1/5

APPLICATION NO:
F/2002/6204

LOCATION:
2 Greenend Close, Spencers Wood Reading.

APPLICANT:
Mr/Mrs M Perrett C/O Andesign

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **27/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

153

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Perrett
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6204

Parish: **SHINFIELD**

Location: **2, Greenend Close, Spencers Wood, Reading.**

Proposal: **Proposed first floor 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.

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.

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6204	LS
BUILDING CONTROL NUMBER	FP 2002/2916	Central
APPLICANT/AGENT	Adagi	
ADDRESS OF SITE	2 Green End Close SHINFIELD	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3322	AH/E/3322
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/5/02	

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	

Application Number F/2002/6204
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C017	R019	

RECORD OF SITE VISIT

SITE ADDRESS: 2 Greenend Close Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6204

OFFICER: Louise Smith

DATE OF SITE VISIT: 8/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential Cul de sac. detached + semi-d properties. Some unity in design - flat roofed integral side gges. flat roof porch canopies Some porch extensions

3. DESCRIPTION OF SITE/BUILDING gable end house.
Previous s/s side ext, 2st rear extension integral flat roof double length gge

4. RELATIONSHIP TO ADJOINING PROPERTIES
set back from No 1 along Greenend Close and forward of No 3.

5. SITE CONSTRAINTS

No 1 - outbuilding w/in curtilage on the front right side boundary (rear proposed ext.). sheds (see site plan) flat roof.

TREES 4

ACCESS/PARKING

LEVELS slopes up from No 1 to No 2 c. 0.3m

BOUNDARY TREATMENT

OTHERS extension would infill above ~~roof~~ lean to s/s side extension

No 15 - s/s rear ext rear ha.

No 12 - 2 storey side ext

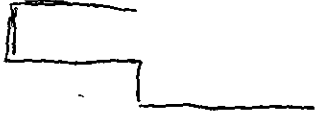
No 9 - s/s side extension - set back from front of house + lower ridge level

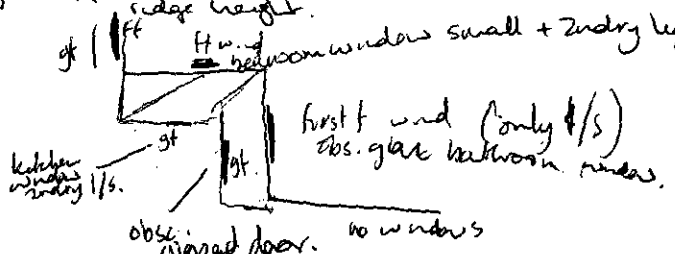
No 14 - 1st fl ext over gge



← stepped back + lower ridge height.

Rear windows No 1.





WORK SHEET FOR : Louise Smith

Application Number : F/2002/6204

Applicant : Mr/Mrs M Perrett C/O Andesign.

Location : 2, Greenend Close, Spencers Wood, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/4/2

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 8/4 .....

Date Registered : 22/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application <u>will have expired on</u>: <u>17/05/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street Scene
Parking Provision.

Application Number: F/2002/6204 - 2 Greenend Close
Appraisal

Development
The site is a detached dwelling with integral side garage, situated within the identified settlement boundary of Spencers Wood. The property has already undergone a single storey side extension and two storey rear extension.

This application proposes a first floor side extension above the existing monopitch single storey extension. The eaves and ridge height would match those existing, and the roof would be hipped in all elevations apart from the join with the main dwelling.

1) Impact upon Neighbouring Properties
There would be no adverse affects on neighbouring properties along Hyde End Lane as they are set a distance of over 30m away.

Although it could be considered that overlooking would result from the proposed first floor front window into No 1's kitchen and bedroom windows, it would be no different to the existing relationship from the front bedroom window at No 2.
The proposal does not breach overshadowing angles with regard to No 1 Greenend Close's facing kitchen window.
The ground floor component of the extension is partly screened from No 1 by this neighbour's flat roofed outbuilding which fringes the boundary between the two properties. The extension would lie a distance of 9.5m from No 1 and despite sloping land levels down to this neighbour (c.0.3m), it is not considered that the development would be overbearing. Furthermore, due to No 1's outbuilding and their side extension, this section of their garden is constricted for use.

2) Impact upon the Character of the Area
Although there is a degree of unity in housing design along Greenend Close, several modifications have taken place. Notably No's 9 and 12 have undergone two storey side extensions and No 14 a first floor extension above the garage. As the proposal would compliment the style of the original dwelling, it is not considered to detract from the character of the street scene.

~~**3) Highways and Parking**~~

Approved ✓ **Refused**

Application Number : F/2002/6204	Map No : 86
Case Officer : LS	Site Area : 0.04
Valid Date : 22/03/02	Received Date: 22/03/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 2, Greenend Close, Spencers Wood, Reading.

Parish : SH Ward : SHI

Applicant : Mr/Mrs M Perrett C/O Andesign.

Fee Required: £95 Fee Received: £95 (3)

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

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-apps

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

Tel: (0118) 974 6463

Date: 03 April 2002

My ref: F/2002/6204

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

Application Number: F/2002/6204
2, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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 **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: **F/2002/6204**
2, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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 B Patman
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 03 April 2002

My ref: F/2002/6204

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

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2, Greenend Close, Spencers Wood, Reading.
Proposed first floor side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6204**
2, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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 A Pollock
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 03 April 2002

My ref: F/2002/6204

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: F/2002/6204
2, Greenend Close, Spencers Wood, Reading.
Proposed first floor side extension to dwelling.

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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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6204**
2, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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 M Bryant
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6204

Proposal:
Proposed first floor side extension to dwelling.

Location:
2, Greenend Close, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6204 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 27/04/2002. 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.

Trevor Watson
Development Control Manager

03 April 2002

Organisation_Name	Building_Name	address1	Postcode
		1GREENEND CLOSEREADING	RG7 1EH
		16GREENEND CLOSEREADING	RG7 1EH
		2GREENEND CLOSEREADING	RG7 1EH
		3GREENEND CLOSEREADING	RG7 1EH
		35THE SQUAREREADING	RG7 1BS
		37THE SQUAREREADING	RG7 1BS
		39THE SQUAREREADING	RG7 1BS
		282HYDE END ROADREADING	RG7 1DN
		284HYDE END ROADREADING	RG7 1DN
		286HYDE END ROADREADING	RG7 1DN
	282A	282AHYDE END ROADREADING	RG7 1DN

neighbour consultation list

F/2002/6204

Environmental Services

For office use only.
Application number: 22.MAR2002* 6204

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 M. P. PERRETT
	Address and postcode	2 GREEN END CLOSE
		SPENCERS WOOD
		BERKS
		RG7 1EH
	Phone number	9883331
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
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.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR 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

ADDRESS 2 GREEN END CLOSE PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER 0/105/61 CIA 0/162/63 CIA 116/64 CIA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29016	MR. H. BARNER	2/ST. & S/ST. EXTS.	30.10.87	CIA
LRA4931	"	"	28.4.88	APP
35508	"	PORCH	11.5.90	CIA

DATE OF COMPLETION

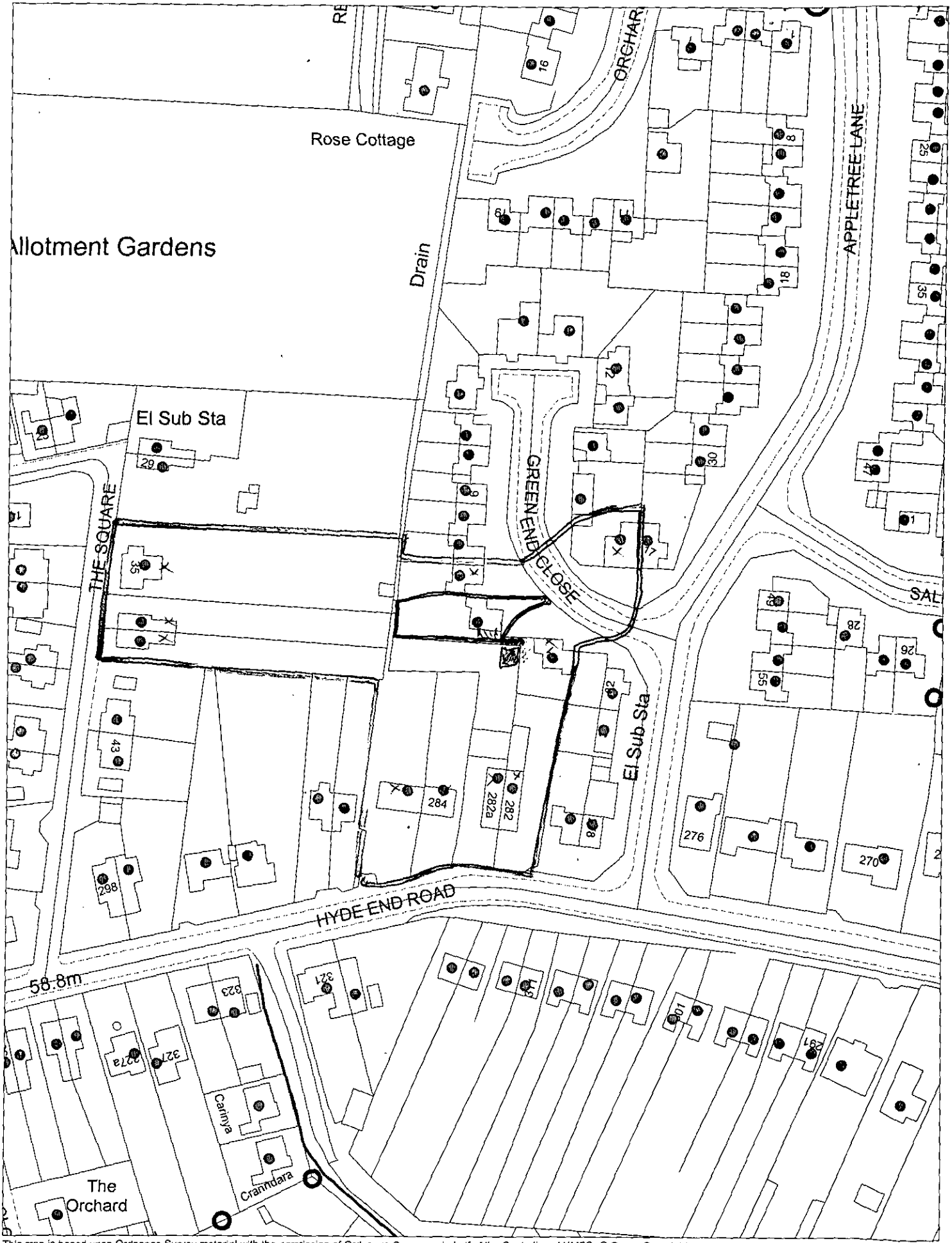
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

22.MAR2002* 6204



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 1250

2 Greenend Close

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Development Control Section, Environmental Services, Wokingham District Council.

8 April 2002

Scale: 1 : 200

N W E S