APPLICATION NO:
F/2000/1537

LOCATION:
189 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr & Mrs J Banks

PROPOSAL:
Proposed erection of replacement garage.

EARLIEST DATE FOR DECISION: **24/06/2000**

APPLICATION EXPIRY DATE: **13/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Banks
189 Hyde End Road
Spencers Wood
Reading
Berks
RG7 1BU

Application Number: F/2000/1537

Parish: **SHINFIELD**

Location: **189, Hyde End Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of replacement garage.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing dwelling.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1537

Applicant : Mr & Mrs J Banks .

Location : 189, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed erection of replacement garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 13 June 2000

Date Registered : 18/05/2000

Earliest Date for Decision : 24/06/2000

Latest Consultation Date/Site Notice Expiry Date : 24/06/2000

Application Expiry Date: 13/07/2000

Consultation Responses :

Shinfield PC - "no comment"

Highways - no objection

Planning Issues :

Within Settlement but surrounded by countryside / Gap / Setting
Neighbours / Street scene.

Application Number: F/2000/1537
189 Hyde End

Appraisal: The proposal is for a detached garage to replace an existing, slightly ramshackle structure. The footprint of the outbuilding would remain unchanged and its siting would remain approximately the same - it would be parallel to the boundary with 187 Hyde End Road and about one metre from the boundary. The garage would have a pitched roof, with gables to the front and rear and a ridge height of 4.4 metres. The impact on the street scene would be positive as the appearance of the proposed structure would be an improvement on the existing one. 187 Hyde End Road does have a side window facing No 189 but this is five metres from the boundary so the increase in height of the proposed replacement garage would not have an unacceptable impact on the amenities of occupants. In addition the garage would be largely screened by the existing outbuilding at No 187. There is about 30 metres to the rear boundary so the properties to the rear would not be affected.

Recommendation: conditional approval

Application Number F/2000/1537
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Condition – delete "building" + insert "dwelling"

1/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 189 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1537

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS residential devt on edge of settlement.

3. DESCRIPTION OF SITE/BUILDING
two-storey semi-detached house, detached garage with flat roof, close to boundary with No187.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No187 Long outbuilding with pitched roof adjacent to boundary. 1 ground floor side window + 2 obscure glazed.

5. SITE CONSTRAINTS

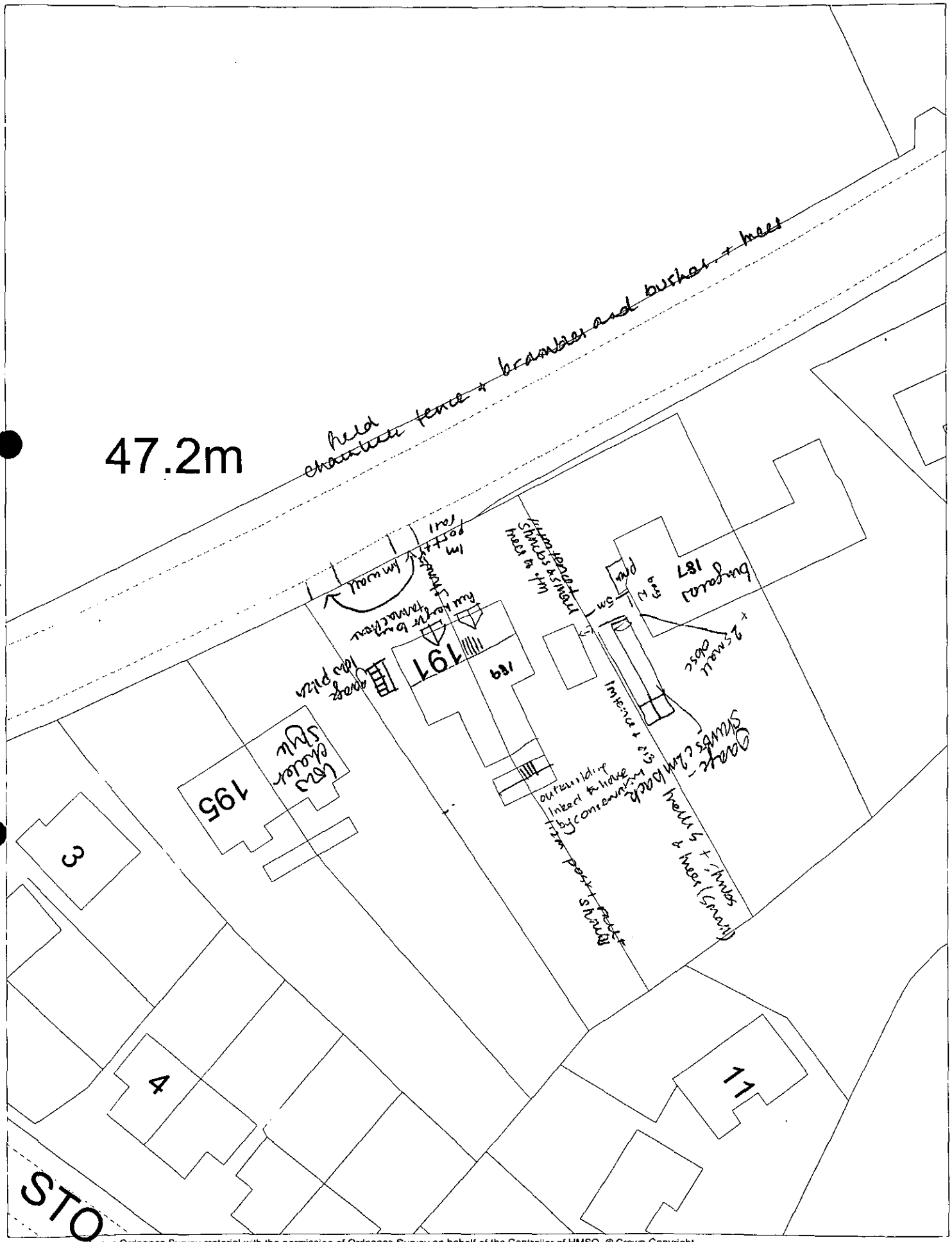
TREES /

ACCESS/PARKING driveway + replacement garage → no change

LEVELS /

BOUNDARY TREATMENT various fences + shrubs - see attached.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1537

Proposal:
Proposed erection of replacement garage.

Location:
189, Hyde End 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/06/2000. 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 normally be possible for an individual reply 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

30 May 2000

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

Tel: (0118) 974 6479

Date: **30 May 2000**

My ref: F/2000/1537

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/2000/1537
189, Hyde End Road, Spencers Wood, Reading.
Proposed erection of replacement garage.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1537**
189, Hyde End Road, Spencers Wood, Reading.
Proposed erection of replacement garage.
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 6479

Date: **30 May 2000**

My ref: F/2000/1537

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
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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189, Hyde End Road, Spencers Wood, Reading.
Proposed erection of replacement garage.
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 6479

Date: **30 May 2000**

My ref: F/2000/1537

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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Application Number: F/2000/1537
189, Hyde End Road, Spencers Wood, Reading.
Proposed erection of replacement garage.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1537**
189, Hyde End Road, Spencers Wood, Reading.
Proposed erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Start date: 18 MAY 2000

Officer: EXC | Application No. F/2000/1537

Map No. ..... Site ...0.65..

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT GARAGE

Location: 189 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield ✓ 305

Applicant: MR | MRS BANKS

Fee Received 95-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

NO HISTORY CARD

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.5.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N + 187, 191 Hyde End Road .....

..... 11, Winston Close .....

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 30 May 2000

Application Number: F/2000/1537

Proposal: Proposed erection of replacement garage.

Parish: SHINFIELD PARISH

Site Address:
189, Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs J Banks .

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).

Signed: _____ **Print name:** Steph Knowles.

F/CC/00.

Shinfield
Parish Council

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

07th June 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	RPT
POL	
DC	
LSD	
TS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

O/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of dwellings
Case Officer: Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

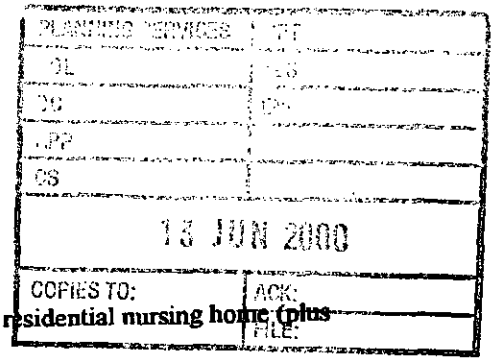
F/2000/1486
Location: 2 Grovelands Road, Spencers Wood, Reading
Proposal: Proposed single storey and first floor extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1505
Location: Westdene, Basingstoke Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Emy Circuit
Observations: No comment

Continued...

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ASP	
GS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:	
1	18.MAY2000* 1537 YOUR NAME	MR & MRS J BANKS	
	ADDRESS	189 HYDE END ROAD	
		SPENCERS WOOD	
		READING	
		BERKS	
	POST CODE	RG7 1BU	TEL.NO.
2	AGENT'S NAME		
	ADDRESS		
	POST CODE		TEL.NO.
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	189 HYDE END ROAD SPENCERS WOOD READING BERKS RG7 1BU	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	NEW GARAGE TO REPLACE EXISTING	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICKWORK TO MATCH HOUSE GREY SLATE TO MATCH HOUSE	
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.	NO	
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO	

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **N/A**	Proposed: **N/A**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**YES**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

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

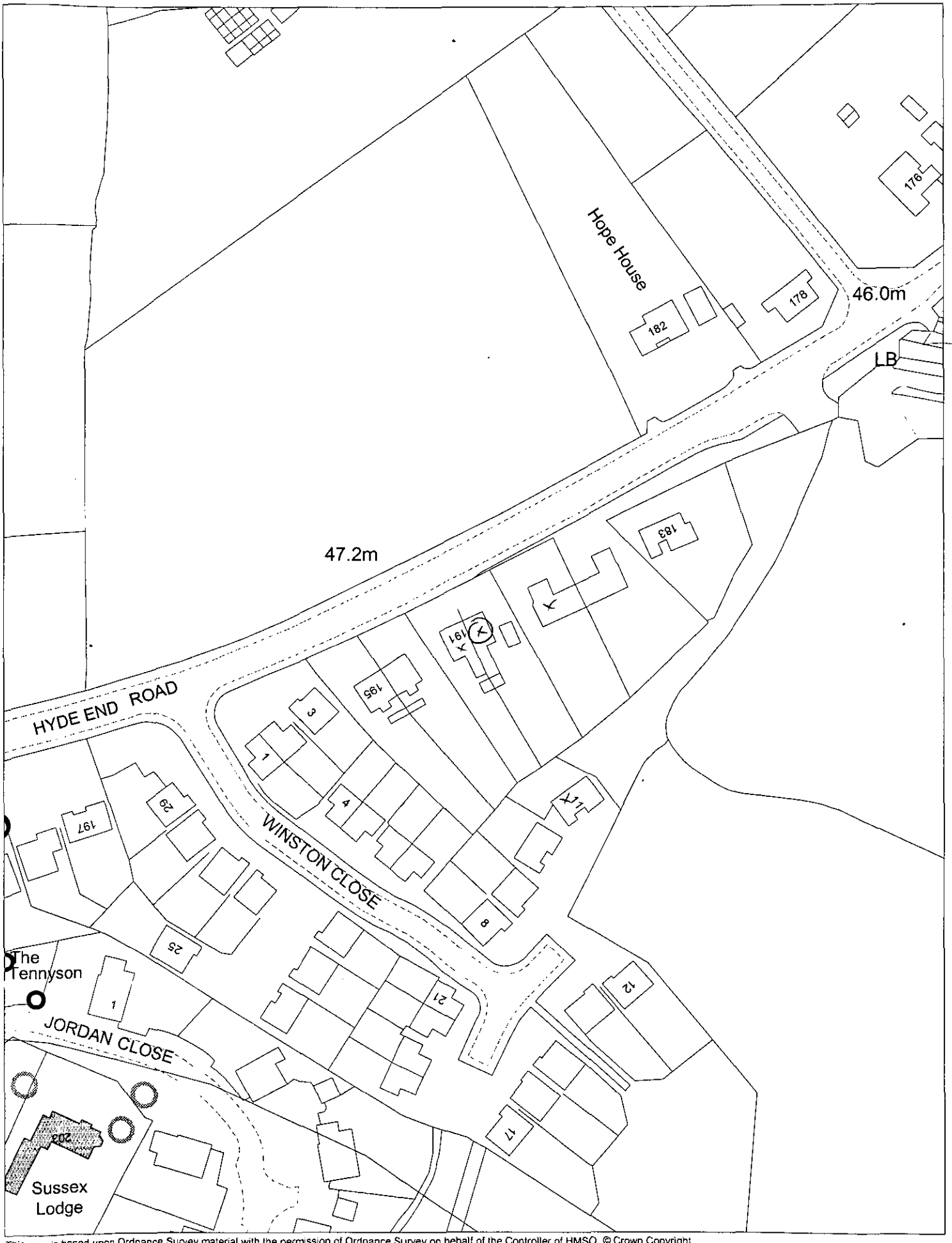
Owner's (a) name	Address at which notice was served	Date on which notice was served

~~* None of the land forms part of an agricultural holding.~~

SIGNED [signature] ON BEHALF OF **J. BANKS Esq**

DATE **16/05/00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2000

Scale: 1 : 1250

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