SYSTEMS LTD

APPLICATION NO:
F/2001/3154

LOCATION:
Sarum Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mr & Mrs L Moss C/O Mr P Mackrory

PROPOSAL:
Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.

EARLIEST DATE FOR DECISION: **09/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/03/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs L Moss
C/O Mr P Mackrory
17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX

Application Number: F/2001/3154

Parish: **SHINFIELD**

Location: **Sarum, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.**

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. Except where stated otherwise on the approved drawings, 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 dining room window in the south elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

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 EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 07/03/2001

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 15 December 2000
My ref: NB/MLT/Shinfield-1B

Mr L.W. Moss
Sarum
Basingstoke Road
Spencers Wood
Reading
RG7 1AP

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 Moss,

PROPOSED NEW WINDOWS, ENLARGEMENT OF EXISTING WINDOWS AND SINGLE STOREY REAR EXTENSION TO FORM A CONSERVATORY AT 'SARUM' BASINGSTOKE ROAD, SHINFIELD

I refer to your letter and drawing received on the 28 November 2000 with reference to the above.

I can confirm that you would require planning permission for the conservatory as its volume combined with that of previous extensions, and the detached garage (which lies within 5m of the dwelling) would exceed 'permitted development' allowances.

The living room as shown on your drawing was not part of the development approved under consent 36319 (shown as lounge on the approved plans), and would therefore not be subject to condition 03 of consent 36319. You would therefore not require any planning permission for the new window 1 nor the enlargement of window 2.

The dining room (shown as a breakfast room on the approved plans) was part of the two-storey extension approved under application 36319, and would therefore be subject to the conditions on the consent 36319. The enlargement of window 3 would therefore require planning permission.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours faithfully

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

Received by Wokingham District Council

Application No: F/2001/3154

Proposal:
Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.

Location:
Sarum, Basingstoke 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2001. 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

16 January 2001

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

Tel: 0118 974 6480

Date: **16 January 2001**

My ref: F/2001/3154

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/2001/3154
Sarum, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3154**
Sarum, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.
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 6480

Date: **16 January 2001**

My ref: F/2001/3154

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3154
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3154**
Sarum, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.
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 6480

Date: **16 January 2001**

My ref: F/2001/3154

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

Dear Councillor

Application Number: F/2001/3154
Sarum, Basingstoke Road, Spencers Wood, Reading.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3154**
Sarum, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3154

Applicant : Mr & Mrs L Moss C/O Mr P Mackrory.

Location : Sarum, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of single storey rear extension plus enlargement of two windows in south elevation and additional window to living room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/02/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01.

Date Registered : 11/01/2001

Earliest Date for Decision : 09/02/2001

Latest Consultation Date/Site Notice Expiry Date : 09/02/2001

This application will have expired on: 08/03/2001. 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 :

No Response from P.C.

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon street scene.

Application Number: F/2001/3154

Appraisal :

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

Application Number F/2001/3154
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C015	R015	
3	C045	R045	'DINING ROOM' 'SOUTH'

rear of
D S^ hse set forward by ≈ 5m.

THE FIRS Side

Single Storey garage to rear with windows in side 1.8m privet hedge dividing garden.

- 1.8m privet to ~~South~~ north side.

garage to side.

- V. large rear garden. No hedges to rear.

→ look up history for The firs.

Too window closest to road → new + extended are P.d.

* Only window in dining room needs permission. + will remain obscure glazed.

RECORD OF SITE VISIT

SITE ADDRESS: Sarum Basingstoke Road Spencers Wood Reading.

APPLICATION NUMBER: F/2001/3154

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on lamp Post to front.

2. DESCRIPTION OF SURROUNDINGS

Main Rd with houses on either side.

3. DESCRIPTION OF SITE/BUILDING

Dorma bungalow - older

4. RELATIONSHIP TO ADJOINING PROPERTIES

TO North 2 Storey hse with pebble dash effect Set forwad about 2m

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 3 on driveway.

LEVELS N/A (Crantock)

BOUNDARY TREATMENT low wall to N @ front

OTHERS 1.8m Conifer hedge to S. (Thuja)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 JAN 2001
Officer: HP	Application No. F/2001/3154

Map No. 78 Site 010
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION PLUS ENLARGEMENT OF TWO WINDOWS IN SOUTH ELEVATION AND ADDITIONAL WINDOW TO LIVING ROOM.

Location: SARUM BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 16.1.01 D.

Applicant: MR + MRS L. MOSS

Fee (1) Received 95.00 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	Existing elevation	16.1.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.1.08 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... SN + See map .....
.....
.....
.....
.....
.....
.....
.....
.....

(1) SARUM

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU7067-7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/145/62	Mr E E Stennett	Garage fuel store & garden shed	12 7 62	app app.
00584	Markham Dev	C/L Res Dev on 11 acres to rear	16. 5. 74	NA Ref
35744	MR & MRS SEYMOUR	2/ST. EXT.	11.6.90	Ref.
36319	"	" / DORMER / ROOF CONV.	31.8.90	C/A
BRA 9542	"	BUNGALOW TO 2/ST. DWELLING 2/ST. EXT.	3.12.90	APP
43127	N/P			
96/64/67/F	"	DORMER EXTENSIONS	30.8.96	C/A
FP97/6354	"	"	2.5.97	APP
98/68529/F	L W MOSS	Erect Det. Dble Garage	21/12/98	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS AD Eng - Mr. Mackrory - Dble Garage - 18/1/99

DRAINAGE

091074

1933

(2) SARUM

ADDRESS BASINGSTOKE ROAD. PARISH SHINFIELD.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP99/8515	Mr L. Moss & Mrs S. Seymour	Double garage (det.)	29/4/99	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Moss - Windows + S/St - 15/12/00

Environmental Services

For office use only.
Application number: 11.JAN.2001* 3154

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. & MRS. L. MOSS
	Address and postcode	SARUM, BASINGSTOKE RD., SPENCERS WOOD READING BERKS RG7 1AP.
	Phone number	
	Agent's Name	MR. P. MACKRORY
	Address and postcode	17 BISSLEY DRIVE MAIDENHEAD SL6 3UX
	Phone number	01628 824581
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.	SARUM BASINGSTOKE RD., SPENCERS WOOD.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR CONSERVATORY. ENLARGEMENT OF DINING ROOM WINDOW.
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.	WHITE UPVC & GLAZING
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: 3	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 ☐	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. L. MOSS

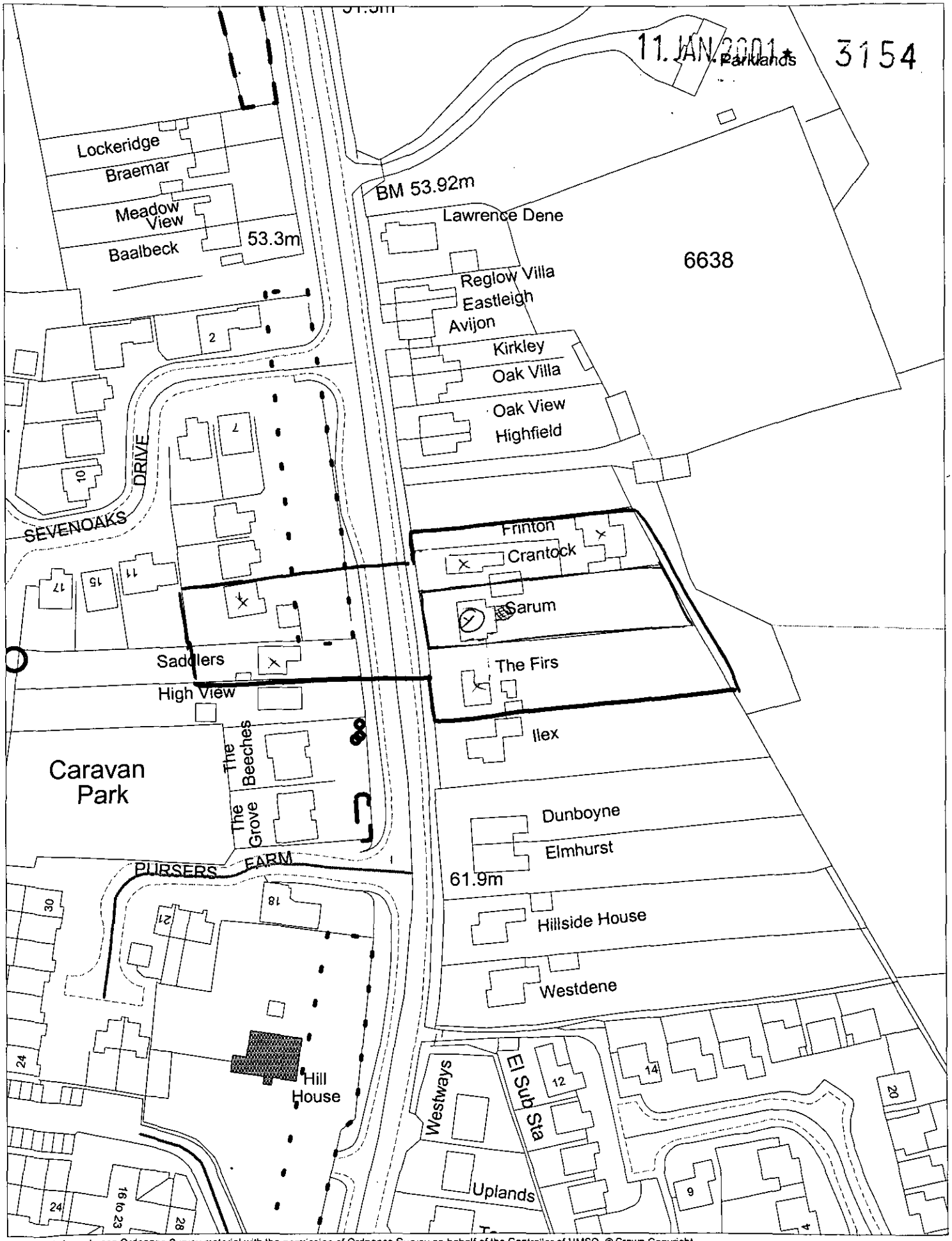
Date 10·1·2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3154**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

15 January 2001

Scale: 1 : 1250

N W E S