APPLICATION NO:
F/2002/6233

LOCATION:
7 Beech Hill Road, Spencers Wood Reading.

APPLICANT:
Mr/Mrs J Parr C/O Chamberlain Syrad

PROPOSAL:
Proposed two storey rear & side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/06/2002

CASE OFFICER: **Richard Kelly**

APPROVED

ZFA 183

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Parr
C/O Chamberlain Syrad
66 Tilehurst Road
Reading
Berks
RG30 2JH

Application Number: F/2002/6233

Parish: **SHINFIELD**

Location: **7, Beech Hill Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey rear & 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.

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

Condition
4. The two bathroom windows in the north east elevation of the extension hereby permitted shall be fitted with obscured glazing and be permanently so retained thereafter.

Condition
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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the amenities of the occupiers of residential neighbouring properties.

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/06/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6233	RK
BUILDING CONTROL NUMBER.	FP 2002/3557	
APPLICANT/AGENT	David Syrad	
ADDRESS OF SITE	7 Beech Hill Road Spencers Wood SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + part demolition of existing	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	✓	✓	
ELEVATIONS	2701 6A	2316 4C	minor amendment 2/10/02
FLOOR PLANS	2701 5A.	— "	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	15/10/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 2 October 2002
My ref: F/2002/6233
Your ref:

Mr. David Syrad
1 Halfacre Close
Spencers Wood
Reading
Berkshire RG40 1WR

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 Mr. Syrad,

INSERTION OF ADDITIONAL WINDOW IN THE SOUTH WEST FACING ELEVATION OF THE EXTENSION GRANTED CONSENT UNDER F/2002/6233 AT 7 BEECH HILL ROAD, SPENCERS WOOD.

I refer you to your letter dated 20 September 2002 regarding the above-mentioned subject.

From having checked planning consent F/2002/6233, there are no conditions that would restrict the insertion of a window in the bedroom at first floor level in the south west facing elevation of the 2-storey extension, as proposed in revised drawing no. 2316/4c. Accordingly, planning permission would not be required and this revision has been accepted as a minor amendment.

Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on his direct line.

Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

DAVID SYRAD ARCHITECT

D Arch. (Kingston) RIBA, Chartered Architect

1 HALFACRE CLOSE, SPENCERS WOOD, READING RG7 1DZ. TEL: 0118 988 8866
66 TILEHURST ROAD, READING RG30 2JH. TEL: 0118 939 4554

Minor amendment?

PLANNING SERVICES	INPT 61406
POL DPG	TEL
DC	FAX
APP	
CS	
23 SEP 2002	
COPIES TO	

Richard Kelley, Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

2316.03

20 September 2002

WAS RK

RE: 7 BEECH HILL ROAD, SPENCERS WOOD, READING
APP.NO. F/2002/6233 TWO STOREY REAR AND SIDE EXTENSION

Further to the above approval, I enclose a copy of revised drawing no. 2316/4c showing an additional window in the South West elevation.

Although this window is in the side of the building it is approximately 10.5 m from the side boundary.

I would be grateful if you would consider the addition of this window as a minor amendment to the existing approval.

Thank you for your assistance.

Yours sincerely

David Syrad

Plse allocate
To
[illegible]
24/09

Condition restricts windows in 1st floor ~~on~~ in NW elevation.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6233

Applicant : Mr/Mrs J Parr C/O Chamberlain Syrad.

Location : 7, Beech Hill Road, Spencers Wood, Reading.
Proposal : Proposed two storey rear & side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/04/2002

Earliest Date for Decision : 19/05/2002

Latest Consultation Date/Site Notice Expiry Date : 19/05/2002

This application <u>will have expired on</u>: <u>11/06/2002.</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 :

Highways: request parking layout - conditional approval
Parish Council: no objection

Planning Issues :

Application Number: F/2002/6233

Appraisal :

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

Application Number F/2002/6233
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT: First floor level or above in the north east elevation of the building
4		R047	The two bathroom windows in the north east elevation of the extension shall be fitted with obscured glazing and be permanently retained so thereafter.
5.	C122	R122	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 10.6.02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Beech Hill Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6233

OFFICER: Richard Kelly

DATE OF SITE VISIT: 30/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Large Victorian detached houses or Edwardian

3. DESCRIPTION OF SITE/BUILDING Wide plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES Good separation from both sides.

5. SITE CONSTRAINTS

TREES One small deciduous tree (apple?) probably to be removed.

ACCESS/PARKING Adequate.

LEVELS Flat?

BOUNDARY TREATMENT Conifers and other trees. c. 2.5m

OTHERS 5 has 1st floor side windows + 2 ground floor side windows hidden behind garage.

Application Number: F/2002/6233 – 7 Beech Hill Road, Spencers Wood

Appraisal:

This application is for a two storey side and rear extension to dwelling. This application raises three issues:

Impact on adjoining properties: LBE1, WBE1

The proposal would involve a substantial 8m deep two storey extension from the original rear wall on the east side, facing No 5. At its closest point this extension would be 1m from the boundary. Whilst this is a large extension, it only projects 1m beyond an existing large outbuilding of No 5 on the boundary and only 3m beyond the rear wall of the main house of No 5. It is acknowledged that No 5 does have ground floor and first floor side windows. In the case of the ground floor windows (which appear to be secondary light sources to the 2 main reception rooms of the house) there is already overshadowing caused by No 5's own outbuilding and the proposal at No 7 will not worsen this. In the case of the first floor window, there is no breach of a 25° line in a vertical plane from this window. Two bathroom windows are proposed to face towards No 5, so a condition requiring obscured glazing will be required.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

The only change to the front elevation will be a 1.8m projection to the side of the house at the rear. Given that this is set back by 14m from the street and is highly subordinate to the original house it is not considered that this will cause harm.

Impact on highway safety (parking provision): LT5, WT6

The resulting property would have five bedrooms. Subject to conditions, there is adequate parking provision.

Approve ~~**Refuse**~~

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 1AZ
Tel/Fax: 0118 9547115

PLANNING SERVICES | NRT
POL | TLS
DC RK | ENF
APP
CS
24 JUN 2002
COPIES TO | ACK:
FILE

17th June 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:

RM/2002/6040	**REVISED PLANS**
Location:	Land at Junction of Church Lane/Hollow Lane, Shinfield
New plans:	Landscape proposals. Drawing nos: 14642/01B, 14642/02A, 14642/03A
&New plans:	Design Statement, Archaeological Report amended Ecological Assessment, amendments to house types, security and safety features and minor alterations to parking areas, Drawing nos: Layout plan 59-907-003 Rev F, 005 Rev A, 006 Rev A, 007 Rev A, 078 Rev A, 079 Rev A, plus house types.
Officer:	Angela Odell
Observations:	See Hollow Lane comments enclosed

F/2002/6233
Location: 7 Beech Hill Road, Spencers Wood
The new plans show: Parking layout.
Observations: No comment

F/2002/6320	**ADDITIONAL PLANS**
Location:	4 Barrack Lane, Spencers Wood
New plans:	Additional elevations and parking layout.
Observations:	No comment

F/2002/6369	**REVISED PLANS**
Location:	Geldrop, Church Lane, Three Mile Cross
New plans:	Block plan showing parking layout.
Officer:	Kerrin Lithgow
Observations:	No comment

F/2002 6398	
Location:	Minsmere, Shinfield Road, Shinfield Green
Proposal:	Proposed erection of replacement dwelling with detached garage. Demolition of existing dwelling.
Officer:	Natalie Brown
Observations:	No comment

F/2002/6400
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of 145 dwellings. Amendment to consent 2001/5188 with revised layout and additional 5 dwellings.
Officer: Angela Odell
Observations: No comment

F/2002/6400 REVISED & ADDITIONAL PLANS
New plans: Bedroom two windows on side elevation of plots 55 & 56 removed, bin/cycle store enlarged and floor plan and floor plan and elevation. Drawings nos: 59/907/049B, 052/C, 082 & 003.
Observations: No comment

F/2002/6456
Location: 2 Railway Cottages, Grazeley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: Louise Smith
Observations: No comment

F/2002/6492
Location: 57 Larchside Close, Spencers Wood, Reading
Proposal: Proposed velux windows in roof to form room in loft space of dwelling
Observations: No comment

F/2002/6510
Location: 1 Westlands Avenue
Proposal: Proposed two storey side extension to dwelling
Officer: Louise Smith
Observations: No comment

F/2002/6516
Location: Hartland, Basingstoke Road, Three Mile Cross
Proposal: Proposed 2 storey side extension to dwelling and raising of roof with dormer extensions. Demolition of existing detached garage.
Officer: Louise Smith
Observations: No comment

F/2002/6525
Location: 14 Kendal Avenue, Shinfield
Proposal: Proposed two storey side and rear extension to dwelling.
Officer: Louise Smith
Observations: No comment

F/2002/6525 ADDITIONAL PLANS
New plans: Car parking layout.
Observations: No comment

F/2002/6536
Location: Land adjoining Milestone Cottage, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of 6 dwellings and associated roads
Observations: We are concerned about the serious drainage problems in the area and feel that measures must be taken to ensure minimum detriment to existing residents.

We are also concerned about the increased generation of traffic onto the Basingstoke Road, which at times is heavily congested.

The parish council would like the district or parish to be granted ownership of any designated open space, to prevent access to the development of the backlands.

Continued...

F/2002/6589
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6590
Observations: See Hollow Lane comments

F/2002/6590
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of a "dry" balancing pond to serve adjoining Residential development. Duplicate application with 2002/6589
Observations: See Hollow Lane comments

F/2002/ 6591
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6592.
Observations: See Hollow Lane comments

F/2002/6592
Location: Land at Junction of Church Lane / Hollow Lane, Shinfield
Proposal: Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6591.
Observations: See Hollow Lane comments

F/2002/6598
Location: 1 Tankerton House, Basingstoke Road, Spencers Wood
Proposal: Proposed additional hot food take-away use to existing restaurant.
Officer: Kerrin Lithgow
Observations: See Tankerton House attachment

F/2002/6636
Location: 18 Rosecroft Way, Shinfield
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Observations: No comment

F/2002/6672
Location: 18 Cinnamon Close, Earley
Proposal: Proposed single storey side extensions to dwelling and single storey rear extension to form conservatory
Observations: No comment

F/2002/6703
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood
Proposal; Proposed erection of 5 dwellings
Observations: No comment

Many thanks

Tracy Sampson
Assistant Clerk

Shinfield
Parish Council

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

29 MAY 2002

25th May 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/2001/6032
Location: Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Proposed erection of telecommunications base station with 2 x 1700mm and 1 x 2000mm antennas, 2 x 600mm and 1 x 300mm microwave dishes on a 17m high monopole with one support cabinet.
Officer: Natalie Brown.
Observations: To Follow Shorlty

F/2002/6136 **REVISED PLANS**
Location: School House, Basingstoke Road, Spencers Wood
New plans: Revised elevation plans to show proposed fence and gate. Drwg 5298:02:1 A.
Officer: Louise Smith
Observations: No comment

F/2002/6147
Location: The Istana, Lambs Lane, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Richard Kelly
Observations: No comment

F/2002/6233 ?
Location: 7 Beech Hill Road, Spencers Wood
Proposal: Proposed two storey rear & side extension to dwelling.
Officer: Richard Kelly ?
Observations: No comment

Continued....

F/2002/6243
Location: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Officer: Richard Kelly
Observations: No comment

F/2002/6288
Location: 208 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/20002/6311
Location: Amersham, Basingstoke Road, Spencers Wood (formerly known as Police House)
Proposal: Proposed erection of detached garage.
Officer: Francis Leo
Observations: No comment

F/2002/6320
Location: 4 Barrack Lane, Spencers Wood
Proposal: Proposed first floor side/rear extension to dwelling
Officer: Richard Kelly
Observations: No comment

F/2002/6327
Location: 76 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 2 detached dwellings. Demolition of existing dwelling
Officer: Natalie Brown
Observations: No comment

AG/2002/6353
Location: Hartley Court Farm, Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of an agricultural grain store.
Officer: Natalie Brown
Observations: No comment

F/2002/6358
Location: 80 Westlands Avenue, Shinfield Rise
Proposal: Proposed two storey side extension to dwelling and front porch.
Officer: Francis Leo
Observations: No comment

F/2002/6369
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Proposed erection of detached dwelling.
Officer: Natalie Brown
Observations: No comment

F/2002/6404
Location: 23 Askew Drive, Spencers Wood
Proposal: Proposed pitched roof to existing flat roof on garage
Case Officer: Louise Smith
Observations: No comment

F/2002/6133
Location: Land adjoining 7 Grovelands Road, Spencers Wood
The new plans show: alterations to front plot 3.
Case Officer; Angela Odell
Observations: No comment

Continued....

Date: 17 May 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6233

Location: 7, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear & side extension to dwelling.

Applicant: Mr/Mrs J Parr C/O Chamberlain Syrad.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 27/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

C122, R122.

AC 17/05/02

Date: 17 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6233

Location: 7, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear & side extension to dwelling.

Applicant: Mr/Mrs J Parr C/O Chamberlain Syrad.

Case Officer: Richard Kelly

The new plans show the following: Parking layout.

Comments are required by 27/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6296.

(RING ONE)

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

App No. F/2002 (Planaps) / 6233 (Ludhouse) Date Rec. 13/5/02

Location: 7 Beech Hill Road, Spencers Wood, Reading

Parish Shinfield

Applicant: Mr and Mrs Parr

Description of attached plans Parking layout

Drawing No's: —

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.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☒
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 17.05.02

Yellow - Part One Copy
Green - Officer's Copy

CHAMBERLAIN SYRAD ARCHITECTURE

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

PLANNING SERVICES	HPT 56294
POL	TLS
DC RK	ENF
AP	

13 MAY 2002

Attn Richard Kelly. Parking Layout 7 Beech Hill Road as requested

With Compliments

6233

10.5.02

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 26 April 2002

Application Number: F/2002/6233

Proposal: Proposed two storey rear & side extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
7, Beech Hill Road, Spencers Wood, Reading.

Applicant:
Mr/Mrs J Parr C/O Chamberlain Syrad.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 26/04/02

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6233
CASE OFFICER: Richard Kelly

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

Application Number : F/2002/6233	Map No : 86
Case Officer : RK	Site Area : 0.10
Valid Date : 16 APR 2002	Received Date: 26/03/2002

Level : Delegated Application

Description : Proposed two storey rear & side extension to dwelling.

Location : 7, Beech Hill Road, Spencers Wood, Reading.

Parish : SH Ward : SHI

Applicant : Mr/Mrs J Parr C/O Chamberlain Syrad.

Fee Required: £95 Fee Received: £95 (2)

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	Parking & turning		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	- SE elevation – upstairs bathroom window is not shown on elevation. + Show return elevs – ie. NE elev of garden room & SW elev of new lounge.	11/4	16 APR 2002
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 6296

Date: 26 April 2002

My ref: F/2002/6233

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/2002/6233
7, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey rear & 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 **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6233**
7, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey rear & 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**********

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

Tel: (0118) 974 6296

Date: 26 April 2002

My ref: F/2002/6233

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/2002/6233
7, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey rear & 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 **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6233**
7, Beech Hill Road, Spencers Wood, Reading.
Proposed two storey rear & 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 6296

Date: 26 April 2002

My ref: F/2002/6233

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
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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 A Pollock

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

Received by Wokingham District Council

Application No: F/2002/6233

Proposal:
Proposed two storey rear & side extension to dwelling.

Location:
7, Beech Hill Road, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6233 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/05/2002. 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

26 April 2002

Organisation_Name	Building_Name	address1	Postcode
		1CLEMENTS CLOSEREADING	RG7 1HJ
	2 HILLVIEW	2 HILLVIEWBASINGSTOKE ROADREADING	RG7 1PN
		10BEECH HILL ROADREADING	RG7 1HL
		5BEECH HILL ROADREADING	RG7 1HL
		6BEECH HILL ROADREADING	RG7 1HL
		~~7BEECH HILL ROADREADING~~	~~RG7 1HL~~
		8BEECH HILL ROADREADING	RG7 1HL
		9BEECH HILL ROADREADING	RG7 1HL

Neighbour consultation list F/2002/6233

CHAMBERLAIN SYRAD ARCHITECTURE

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

16 APR 2002

Attn Carol Hurst.
Revised elevations as your letter 11 April.

With Compliments

Ref 2002/6233

10 APR 2002* 6233

Tel. (0118) 974 6429 or 6433

Date: 11 April 2002

Your Ref:

My Ref: F/2002/6233

Mr/Mrs J Parr
C/O Chamberlain Syrad
66
Tilehurst Road
Reading
Berks
RG30 2JH

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 Sir/Madam

Reference Number: 2002/6233

Site Address: 7, Beech Hill Road, Spencers Wood, Reading.

Proposal: Proposed two storey rear & side extension to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The upstairs bathroom window is not shown on the SE elevation.

NE elevation of garden room and SW elevation of new lounge. 6 copies of each are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

6233

Environmental Services

For office use only.
Application number:

Householder planning application form

16. APR. 2012 6233

WOKINGHAM UNITARY
Aiming for Excellence

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 Address and postcode Phone number	MR & MRS J PARR 7 BEECH HILL ROAD SPENCERS WOOD READING RG7 1HL.
2	Agent's Name Address and postcode Phone number	CHAMBERLAIN SYRAD ARCHITECTURE 66 TILEHURST ROAD READING RG30 2JH 0118 939 4554
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	7 BEECH HILL ROAD SPENCERS WOOD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	PART DEMOLITION AND TWO STOREY REAR 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.	BRICKS & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS J. PARR

Date 25.3.02

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

ADDRESS 7 BEECH HILL ROAD

PARISH SHINFIELD ~~[illegible]~~ 1-4-86

PLOT No.

ORD. SHEET No.

BUILDER 979/55 PD 22/57 PD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15361	MR. M. GIBBONS	RE-BUILD GARAGE & EXT.	18.8.80	APP N/A
13919	"	"	28.8.80	N/A CA
35914	"	1ST FLOOR & 1ST. EXTS / PITCHED ROOF TO EX. KITCHEN	18-90	CA
BRA 9631	"	" / "	7.11.90	APP

DATE OF COMPLETION

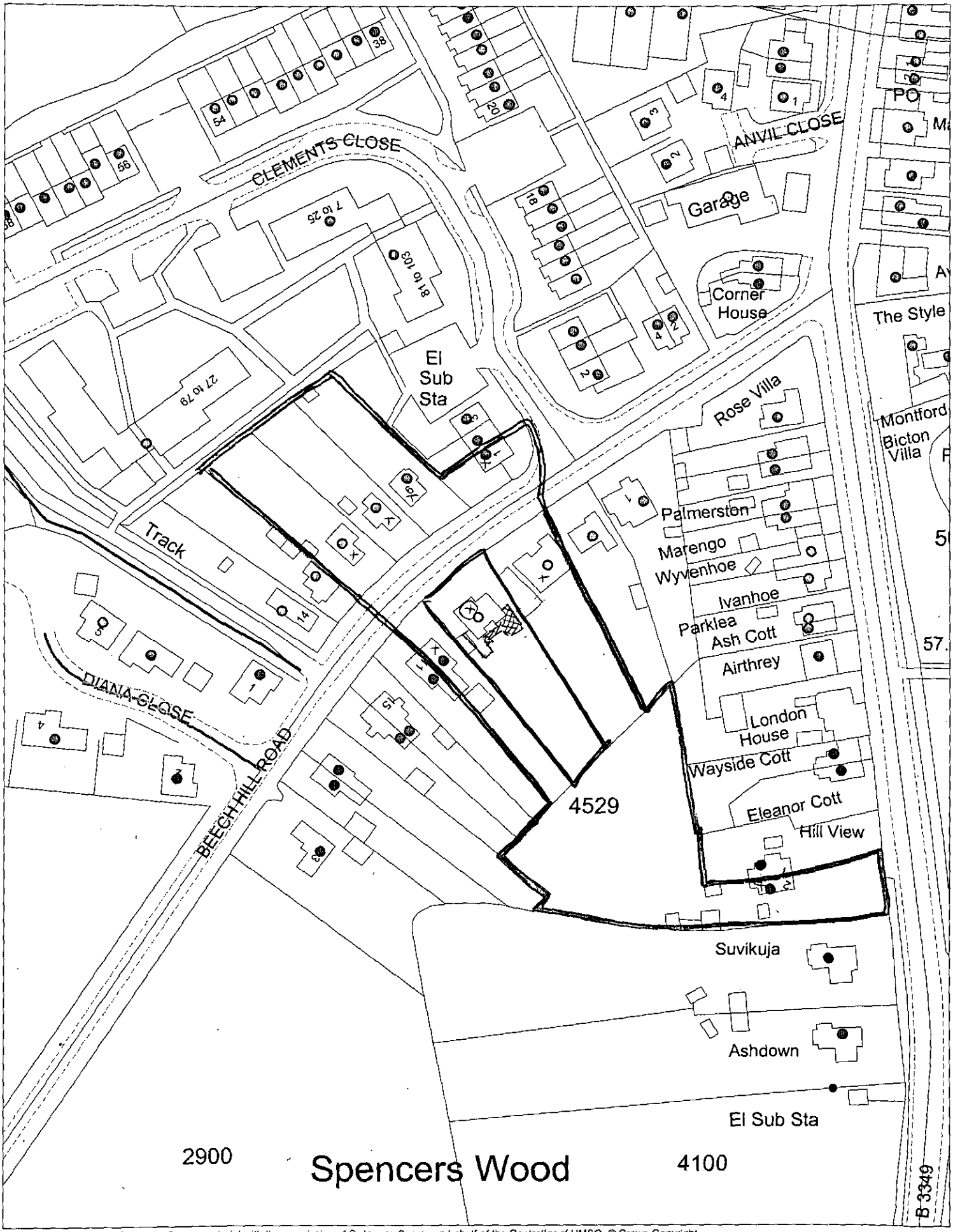
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16 APR 2002 6233



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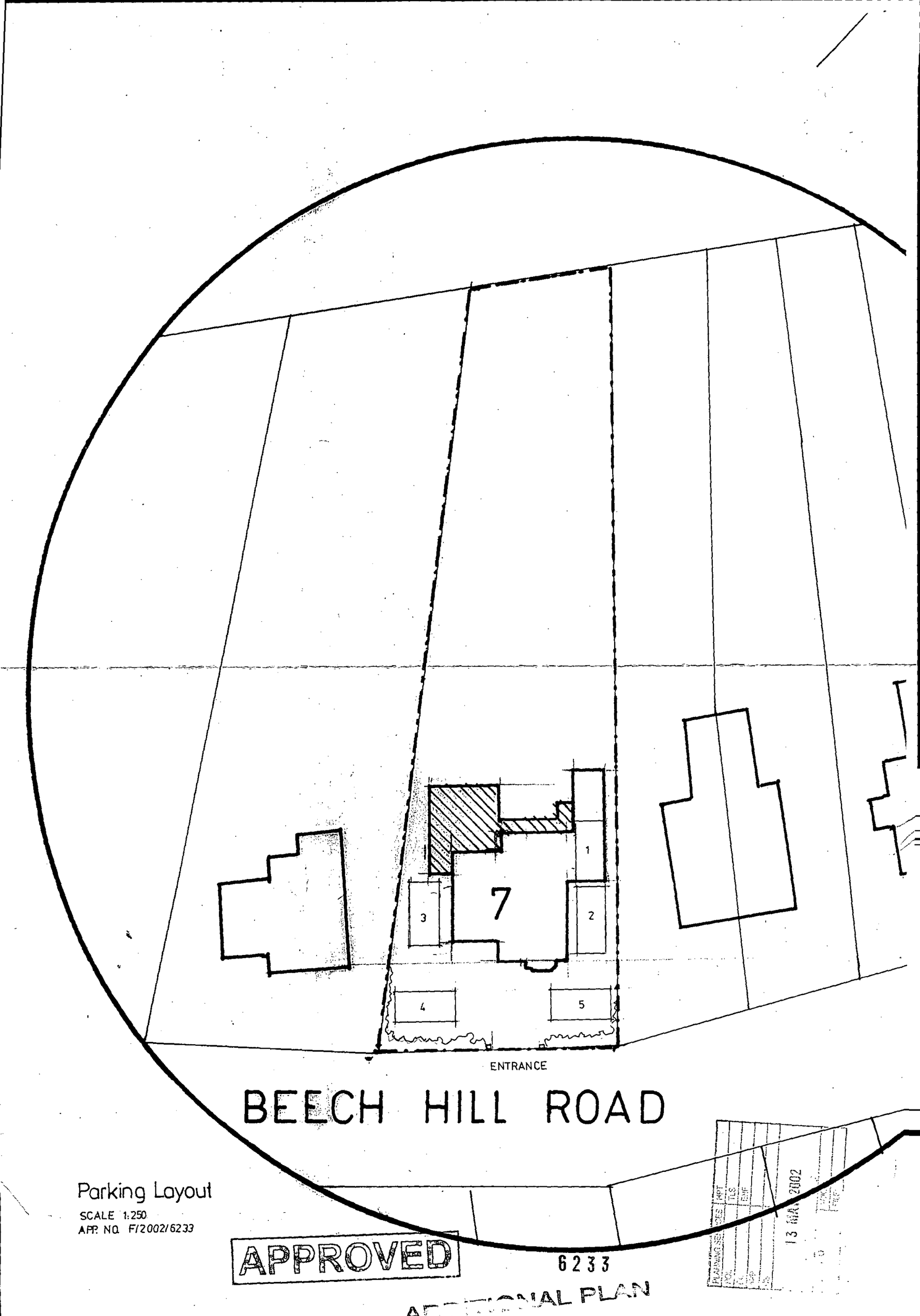
Development Control Section, Environmental Services, Wokingham District Council.
3 April 2002

Scale: 1 : 1250



Parking Layout

SCALE 1:250

APP. NO. F/2002/6233

APPROVED

6233

ADDITIONAL PLAN

13 MAR 2002