9/9

APPLICATION NO:
F/2002/7323

LOCATION:
The Lodge, 177 Hyde End Road, Shinfield Reading.

APPLICANT:
Mr K Aplin C/O Nicholas J Bundy

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 02/10/2002

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Aplin
C/O Nicholas J Bundy
Woolhampton Design Centre
Station Road
Woolhampton
Berks
RG7 5SE

Application Number: F/2002/7323

Parish: **SHINFIELD**

Location: **The Lodge, 177, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed two storey rear 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. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies LD3, C2 and C6.
Loddon Area Local Plan Policies LBE1, LBE, LC19, LC1, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC7, WCC2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/10/2002

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	~~HP38~~ 7323	LS.
BUILDING CONTROL NUMBER	HP2002/3633	Andy B
APPLICANT/AGENT	Aplin	
ADDRESS OF SITE	The Hedge 177 Hyde End Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext ~~detached double garage~~	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/45/01c C	02/45/01c C
ELEVATIONS	- -	- -
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/11/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7323

Applicant : Mr K Aplin C/O Nicholas J Bundy.

Location : The Lodge, 177, Hyde End Road, Shinfield, Reading.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 9/9/2.....

Date Registered : 07/08/2002

Earliest Date for Decision : 05/09/2002

Latest Consultation Date/Site Notice Expiry Date : 05/09/2002

This application will have expired on: 02/10/2002. 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 :

Ecologist - no obj.
PC - no comment.

Planning Issues :

Rural Area
Green Gap/W.
Impact on Neighbours
Highway Safety

Application Number: F/2002/7323

Appraisal:

Development

The site is a detached cottage situated within a rural area, designated as 'green gap/wedges' within the Local Plan. This application proposes a 2 storey rear extension, projecting a depth of 3 metres with full ridge and eaves height and gable ends in the rear elevation.

Application F/2002/6638 for a 4 metre deep two storey rear extension was refused.

1. Impact upon neighbouring properties
   The site is set away from neighbouring dwellings and well screened, therefore no adverse impacts are considered for neighbouring properties.

2. Impact upon the character of the rural area
   The original floorspace of the dwelling is 79.19m², the proposed extension would increase this figure by 43.7m², representing a 55% increase. Given the small size of the original dwelling, the proposed extension is not considered to result in a significant amount of massing and development on site. The development would come close to the side boundary that fronts the Hyde End Road. This boundary is fringed with tall leylandii trees, which would soften views of the extension. If vegitation was to be destroyed as a result of the development a condition could be inserted for replacement planting.

   It is not considered that the proposal would be harmful to the open character and amenity of this rural setting.

3. Impact upon highway safety (parking provision)
   There would be sufficient provision for on-site parking, therefore no significant threat to highway safety.

Approval: **Refusal:**

✓

URGENT - please pass through asap.

PLEASE ADVISE ME OF DECISION SO I CAN CONTACT MR APLIN asap (07836 698995)

thanks
Louise

Application Number F/2002/7323
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C153	R153	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 ~~LBE5~~ LC19 LC1 LT5 LT6

SOUTH-EAST AREA LOCAL PLAN POLICIES: ~~SP~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 ~~WBE5~~ WCC7 WCC2 WT7 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ~~D~~3 C2 C6

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: ~~S~~ J.J. Andrews
(Development Control Manager)

Date: 1.10.02

Green G/W
Rural.

RECORD OF SITE VISIT

SITE ADDRESS: The Lodge, 177 Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2002/7323

OFFICER: Louise Smith

DATE OF SITE VISIT: 9/9/2

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

~~Rural~~ Rural, GG/W. Wooded road. Sporadic housing dev't along this stretch of Hyde End Rd

3. DESCRIPTION OF SITE/BUILDING

Detached cottage - lodge house rear conservatory sunhouse, secluded garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

set away from neighbours + screened

5. SITE CONSTRAINTS

TREES close to dev't. - leylandii

ACCESS/PARKING existing single gge + driveway

LEVELS even

BOUNDARY TREATMENT natural veg.

OTHERS

Shinfield
Parish Council

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

PLANNING SERVICES
POL
DC
APP
CS
07 OCT 2002
FILE:

26th Septemeber 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/2002/7347
Site address: Diddenham Farm, Lambwood Hill, Grazeley
Proposal: Proposed change of use of agricultural buildings to B1 use together with extension to building, car parking and landscaping plus demolition of some buildings.
Case Officer: Kerrin Lithgow
Observations: We wish to point out that the property is called Diddenham Manor Farm as recorded in the Planning Application and not as written in your notification. Whilst not wishing to comment on the general principle of changing the use of these agricultural buildings to B1, we express our concern about this including B1(c) Light Industrial use, as the premises closely adjoin residences in Grazeley village. For this same reason, we would wish to ensure tree retention along the northern border, again to protect residential properties, but we can find no detailing of landscaping intentions in the submitted plans. Finally, we have concern about additional vehicle movement generation from any future expansion.

F/2002/7376 REVISED PLANS
Location: 21 Beech Hill Road, Spencers Wood
New plans: Roof space plan with existing windows omitted. Drawing no: HR/201C
Case officer: Tanya Davies
Observations: No comment

Continued.....

A2002/7449
Site address: The Hungry Horse PH, Church Lane, Shinfield
Proposal: Proposed erection of assorted illuminated and non illuminated pub signs.
Case officer: Natalie Brown
Observations: We wish to point out that the pub is called 'The Six Bells' and not 'The Hungry Horse'. We also wish to record that the signage would appear to have already been erected and illuminated without planning permission and that this therefore constitutes a Retrospective application. We object to the proliferation of garish signage in a rural location and have grave concerns about a third of them being illuminated. We call for a reduction in the number of signs and a stipulation that illumination intensity should be restricted, in the interests of the local rural amenity and environment. Safety of egress is also compromised as a result of the currently bright lighting on an extremely dangerous and blind bend.

F/20002/7492
Site address: Junction 11, M4 Motorway.
Proposal: Proposed reconstruction of M4 J11 interchange including works to approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths, relocation and rebuilding of M4 maintenance depot & police facility and landscaping works.
Case officer: Tanya Davies
Observations: Comments to follow

A/2002/7493
Site address: Land fronting Costco, South Oak Way, Green park.
Proposal: Proposed erection of an externally illuminated sign.
Case officer: Heidi Lynch
Observations: No comment

A/2002/7494
Site address: Land fronting Electricity Sub Station, Shinfield Rise.
Proposal: Proposed erection of non illuminated notice board
Case Officer: Natalie Brown
Observations: No comment

A/2002/7495
Site address: Land adjacent to 9 & 10 Birch Green, Reading
Proposal: Proposed erection of non illuminated notice board
Case officer: Natalie Brown
Observations: No comment

A/2002/7496
Site address: Land opposite Wistaria Cottage, Church Lane, Three Mile Cross
Proposal: Proposed erection of non illuminated notice board
Case officer: Natalie Brown
Observations: No comment

A/2002/7497
Site address: Junction of Basingstoke Road & Spring Gardens, Spencers Wood
Proposal: Proposed erection of non illuminated notice board
Case officer: Natalie Brown
Observations: No comment

F/2002/7511 Adjoining parish consultation (Earley)
Site address: 122 Hilmanton, Lower Earley
Proposal: Proposed single storey side/front extension to dwelling and first floor front extension to form granny annexe.
Case officer: Louise Smith
Observations: No comment

Continued.....

filing

Con/2002/7516 Adjoining Parish consultation
Site address: Unit A 203-205 Shinfield Road, Reading
Proposal: Consultation from Reading BC on application for the proposed change of use from A1 shop to A3 restaurant/takeaway.
Case officer: Kerrin Lithgow
Observations: We suggest that a condition be imposed that the owner is responsible for keeping the area around the shop free from litter.

F/2002/7544
Site address: Howick, Shinfield Road, Shinfield Green
Proposal: Proposed single storey side extension to dwelling
Case officer: Phillip Taylor
Observations: No comment

F/2002/7524
Site address: 14 Blackwater Close, Spencers Wood
Proposal: Proposed single storey side extension to dwelling.
Case officer: Daniel Gigg
Observations: No comment

F/2002/7256
Site address: 319 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling.
Case Officer Natalie Brown
Observations: No comment

F/2002/7323 Revised plans
Location: The Lodge, 177 Hyde End Road
New plans: Revised plans show gable ends to roof of proposed extension and block plan corrected. Drawing 02/45/01C Rev.C
Case officer: Louise Smith
Observations: No comment

F/2002/7553
Site address: Land adjoining Ryeish Green School, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling and garage.
Case officer: David Harris
Observations: We strongly object on the basis of it being outside the settlement in open countryside and designated Green Gap. It also fails to comply with the density requirements of PPG3.

F/2002/7592
Site Address: 42 Hollow Lane, Shinfield
Proposal: Proposed single storey side extension to car home to provide additional rooms plus single storey rear extension to provide conservatory.
Case officer: Heidi Lynch
Observations: No comment

Many thanks

Tracy Sampson
Assistant Clerk

Date: 18 September 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7323

Location: The Lodge, 177, Hyde End Road, Shinfield, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr K Aplin C/O Nicholas J Bundy.

Case Officer: Louise Smith

The new plans show the following: Revised plans show gable ends to roof of proposed extension and block plan corrected. Drawing no: 02/45/01C Rev C.

Comments are required by 30/09/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

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

App. No. F/2002/7323 Date Rec. 13/9/2

Location: 97 Hyde End Road

Parish: Shinfield

Applicant: Mr K Aplin

Description of attached plans: Revised plans to show gable ends to roof of proposed extension and block plan corrected

Drawing No's: 02/45/01C C

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: As previous

Date for Responses 30/9/2

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

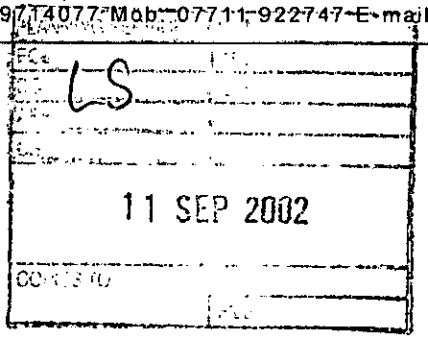
CASE OFFICER LS.

Consultations Sent by Admin. on 18.09.R5

Yellow - Case Officer Copy
Green - Part One Copy

WOOLHAMPTON
DESIGN CENTRE

Station Road, Woolhampton, READING, Berkshire, RG7 5SE.
Tel: 0118 9713363 Fax: 0118 9714077 Mob: 07711 922747 E-mail: njbundy@hotmail.com



60858.

27 August 2002

Your ref: F/2002/7323

Louise Smith
Wokingham Unitary Authority
Environmental Services Department
Planning services
P.O. Box 157
Shute End
Wokingham
Berkshire, RG40 1WR.

REVISED PLAN
7323

Dear Louise,

Re: Full Planning Application to; The Lodge, 177 Hyde End Road, Shinfield, Reading.

Please find enclosed copies of an amended Block Plan as requested.

We also enclose a further amended plan for your consideration, since our clients have expressed concern over the roof detail to their proposed extension. As the existing building is gabled they feel that a hipped roof to the extended area would not reflect the character of the existing building. We appreciate the desire to reduce the bulk of this proposed extension, however, request that the enclosed plan be considered as an alternative to the current submission.

We look forward to receiving your advice in due course.

Yours Sincerely,

Nicholas J Bundy

12/9 - Requested 3x more copies
- forwarding in asap

60956
APP 23
CS
12 SEP 2002
COPIES TO
FILE:

Shinfield
Parish Council

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

Copy to Members Officers indicated

10th September 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/2002/6703 REVISED PLANS
Location: Land rear of Suvikuja, Basingstoke Road, Spencers Wood.
New plans show: Plots 9 & 10 altered from 3 bedroom to 2 bedroom houses and ecology survey. Drawing no: 1549/38.
Case officer: Angela Odell
Observations: No comment

O/2002/6926 REVISED PLANS
Location: Land rear of 12 & 13 Arborfield Road, Shinfield
New plans show: Revised site plan incorporating highway changes: passing bay/ proposed detached double garage now deleted to provide turning head. Drawing no: 430/02/1A.
Case Officer: Natalie Brown
Observations: We continue to object as per our comments dated 2nd August 2002. We also express concern about the ownership of the site for a proposed passing bay

F/2002/7027
Site address: Oak Tree, Beech Hill Road, Spencers Wood
Proposal: Proposed erection of one detached dwelling, new garage for existing dwelling and new access.
Case officer: Heidi Lynch
Observations: We express concern about the right of access along a Public Bridleway and support the comments made by the Ramblers' Association (Letter dated 4th August 2002) which has been sent to your office.

F/2002/7135
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
New Plans show: Plot 49B: changes to side elevation of dwelling (1st floor bay window added to chimney side elevation – to be side window to bedroom 1). Drawing nos: 10981/CF8A/01A & 02B.
Case Officer: Natalie Brown
Observations: No comment

Continued....

F/2002/7159 REVISED PLANS
Location: Thurley Farm, Lambwood Hill, Grazeley
New plans show: Window and door openings shown on plan. Drawing no: 108/02/3A
Case Officer: Natalie Brown
Observations: No comment

F/2002/7238
Site Address: 17 Falcon Avenue, Shinfield Rise
Proposal: Proposed single storey rear extension to dwelling, (under first floor extension).
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7264
Site Address: The Rowans, Church Lane, Three Mile Cross
Proposal: Proposed single storey side extension to dwelling.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7271
Site Address: Cranbourne, Shinfield Road, Shinfield Green
Proposal: Proposed side dormer extension to dwelling and new pitched roof to existing garage.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7275
Site Address: Land adjoining Plot 12, South Oak Way, Green Park, Reading
Proposal: Proposed provision of tennis courts for amenity use.
Case Officer: Elaine Vashi
Observations: No comment

LB/2002/7298
Site address: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed internal alterations and external works to listed building.
Case Officer: Natalie Brown
Observations: No comment

F/2002/7305
Site Address: Stockmans House, Church Lane, Shinfield
Proposal: Proposed 2 storey side extension to dwelling and single storey rear extension to form conservatory.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7323
Site Address: The Lodge 177 Hyde End Road, Shinfield
Proposal: Proposed two storey rear extension to dwelling.
Case Officer: Louise Smith
Observations: No comment

F/2002/7330
Site Address: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Case Officer: Dawn Hancocks
Observations: No comment

CON/2002/7444 ADJOINING PARISH CONSULTATION
Site Address: Land between 88 & 92 Winton Road, Reading
Proposal: Consultation from Reading BC on application to erect one dwelling.
Case Officer: Natalie Brown
Observations: No comment

Continued....

F/2002/7159 REVISED PLANS
Location: Thurley Farm, Lambwood Hill, Grazeley
New plans show: Window and door openings shown on plan. Drawing no: 108/02/3A
Case Officer: Natalie Brown
Observations: No comment

F/2002/7238
Site Address: 17 Falcon Avenue, Shinfield Rise
Proposal: Proposed single storey rear extension to dwelling, (under first floor extension).
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7264
Site Address: The Rowans, Church Lane, Three Mile Cross
Proposal: Proposed single storey side extension to dwelling.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7271
Site Address: Cranbourne, Shinfield Road, Shinfield Green
Proposal: Proposed side dormer extension to dwelling and new pitched roof to existing garage.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7275
Site Address: Land adjoining Plot 12, South Oak Way, Green Park, Reading
Proposal: Proposed provision of tennis courts for amenity use.
Case Officer: Elaine Vashi
Observations: No comment

LB/2002/7298
Site address: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed internal alterations and external works to listed building.
Case Officer: Natalie Brown
Observations: No comment

F/2002/7305
Site Address: Stockmans House, Church Lane, Shinfield
Proposal: Proposed 2 storey side extension to dwelling and single storey rear extension to form conservatory.
Case Officer: Phillip Taylor
Observations: No comment

F/2002/7323
Site Address: The Lodge 177 Hyde End Road, Shinfield
Proposal: Proposed two storey rear extension to dwelling.
Case Officer: Louise Smith
Observations: No comment

F/2002/7330
Site Address: 11 Pattinson Road, Shinfield Park
Proposal: Proposed erection of detached double garage.
Case Officer: Dawn Hancocks
Observations: No comment

CON/2002/7444 ADJOINING PARISH CONSULTATION
Site Address: Land between 88 & 92 Winton Road, Reading
Proposal: Consultation from Reading BC on application to erect one dwelling.
Case Officer: Natalie Brown
Observations: No comment

Continued....

Louise Smith

From: Andy Glencross
Sent: 29 August 2002 16:13
To: Louise Smith
Subject: PA F/2002/7323 The Lodge 177 Hyde End Rd Shinfield

Hi Louise

There appear to be no ecological grounds on which to object to this planning application.

Cheers

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

Application Number : F/2002/7323	Map No : 87
Case Officer : LS	Site Area : 0.09
Valid Date : 7.8.06	Received Date: 07/08/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : The Lodge, 177, Hyde End Road, Shinfield, Reading.

Parish : SH **Ward : SHI** 12.8.02 T3.

Applicant : Mr K Aplin C/O Nicholas J Bundy.

Fee Required: £0 **Fee Received: £0** resubmission 6638 refused

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	1st floor plan - existing window missing, shown in proposed west elevation.		
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 12.8.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

● Dinton Pastures – River Valleys Policy area. ✓

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

NEIGHBOURS

.....I.S./Nt see map.....

.....

.....

OTHERS

- Green gap & Wedge.....
- Mineral Consultation Area.....
- Rural Area / Countryside.....
- No pre-apps.....

.....

.....

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES-
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES-

To: agent Nick Bundy 9713363.

Mr / Mrs / Miss

Of: Tel No:

☑ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message: Hyde End Road - spoke to agent + applicant explained going for refusal and reasonning.

1) Advised drop age roof ↓ 4m + would be PD he will send in letter/sketches for us to confirm

2) Will discuss poss. scope for 2/s extension on site with Basia on Friday and get back to agent asap.

Discussed w/ Basia agreed 3m to rear at 2/s level.

PASS BACK FOR REFUSAL. 1/8 exp.

Message taken by: Time:

Date:

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9736844 Fax (0118) 9736966 Email: reprographics@wokingham.gov.uk

Organisation_Name	Building_Name	address1	Postcode
		171HYDE END ROADREADING	RG2 9EP
		177HYDE END ROADREADING	RG2 9EP
		176HYDE END ROADREADING	RG2 9ER
		181HYDE END ROADREADING	RG2 9EU
	THE COACH HOUSE	THE COACH HOUSEHYDE END ROADREADING	RG2 9EU
	THE LODGE	THE LODGEHYDE END ROADREADING	RG2 9EU
		183HYDE END ROADREADING	RG7 1BU
		178HYDE END ROADREADING	RG7 1DG
LAND ADJACENT 176			
	BERKLEY LODGE	BERKLEY LODGEHYDE END ROADREADING	

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

Tel: (0118) 974 6463

Date: 12 August 2002

My ref: F/2002/7323

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: F/2002/7323
The Lodge, 177, Hyde End Road, Shinfield, Reading.
Proposed two storey rear 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/2002/7323**
The Lodge, 177, Hyde End Road, Shinfield, Reading.
Proposed two storey rear 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: 12 August 2002

My ref: F/2002/7323

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
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Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6463

Date: 12 August 2002

My ref: F/2002/7323

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
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Development Control Manager

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Signed: _____ Date: _____

Councillor M Bryant

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

Received by Wokingham District Council

Application No: F/2002/7323

Proposal:
Proposed two storey rear extension to dwelling.

Location:
The Lodge, 177, 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 F/2002/7323 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 05/09/2002. 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

12 August 2002

WOOLHAMPTON
DESIGN CENTRE
LTD

Station Road, Woolhampton, Reading, Berkshire, RG7 5SE.
Telephone: 0118 9713363 Fax: 0118 9714077 Mobile: 0776 2104906 E-mail: mjbundy@UKOnline.co.uk

08.AUG.2002 7323

7323

05 August 2002

07 AUG 2002

Wokingham Council
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Sir/Madam

Re: Full plans application – The Lodge, 177 Hyde End Road, Shinfield, Reading.

Please find enclosed a revised application, as advised.

This is a re-submission following a prior refusal dated 29/07/02, and referenced F/2002/6638.

We look forward to hearing from your selves in due course.

Yours Faithfully

Nicholas J Bundy

Environmental Services

For office use only.
Application number:

08. AUG. 2002
07 AUG 2002

732

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	KEVIN AALIN
	Address and postcode	THE LODGE, 177 HYDE END ROAD, SHINFIELD, READING. RG7 1BU.
	Phone number	07836 648795
2	Agent's Name	NICHOLAS J BUNDY
	Address and postcode	WOOLHAMPTON DESIGN CENTRE STATION ROAD, WOOLHAMPTON READING, RG7 5SE
	Phone number	0118 9713363
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 APPLICANTS').
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	RED WIRE CUT CLAY FACING BRICK. RED/BROWN DOUBLE LAP CLAY TILES WHITE PAINTED TIMBER WINDOWS, DOORS, FASCIA.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒	No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of K. APLIN.

Date 2/08/02

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

ADDRESS 177 Hyde End Road PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
000 83	Mrs. G. S Forbes	Erection of garage	8-2-74	C/A
F/2002/6638	Mr K Aplin	2st rear extn + det. double garage	29.7.02	RE
F/2002/7323	Mr. K. Aplin	2 St/R ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pdevg - det double gar - N. Bundy 31/7/02 PP not req

DRAINAGE