16m high monopole with equipment cabinets, ancillary equipment and new access.
Observations: Comments to follow shortly

Continued.....

F/2002/6050

Location:	76 Grazeley Road, Three Mile Cross
Proposal:	Proposed erection of two dwellings and demolition of existing dwelling
Case Officer:	Natalie Brown
Observations:	No comment

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
14 MAR 2002	
DC REG'D	ACK
	FILE

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 FEB 2002	Map No. 87 Site 0014
Officer: LS / Application No. VAR | 2002 | 5978	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION TO CONDITION 7 OF CONSENT F/2001/3212 TO ALLOW FLANK BEDROOM WINDOW TO BE OPENABLE ON PLOT 3. PLUS ADDITION OF DUMMY GABLES ON PLOTS 1 & 2 (AMENDMENTS TO CONSENT 2001/3212.) & NEW DRIVEWAY TO PLOT 2.

Location: 225 – 227 HYDE END ROAD

Parish: SHINFIELD Ward: SHINFIELD

Applicant: MR A MACHIN

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required Richard Lettin

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 : 6/03 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:

.....
.....
.....

NEIGHBOURS:

2x S/N - in Century Drive & Lansdowne Gardens
+ See map
+ pls include Mr B. Rivers 4 Century Drive Spencers Wood RG7 1PE

No new pre-apps

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

Tel: (0118) 974 6463

Date: 05 March 2002

My ref: VAR/2002/5978

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M 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: VAR/2002/5978
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed variation to condition 7 of consent F/2001/3212 to allow Flank Bedroom Window to be openable on plot 3.Plus Addition of Dummy Gables on plots 1 & 2 (Amendments to consent 2001/3212) and new Driveway to Plot 2.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **VAR/2002/5978**
225 - 227, Hyde End Road, Shinfield, Reading.
Proposed variation to condition 7 of consent F/2001/3212 to allow Flank Bedroom Window to be openable on plot 3.Plus Addition of Dummy Gables on plots 1 & 2 (Amendments to consent 2001/3212) and new Driveway to Plot 2.
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 M Bryant

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

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

Tel: (0118) 974 6463

Date: 05 March 2002

My ref: VAR/2002/5978

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B 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

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225 - 227, Hyde End Road, Shinfield, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **VAR/2002/5978**
225 - 227, Hyde End Road, Shinfield, Reading.
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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 B Patman

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

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

Tel: (0118) 974 6463

Date: 05 March 2002

My ref: VAR/2002/5978

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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: VAR/2002/5978
225 - 227, Hyde End Road, Shinfield, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **VAR/2002/5978**
225 - 227, Hyde End Road, Shinfield, Reading.
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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 A Pollock

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

Received by Wokingham District Council

Application No: VAR/2002/5978

Proposal:
Proposed variation to condition 7 of consent F/2001/3212 to allow Flank Bedroom Window to be openable on plot 3.Plus Addition of Dummy Gables on plots 1 & 2 (Amendments to consent 2001/3212) and new Driveway to Plot 2.

Location:
225 - 227, Hyde End Road, Shinfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 VAR/2002/5978 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. 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

05 March 2002

22.FEB.2002 5978

COPY

Mr A Coggins
Environment Services Dept
Engineering Services
PO Box 153
Wokingham District Council
Civic Offices
Shute End
Wokingham RG40 1WW

Planning ref: F/2001/3212

12th December 2001

Dear Mr Coggins,

Re: Road Access - Plots 2 & 3 to Century Drive, Spencers Wood.

Further to our telephone conversation today, please find enclosed the following:

1. Ordnance Survey extract
2. Site Plan
3. Photocopy of photograph

As discussed, I would be most grateful if consideration could be given to separate highway access to Century Drive for both Plots 2 and 3 as opposed to the shared access as approved under planning application number F/2001/3212.

I trust the enclosed is sufficient for you to advice me of the viability of my proposal but if you require further information, please do not hesitate to contact me on either 07973 303742 or 01483 210012.

Many thanks,
Yours sincerely,

A G Machin.
Enc.

1509/ab

22.FEB.2002 5978

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR A MACHIN
	ADDRESS	19 LINDEN WAY
		RIPLEY
	POST CODE	GU23 6LN Tel No. 01483 210012 07973 303748
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	225-227 HYPE END ROAD SPENCERS WOOD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.4 acre 0.00166 hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	3 dwellings
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease	OWNERSHIP	owner

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	☐	1:100 Floor Plan	☐
1:500 Block Plan	☐	Other 1:200	☑
1:100 Elevations	☑	+ Ordnance surveys	

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

N/A

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☐	DEMOLITION	☐
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.	
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.	
FULL PERMISSION	☑	Go to Question 11.	
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.	
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.	
VARIATION/RELAXATION OF CONDITIONS	☑	State relevant application No.	F/2001/32/12
		Details of conditions to be relaxed. Go to Question 11.	

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

N/A

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, *and if possible give last known use.*

DWELLING

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the *trees on the plans. Indicate any which are to be felled.* N/A

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A

TO MATCH EXISTING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? N/A
If NO, please give details of any new system to be *constructed.*

YES / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? N/A
If NO, please give details of any new system to be constructed.

YES / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? N/A
Please show details of the existing access and any proposed changes on the plans.

YES / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? N/A
If YES, please show details of any changes on the plans.

YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? N/A
If YES, please show the route and any proposed alternative on the plans.

YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, *please complete the following table.* N/A

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided. N/A

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form. N/A

YES / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. N/A.

YES / NO

23. THE FEE ENCLOSED IS £ 95

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF [ ] DATE 20/2/2

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. 22.FEB.2002* 5978

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . A Clark

On behalf of . . . . . .

Date 20/2/2

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

(1) 2/0 221-
ADDRESS 227 HYDE END ROAD 211-247 PARISH SHINFIELD E

PLOT No. 241* ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04928	D.R. WALKER PLANT HIRE (READING) LTD	CONCRETING OF YARD	5.8.76	N/A C/A
06208	"	ALTS. & ADDITIONS	14.4.77	N/A C/A
BR 6504	"	S/STOREY EXTENSION	2.6.77	APP N/A
07134	D.R. Walker ~~Ancillary Storage of Garaging~~	ancillary storage for garaging	27.10.77	N/A REF
BR24204	MR & MRS D. WALKER	GARAGE & STORE	7.3.85	APP N/A
23150	"	ALTS. TO DRIVE ACCESS & 10	4.4.85	N/A C/A
4260		CAR-PARKING SPACES, DBLE		
		GARAGE & STORE		
36785 *	" O/L.	RES. DEV. / VEH. ACCTS	12.12.90	W/DR
38163 ~~[illegible]~~	" 221-241 O/L	" " (DEM 221)	22.1.92	Refs
39940	HYDE END CONSORTIUM R/O 211-247 O/L. 60 DWELLINGS		7.2.94	✓ C/A LA
42401	BEWLEY HOMES "	"	25.8.94	C/A LA

DATE OF COMPLETION GARAGING, ROADS

MINISTRY DECISION 07134 - APPEAL DISMISSED - 25.1.79 ~~[illegible]~~

SPECIAL ORDERS EUC NO 15 TPO 179

DRAINAGE 39940 - LA SIGNED - 3.2.94 42401 - LA SIGNED

091074 39940/42401 - DEED OF VAR. SIGNED - 25.8.94

1933

(2) R/O

ADDRESS 211-247 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LP94/2734A		60 DWELLINGS	1.11.94 ~~21.8.94~~	C/APPEAL
FP98/8163	R I J Associates	2 4 Bed Det. Dwellings	24.12.98	C/A
F/2000/0392	" (221)	Erect 2 Dwellings	14.3.00	APP
*F/2000/1652	"	Erect 2 det dwellings &	25.7.00	APP
		garages & demolish dwellings		
F/2001/3212	Mr. Machin	Erect of 3 det dwell	19.03.01	C/A
VAR/2001/5488	Mr. A. Machin	VAR on COND 4 of 3212 to	4.2.02	C/A
		allow bathroom windows to be opened		

MINISTRY DECISION

SPECIAL ORDERS

22.FEB.2002* 5978



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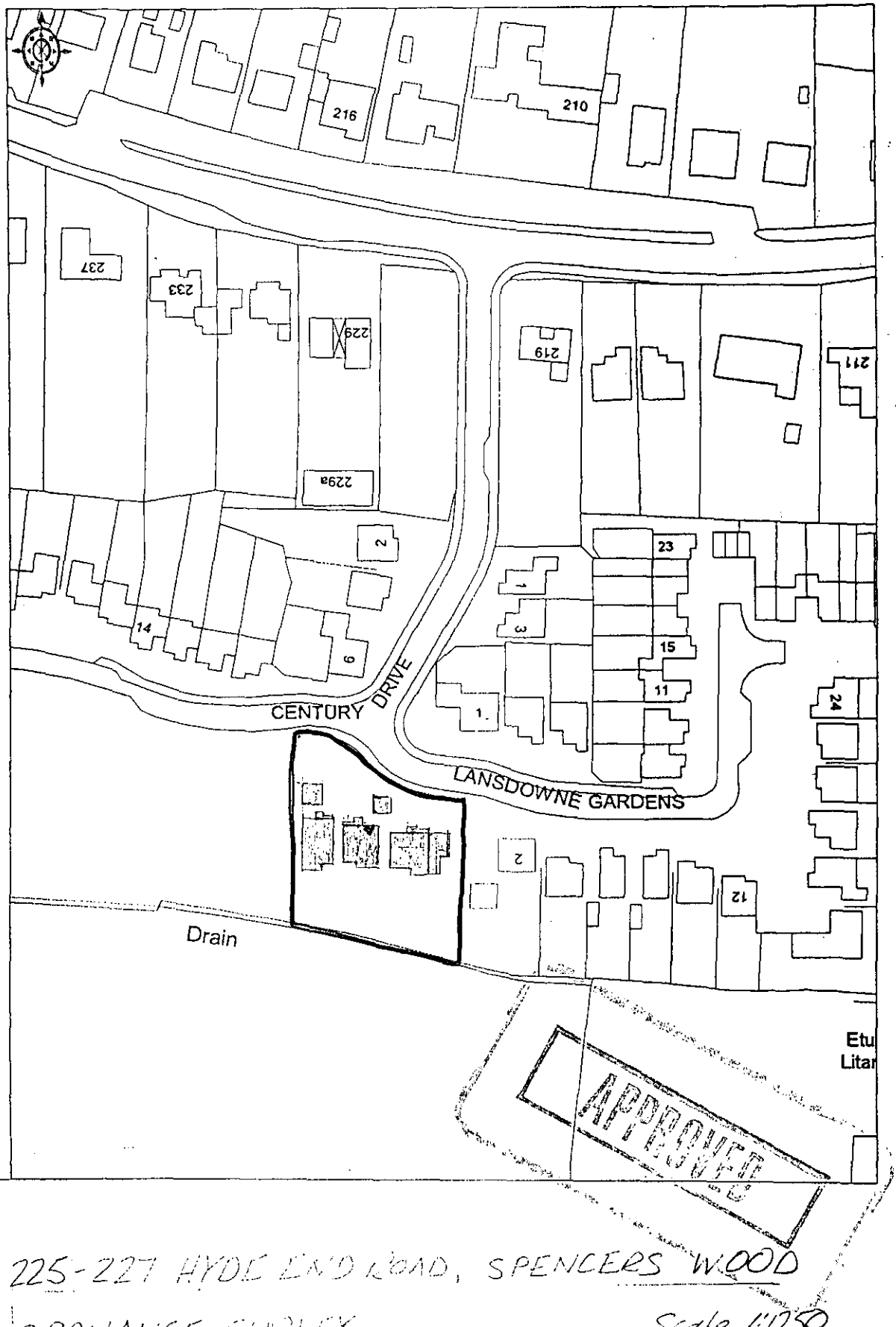
Development Control Section, Environmental Services, Wokingham District Council.
27 February 2002 Scale: 1 : 1250

N
W E
S

22.FEB.2002* 5978



225-227 HYDE END ROAD, SPENCERS WOOD

ORDNANCE SURVEY

Scale 1:1250

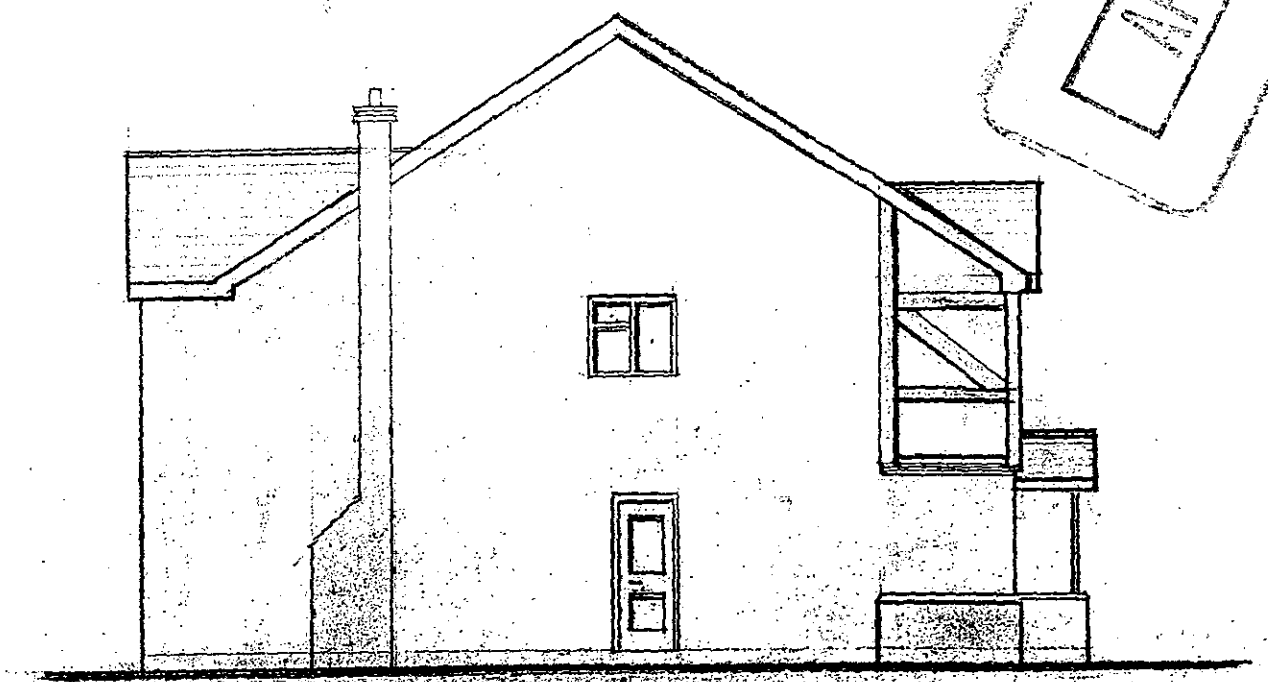
22.FEB.2002* 59578

PLOT 2 225-227 HYDE END ROAD (CENTURY DRIVE)

FRONT GABLE ADDITION

Scale 1:100

APPROVED



SIDE ELEVATION

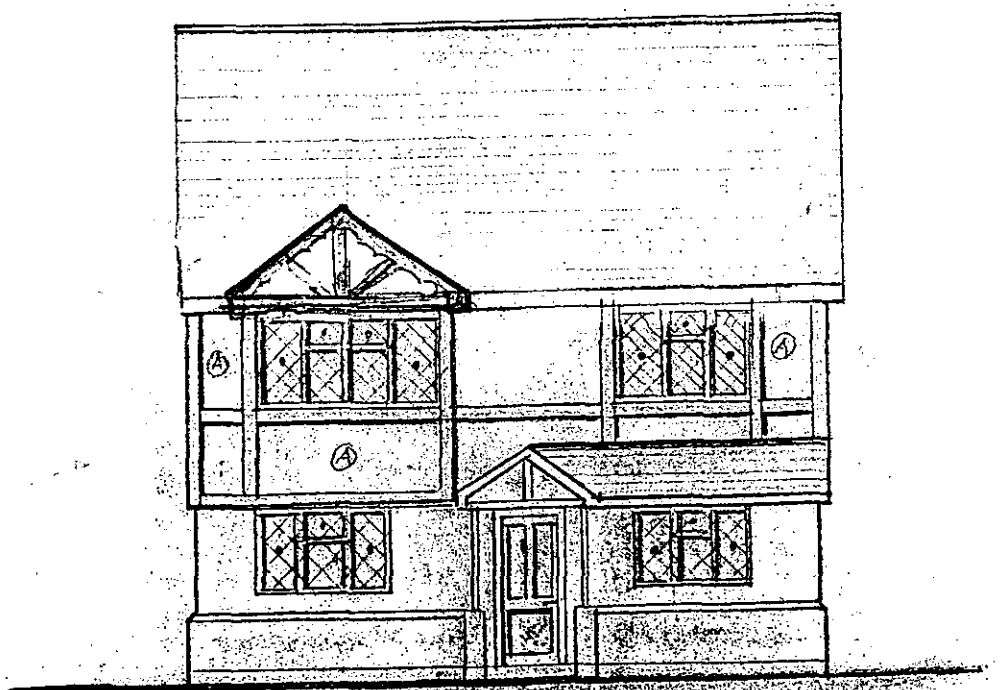
22.FEB.2002* 5978

PLOT 2 225-227 HYDE END ROAD (CENTURY DRIVE)

FRONT GABLE ADDITION

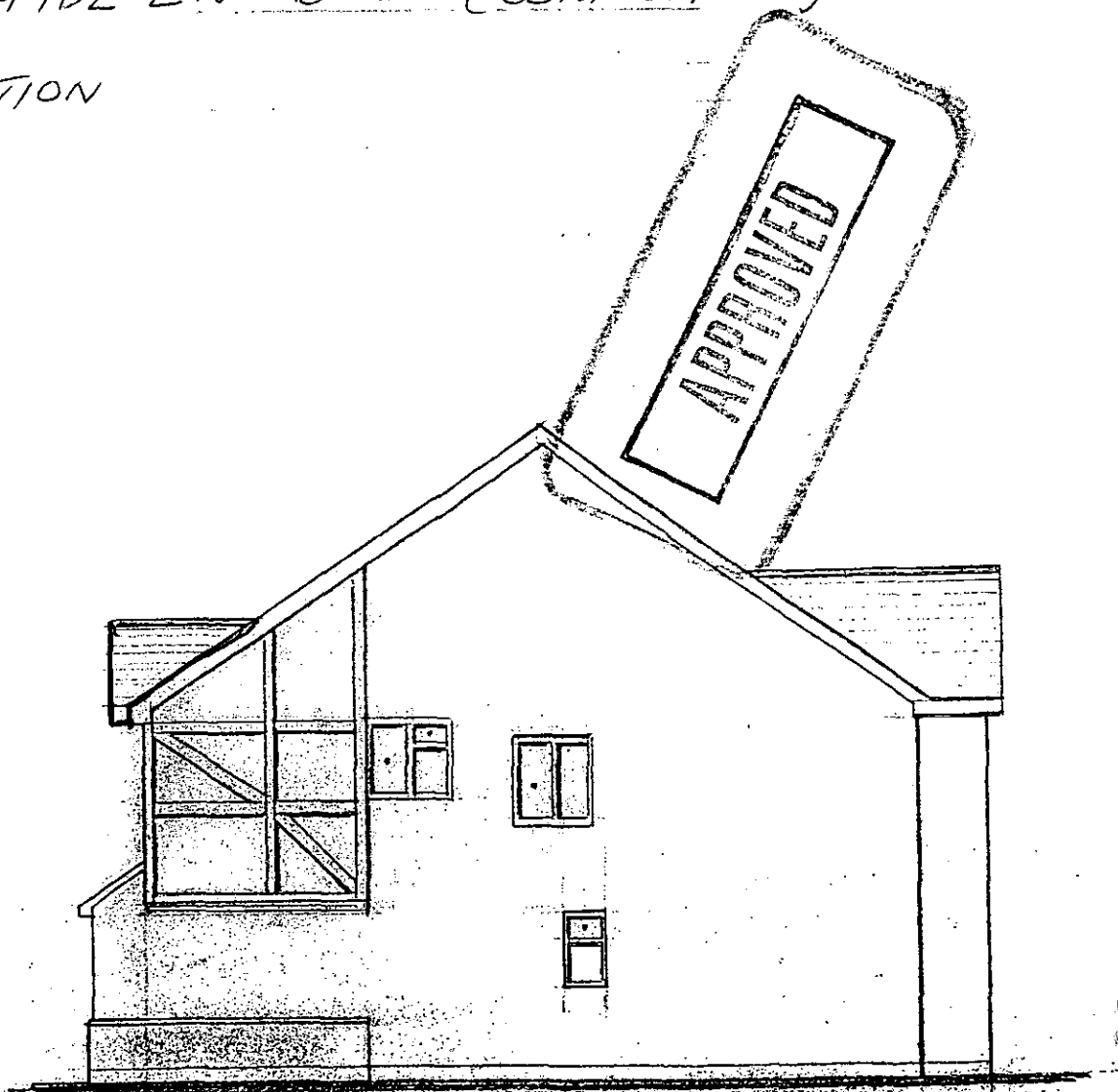
Scale 1:100

APPROVED



FRONT ELEVATION

panels Ⓐ = herring bone brickwork

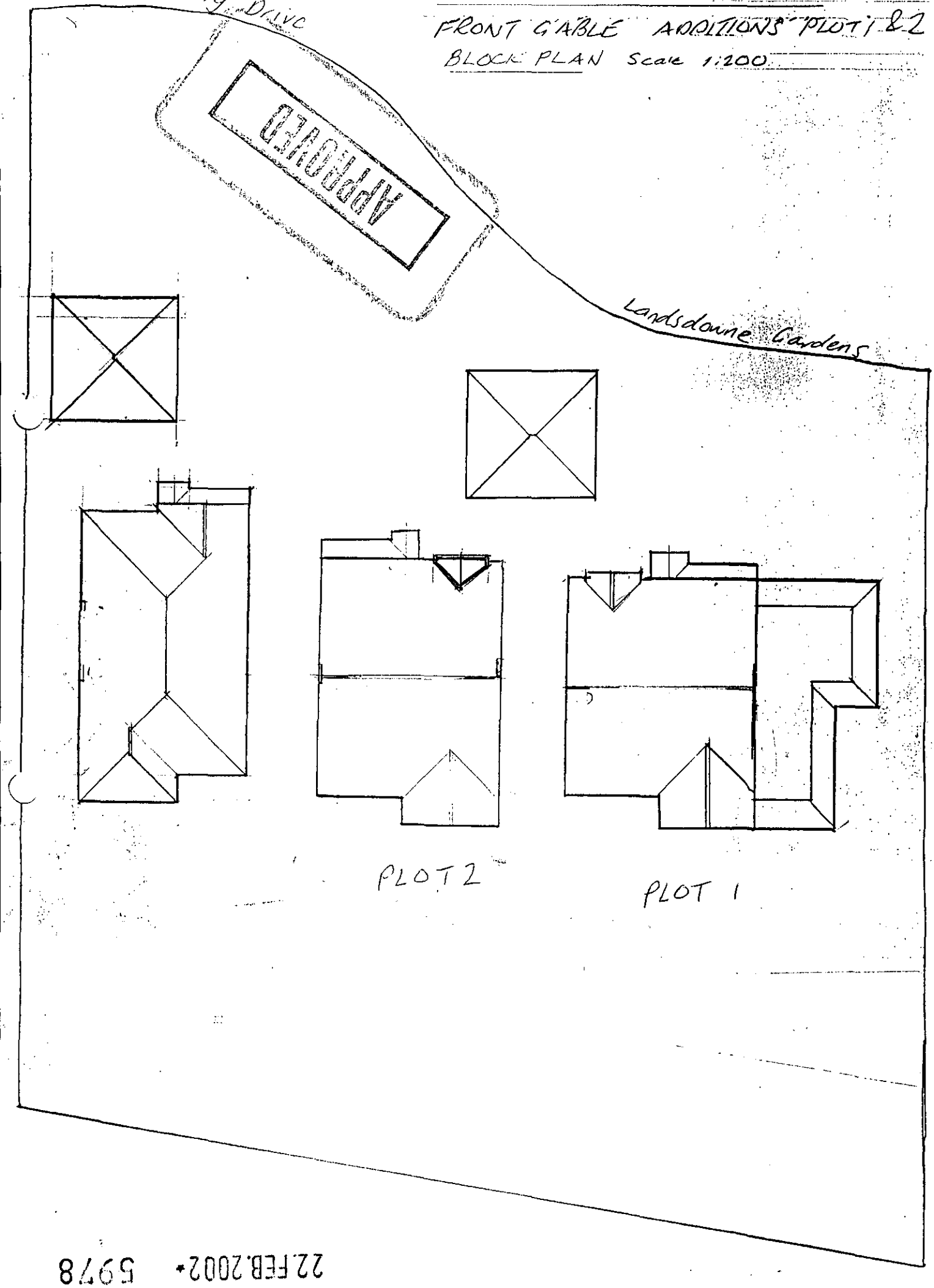


SIDE ELEVATION

225 - 227 HYDE END ROAD

FRONT GABLE ADDITIONS PLOT 1 & 2

BLOCK PLAN Scale 1:200



22.FEB.2002 5978