APPLICATION NO:
F/2000/1255

LOCATION:
11 Greenend Close, Spencers Wood Reading.

APPLICANT:
Mr Mrs Oakes C/O Dunster & Morton

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Oakes
C/O Dunster & Morton
92 London Street
READING
Berkshire
RG1 4SJ

Application Number: F/2000/1255

Parish: **SHINFIELD**

Location: **11 Greenend Close, Spencers Wood, Reading**

Proposal: ***Proposed first floor 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the first floor level flank elevations.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 24/07/2000

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.

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

Tel: (0118) 974 6451

Date: **02 May 2000**

My ref: F/2000/1255

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/2000/1255
11, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1255**
11, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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**********

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

Tel: (0118) 974 6451

Date: **02 May 2000**

My ref: F/2000/1255

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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Proposed first floor rear extension to dwelling
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6451

Date: **02 May 2000**

My ref: F/2000/1255

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

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Yours faithfully

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Case officer: **Elaine Connor** Application Number: **F/2000/1255**
11, Greenend Close, Spencers Wood, Reading.
Proposed first floor 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**********

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 02 May 2000

Application Number: F/2000/1255

Proposal: Proposed first floor rear extension to dwelling

Parish: SHINFIELD PARISH

Site Address:
11, Greenend Close, Spencers Wood, Reading.

Applicant:
Mr Mrs Oakes C/O Dunster & Morton.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

A Plan is required indicating 3no parking spaces within the curtilage of the property, including the garage. The spaces to be 2.4m x 4.8m

Signed: _____ 10.5.00 **Print name:** SNARON

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1255

Applicant : Mr Mrs Oakes C/O Dunster & Morton.

Location : 11, Greenend Close, Spencers Wood, Reading.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :
HIGHWAYS- request add. plan- supplied

Planning Issues : IDENT. SETTLEMENT
* IMPACT UPON NEIGHB. PROPS

Application Number: F/2000/1255
PROP: 2st. rear ext.
Appraisal :

IMPACT UPON NEIGH. PROPS:
The application being considered proposes a two storey rear extension first floor rear extension over an existing single storey flat roof extension. The proposed development will provide an additional bedroom & will have a hipped roof design with a ridge height just under 0.5m lower than that of the existing dwelling. The proposed extension will project out from the rear of the dwelling by approx. 6m. The proposed extension will be located 2.5m away from the neighbouring dwelling to the west no. 10. Given that the garage of no. 11 is sited between the two dwellings & no. 10 has extended beyond the line of the prop extension, it is not considered that the proposed development will have an adverse neg. impact upon the living cond. of its residents.

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

Application Number F/2000/1255
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK.
3	SC23	SR06	(Parking & garaging
4	SC08	SR05	"& " finished floor levels finish elevations"

RECORD OF SITE VISIT

SITE ADDRESS: 11 *Greenend Close*
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1255

OFFICER: Elaine Connor

DATE OF SITE VISIT: 16.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

residential estate
houses of similar design

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house with attached single garage along boundary with neighbouring prop. no. 10

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 10 extended to boundary

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Dunster Morton
Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ
Tel: 0118 955 1700
Fax: 0118 955 1725
E-Mail: dunmor@compuserve.com

Our Ref: 17/22336/sr

Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11 April 2000

Dear Sirs

11 GREEN END CLOSE, SPENCERS WOOD

We now enclose fully completed Householder Planning Application Forms for planning consent to provide an additional bedroom at first floor level above the existing kitchen and study.

As required, we can now enclose six copies of the Application Form together with six copies of the relevant plans and our client's cheque, in the sum of £95.00, being the required application fee.

If you have any queries concerning the application, can you please make contact with our John Morris at the above address.

Yours faithfully

14.APR.2000 1255

Dunster & Morton

Encs

Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)
Paul A Richardson ARICS

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 APR 2000
Officer: EC	Application No. F/2000/1255

Map No. 86 Site 0:04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 11 GREEN END CLOSE

Parish: SHINFIELD Ward: Shinfield 2.5.2000

Applicant: MR/MRS OAKES

Fee Received 95-00 Required ..... Additional ..... Refund .....

(2)

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	PARKING NOT V. CLEAR.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.5.2000 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:

.....5|N + 10 + 12 Greenend close.....

.....11, 13, 15 + 17 Orchard close.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 11. Green End Close PARISH Shinfield.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 3183.	Mr C. J. Chipstone.	Storey enclosure + Porch	29 7 75.	App N/a
03297	"	" "	2.10.75	N/A C/A
BR 11365	"	Gge. & 1st Floor Additions	12.7.79	App N/a
11242	"	2/s extn.	30.8.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

14 ARDING 1255

Environmental Services

For office use only.
Application number: 14.APR.2010* 1255

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 and Mrs P J Oakes
	Address and postcode	11 Green End Close Spencers Wood Reading Bekrkshire
	Phone number	
2	Agent's Name	Dunster & Morton
	Address and postcode	92 London Street Reading Berkshire RG1 4SJ
	Phone number	0118 955 1700
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.	11 Green End Close Spencers Wood
4	Give brief details of the proposal for example, two storey side extension. About the application	Extension above existing Study and kitchen to provide additional bedroom en-suite
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.	Brickwork and roofing tiles to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

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

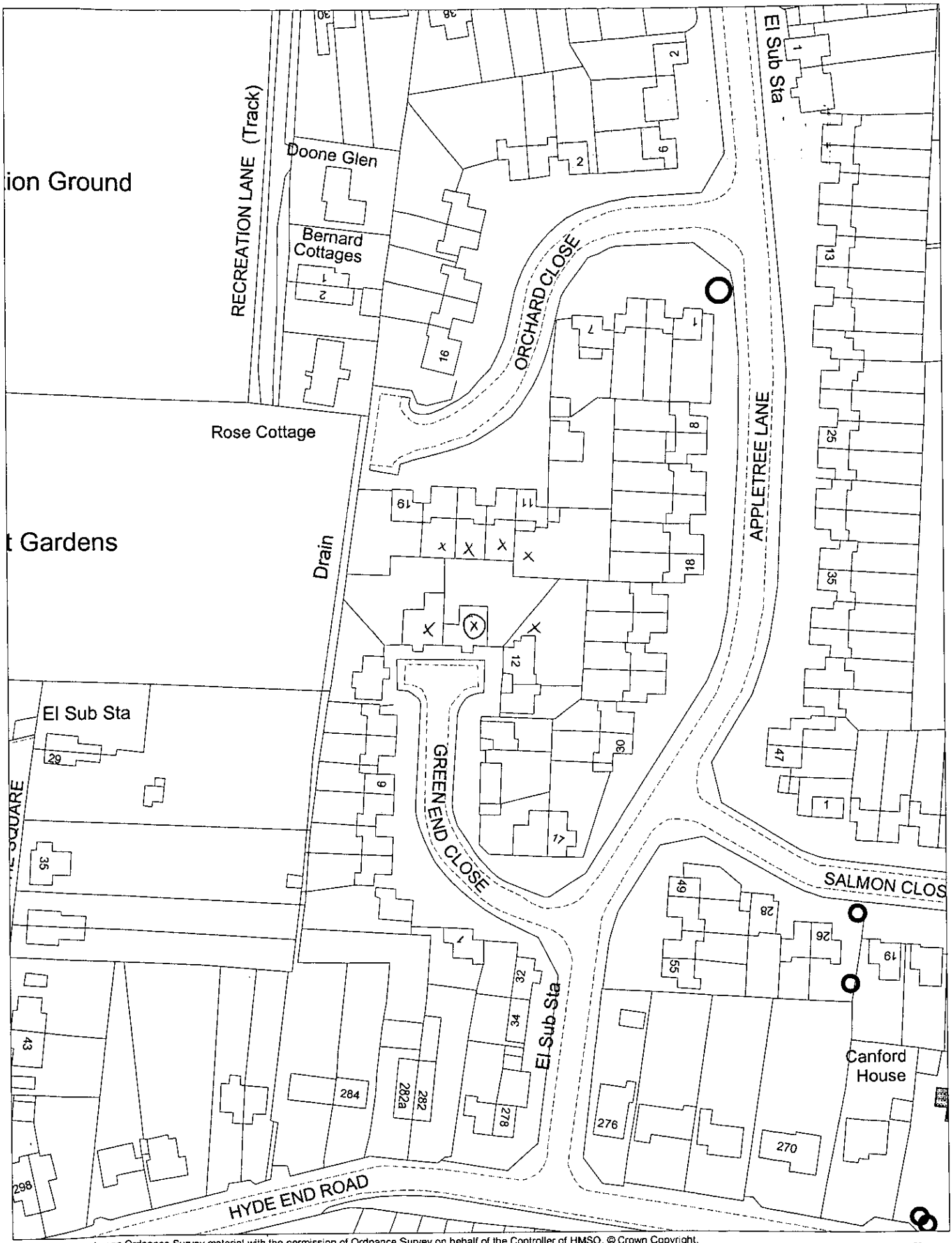
None of the land forms part of an agricultural holding.

Your signature: Dunster & Morton Dunster & Morton

on behalf of Mr and Mrs P J Oakes

Date 10 April 2000

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



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Development Control Support Section, Environmental Services, Wokingham District Council.
26 April 2000

Scale: 1 : 1250

N W E S

14. APR. 2000*



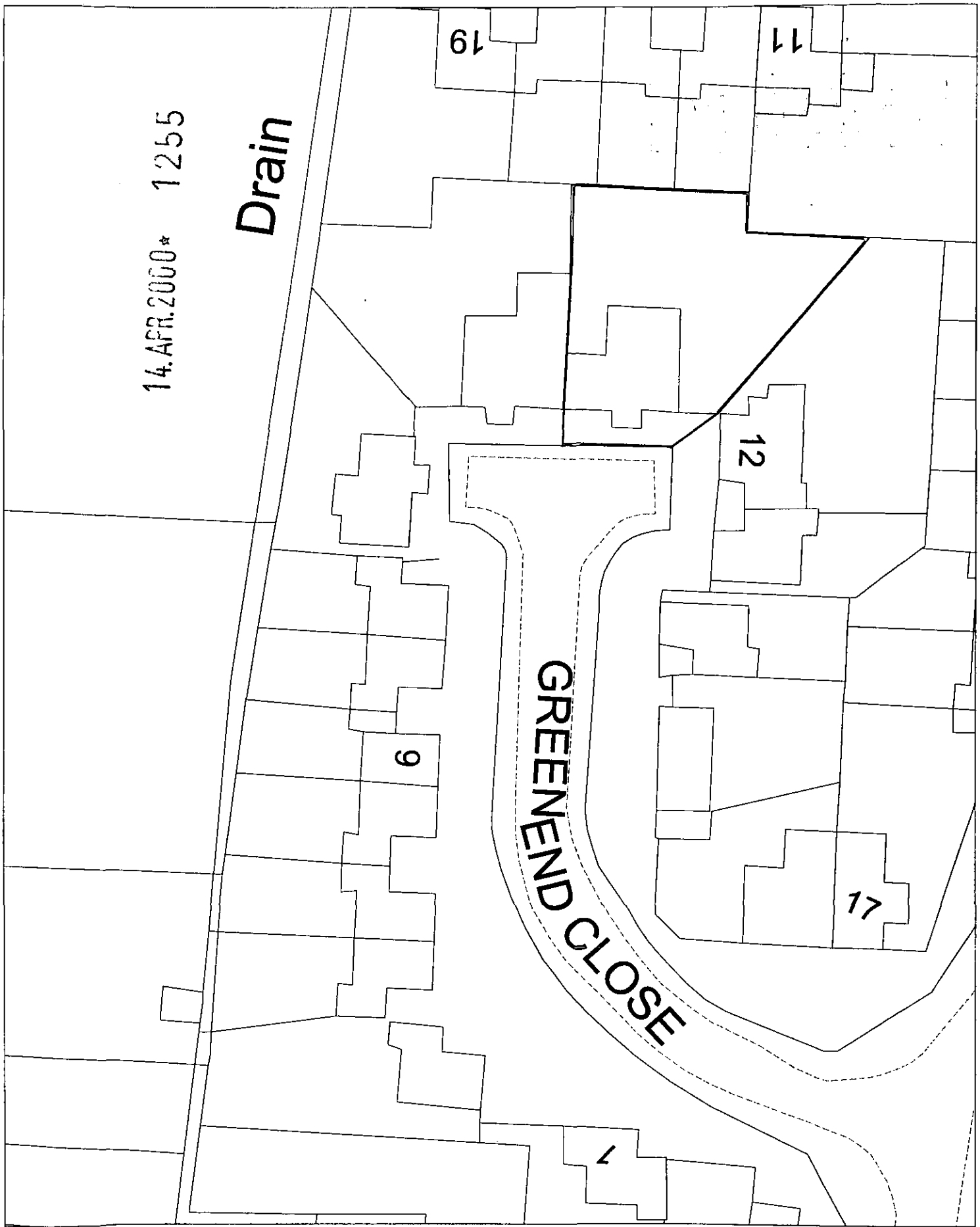
Site Plan, Scale: 1 to 2500

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Date: 13 April 2000

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Site Plan, Scale: 1 to 500

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Date: 13 April 2000

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