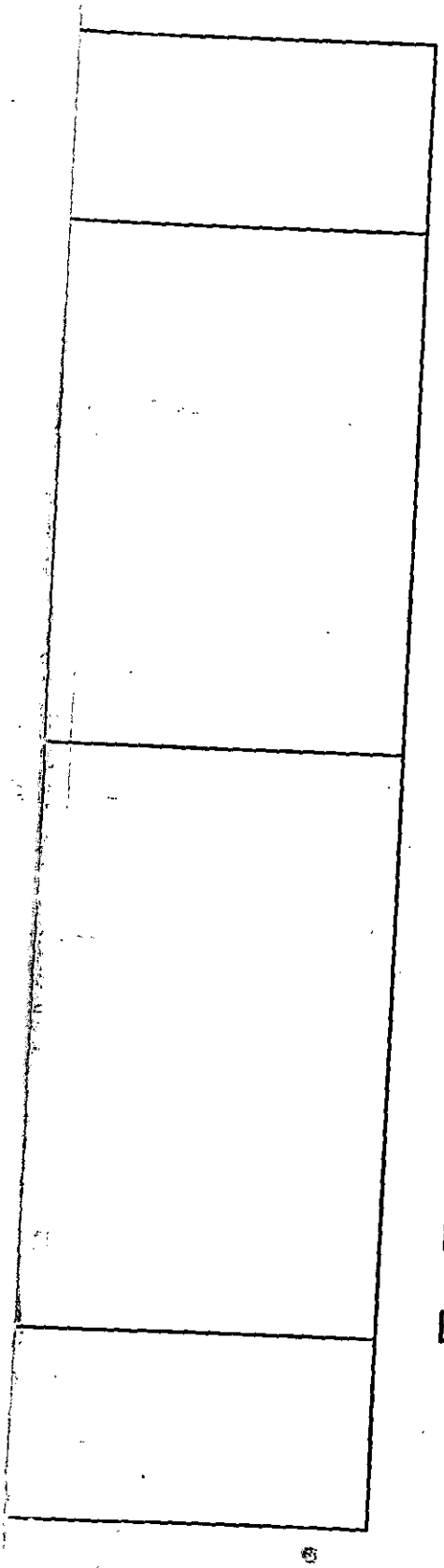


APPLICATION NO:
F/2001/5479

LOCATION:
7 Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Mr M Dicks

PROPOSAL:
Proposed two storey and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **31/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

D1 593

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Dicks
7 Hyde End Lane
Ryeish Green
Shinfield
Berks
RG7 1EP

Application Number: F/2001/5479

Parish: **SHINFIELD**

Location: **7, Hyde End Lane, Ryeish Green, Reading.**

Proposal: **Proposed two storey and single 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. The bathroom window in the side elevation as shown on the approved drawings shall be obscure glazed and top opening only, and be permanently retained so thereafter.

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

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 amenities of the occupiers of residential neighbouring properties.

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

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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 04/02/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5479	Philip Taylor
BUILDING CONTROL NUMBER.	FP 2002/2875 Central	
APPLICANT/~~AGENT~~	Mr M. Dukes	
ADDRESS OF SITE	7 Hyde End Lane SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext & s/s rear	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	rec.d 5/3/02	rec.d 4/2/02
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/3/02	

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 : Phillip Taylor

Application Number : F/2001/5479

Applicant : Mr M Dicks .

Location : 7, Hyde End Lane, Ryeish Green, Reading.
Proposal : Proposed two storey and single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		24/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/12/2001

Earliest Date for Decision : 31/01/2002

Latest Consultation Date/Site Notice Expiry Date : 31/01/2002

This application will have expired on: 05/02/2002. 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 :

Shinfield Parish — No comment.

Policy

LBE1, 2
WBE1, WOS3
LD3

Planning Issues :

Impact on Character of the area
Impact on Neighbouring Properties.

Application Number: F/2001/ 5479- 7 Hyde End Lane, Ryeish Green

Appraisal

The proposal is for a two storey and single storey rear extension. The application property is a semi detached house situated on the north side of Hyde End Lane. The attached neighbour is No.9 and the unattached neighbour is No.5.

The extension would project beyond the rear elevation by 8.4m (ground floor) and 4.8m (first floor) and be 4.7m wide. The roof would be pitched with roof lights set into it. A mono pitch covers the single storey extension.

Impact on Neighbouring Properties

Both neighbouring properties have two-storey rear extensions. No 5's has a flat roof while No.9 has a pitch. These extensions, especially No 9's enclose the rear yard of No 7 (see photos). The flank wall of that extension runs for approximately 7m along the boundary. The proposed extension would be similarly proportioned and would in-fill this recess.

A low hedge and fence separate No.5. There are bedroom windows in the side elevation facing No.7. The proposal has the bathroom window moved to the side elevation, with obscure glazing and a top opening, to prevent overlooking. The study and bedroom will have roof lights and rear facing windows.

(one in the side and a second in the rear dwelling) and a door/kitchen* window

It is considered the proposal will not over-shadow, overbear or overlook either of the neighbours.

* and therefore whilst there would some loss of light it would not warrant refusal on these grounds particularly as there is a secondary window

Impact on the character of the area

The extension is confined to the rear of the dwelling and would not be visible from the road. There are many two storey rear extension along Hyde End Lane so the proposal is unlikely to harm the character of the area.

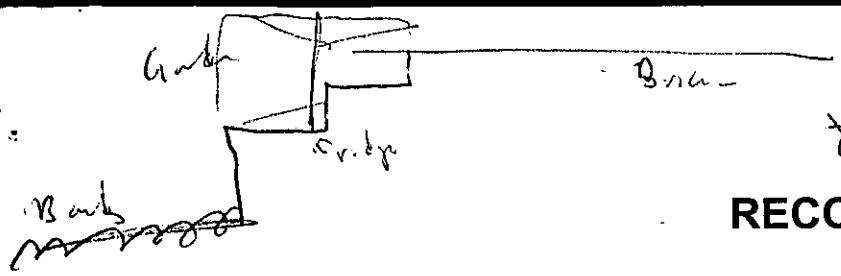
Highways

No comment

√ Approval

Application Number F/2001/5479
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			The bathroom window in the side elevation as shown on the approved drawings shall be obscured and top opening only unless ~~fan~~ ~~vented design~~, and be permanently retained as thereafter.
4	C044	R044	No window to be inserted in the first floor side elevation of the building.



* if plan Δ – roof as it needs dormer – reversed plan

RECORD OF SITE VISIT

SITE ADDRESS: 7 Hyde End Lane Ryeish Green Reading. **APPLICATION NUMBER: F/2001/5479**	**OFFICER: Phillip Taylor** **DATE OF SITE VISIT:.....**

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Quiet residential lane
Row of ~~terraced~~/ semis – all same red brick Victorian Style.
off road parking at the front.

3. DESCRIPTION OF SITE/BUILDING

Gg – Red brick Victorian Semi
white wooden gables spaces for x2 cars

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 5 > judge 1.5m
windows on ground & 1st floor

No. 9 – flank wall of brick shed outline

5. SITE CONSTRAINTS

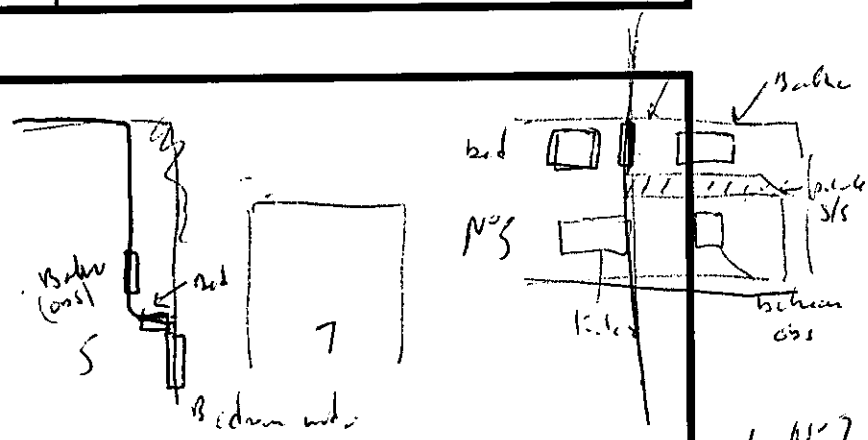
TREES

ACCESS/PARKING

LEVELS

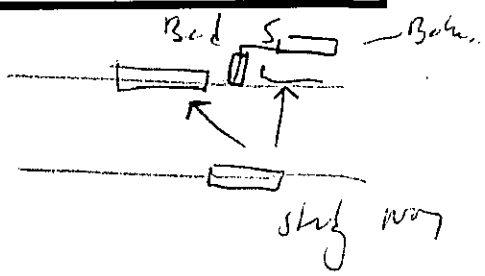
BOUNDARY TREATMENT

OTHERS



All house have 2 storey/rear extension of varying design.
Flat roof no 5 + 3
pitch on 9 – 11 + 15

Study window would select bedroom
extension would level out



Received by Wokingham District Council

Application No: F/2001/5479

Proposal:
Proposed two storey and single storey rear extension to dwelling.

Location:
7, Hyde End Lane, Ryeish Green, 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/2001/5479 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

07 January 2002

F

78/79.

Application Number : ~~NEW~~/2001/5479	Map No : 005
Case Officer : PT	Site Area :
Valid Date : 11.12.01	Received Date: 11/12/2001

Level : Delegated Application

F) Description : Proposed two storey and single storey rear extension to dwelling.

Location : 7, Hyde End Lane, Ryeish Green, Reading.

Parish : SH Ward : SHI 7.1.02. B.

Applicant : Mr M Dicks .

01344 750 515

Fee Required: £95 Fee Received: £95 (1)

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 side elevation & rear elevation do not show clearly the staggered external walls.	request with SN	
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 7.1.02 JB.

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

NEIGHBOURS

S/N + see map.

No pre-apps

OTHERS

Note to officer: Site lies within a Groundwater Protection Zone. See guidance note from Policy/Plans for Planning Informatives.

5479

Environmental Services

For office use only. 11.DEC.201* 5479
Application number:

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 Address and postcode Phone number	MR. MARCUS DICKS 7 HYDE END LANE RYEISH GREEN RG7 1EP 0118 988 62 82
2	Agent's Name Address and postcode Phone number	N/A
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 HYDE END LANE. RYEISH GREEN
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY + SINGLE 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 BRICK TO MATCH EXTG RED/BROWN CONCRETE ROOF TILES
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: 3
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) £95 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
MR T. ROPER	9 HYDE END LANE RYEISH GREEN READING, BERKS	10 NOVEMBER 2001

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of N/A

Date 11/12/01

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

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

Tel: (0118) 974 6444

Date: **07 January 2002**

My ref: F/2001/5479

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5479
7, Hyde End Lane, Ryeish Green, Reading.
Proposed two storey and single storey rear extension to dwelling.

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

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5479**
7, Hyde End Lane, Ryeish Green, Reading.
Proposed two storey and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6444

Date: **07 January 2002**

My ref: F/2001/5479

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6444

Date: **07 January 2002**

My ref: F/2001/5479

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

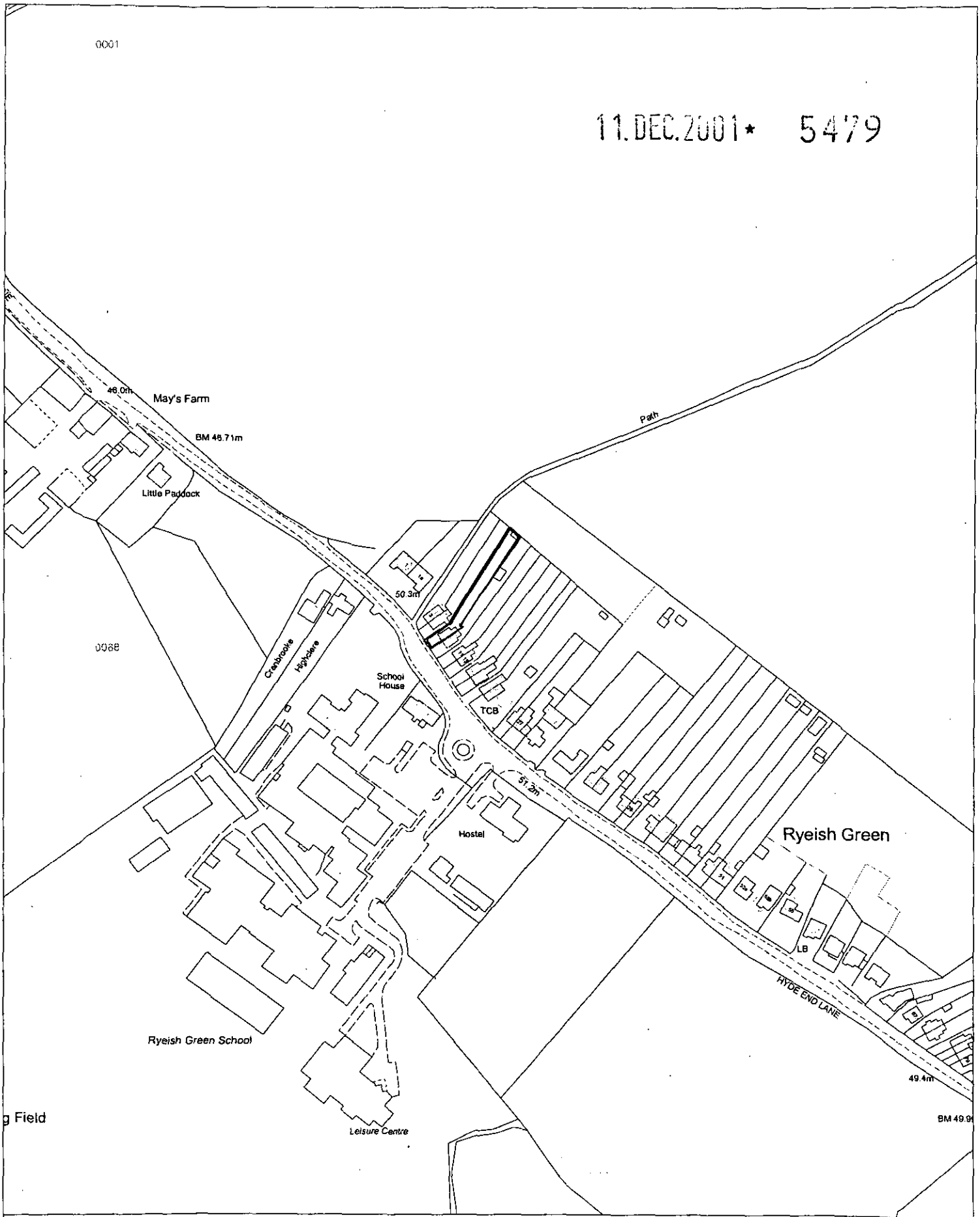
Case officer: **Phillip Taylor** Application Number: **F/2001/5479**
7, Hyde End Lane, Ryeish Green, Reading.
Proposed two storey and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

0001

11.DEC.2001* 5479



Site Plan, Scale: 1 to 2500

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Date: 6 December 2001

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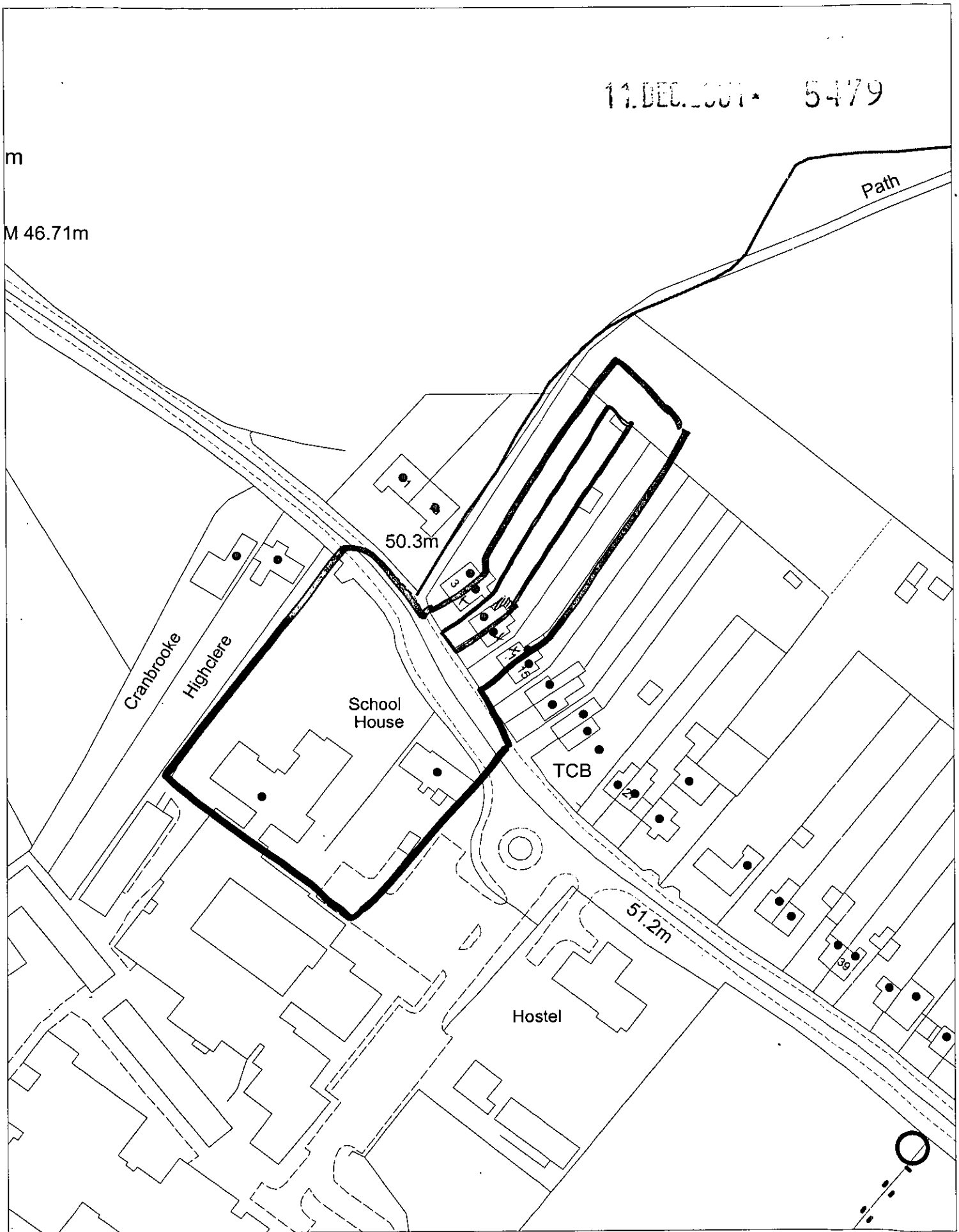
11.DEC.2001 5479



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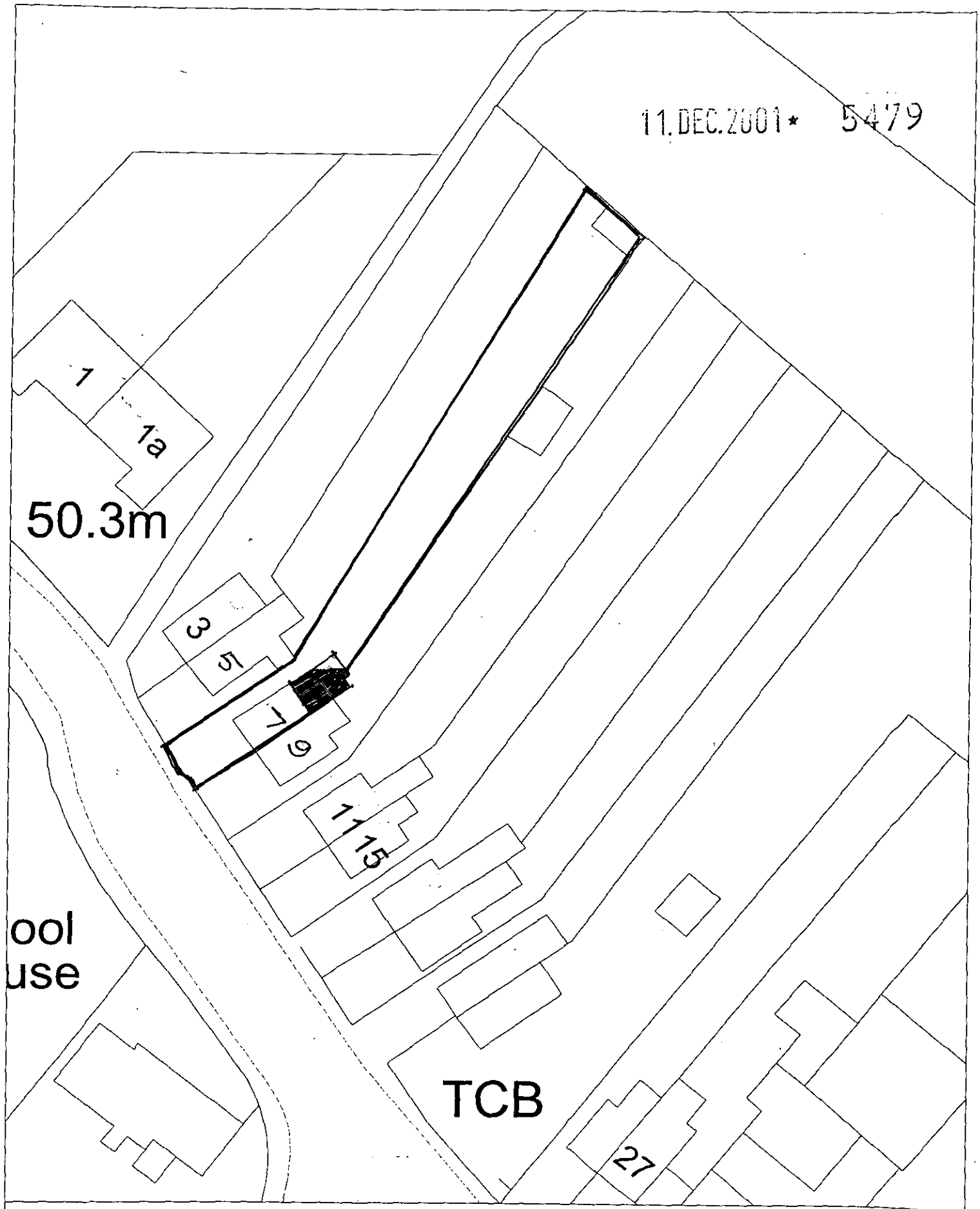
Development Control Section, Environmental Services, Wokingham District Council.
14 December 2001
Scale: 1 : 1250



Site Plan, Scale: 1 to 500

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Date: 6 December 2001

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