APPLICATION NO:
F/2000/1256

LOCATION:
49 Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Mr Mrs Rowberry C/O Martin F Winter

PROPOSAL:
Proposed single storey side and rear extensions to dwelling

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

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

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Rowberry
C/O Martin F Winter
Ferndale Court, 6 West End Road
Mortimer Common,
Reading
Berks
RG7 3SY

Application Number: F/2000/1256

Parish: **SHINFIELD**

Location: **49, Hyde End Lane, Ryeish Green, Reading.**

Proposal: **Proposed single storey side and rear extensions 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 wc/shower room window in the front (south-west) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 05/06/2000

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1256	EXC
BUILDING CONTROL NUMBER	FP 2000/0604	Alan
~~APPLICANT~~/AGENT	Martin F. Whitter	
ADDRESS OF SITE	49 Hyde End Lane SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	000322-1A	000322-1
FLOOR PLANS	000322-2A	000322-2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	8/6/00	

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 : Emy Circuit

Application Number : F/2000/1256

Applicant : Mr Mrs Rowberry C/O Martin F Winter.

Location : 49, Hyde End Lane, Ryeish Green, Reading.
Proposal : Proposed single storey side and rear extensions to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		9 May

Date of Neighbour Notifications : .....

Date of Site Visit : 9 May 2000

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 :

Planning Issues :

Countryside / Gap

Neighbours / street scene.

Application Number: F/2000/1256
49 Hyde end Lane, Ryeish Green

Appraisal: The proposal is for a single-storey side/rear extension, replacing an existing rear extension.

The original dwelling had a floor area of 61.1 m^2. There have been small extensions to the side and rear of the property, with a combined area of 4.7 m^2 and a rear extension which would be removed as part of the current proposals. The proposed extension would have an area of 26.5 ^{m2}, resulting in a total increase of 31.2 m^2 - about half the original floor area. This scale of increase is acceptable in a rural area.

The extension would be 7.8 metres wide, projecting 2.3 metres to the side of the original property and 1.6 metres to the side of the existing side extension. It would come forward 3.8 metres, the same distance as the side extension. One metre would remain to the boundary with 47 Hyde End Lane. It would project 3.2 metres to the rear of the property. This is the same distance as the existing rear extension and the rear extension at the adjoining property. The roof would have a shallow pitch with a maximum height of 3.1 metres.

The would be one side window facing 47 Hyde End Lane but existing fencing would prevent overlooking. The flank would be 3.7 from the ground-floor side windows at 47 Hyde End Lane and, therefore, would not cause loss of daylight to them. Views from the larger window would be restricted but the extension would not be close or high enough to be overbearing.

The side extension would be well set back from the front of the property and its scale and design would be in character. Therefore, the impact on the street scene is acceptable.

Recommendation: conditional approval

Application Number F/2000/1256
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC20	SR24	The WC/shower room window/
			front (South-west)

John Mutlow
5/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 49 Hyde End Lane
Ryeish Green Reading.

APPLICATION NUMBER: F/2000/1256

OFFICER: Emy Circuit

DATE OF SITE VISIT: 9 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on gate post.

2. DESCRIPTION OF SURROUNDINGS
row of residential in rural setting

3. DESCRIPTION OF SITE/BUILDING
two-storey, semi
red brick, small side + front extensions + one to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES ✓

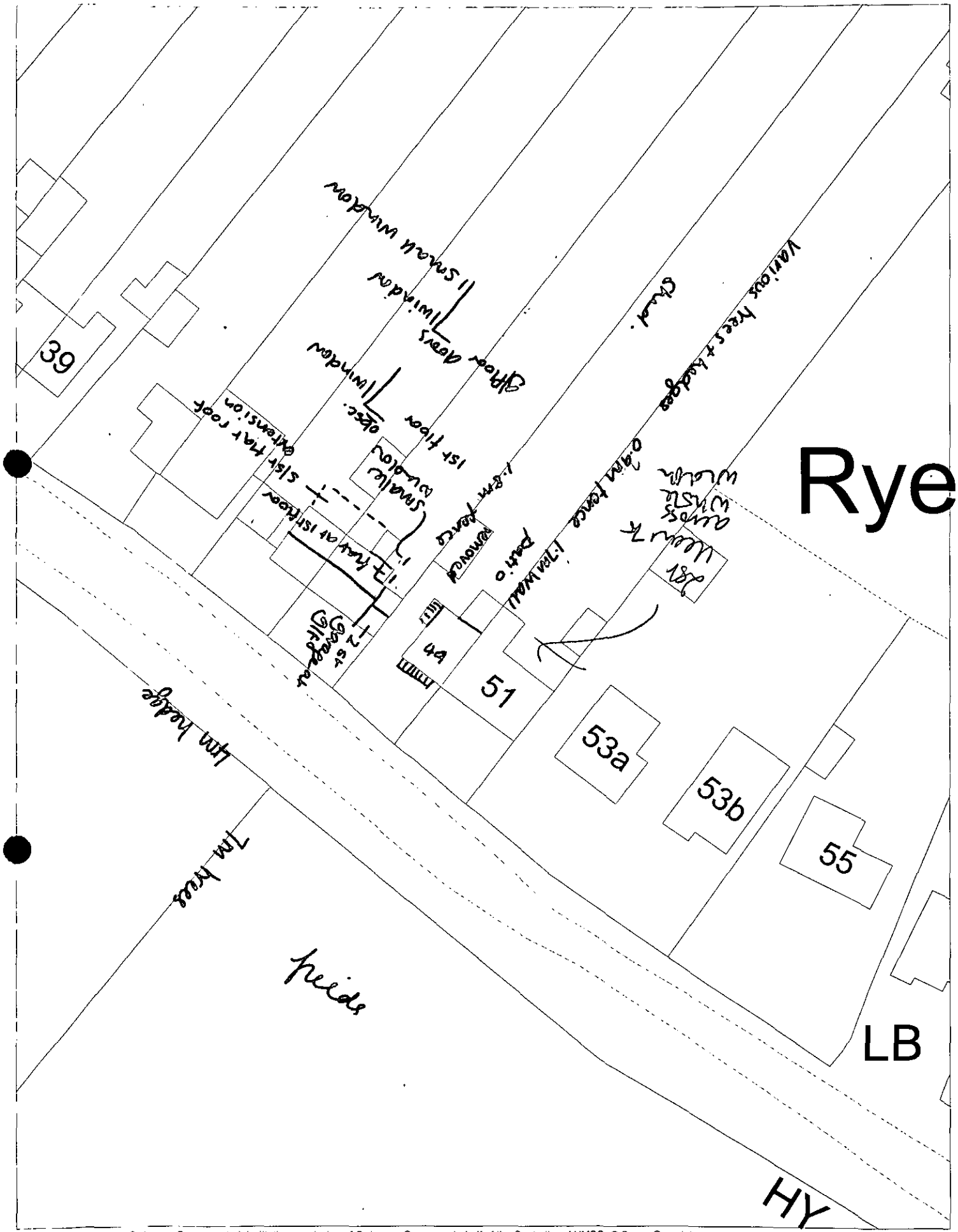
ACCESS/PARKING ✓

LEVELS ✓

BOUNDARY TREATMENT see plan.

OTHERS ✓

S/N on gate post



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 500

N
W E
S

PART 1 REGISTER

Received by Wokingham District Council

Application No: F/2000/1256

Proposal:
Proposed single storey side and rear extensions to dwelling

Location:
49, 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. 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 letter 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 26/05/2000. 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

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

Tel: (0118) 974 6479

Date: **02 May 2000**

My ref: F/2000/1256

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/2000/1256
49, Hyde End Lane, Ryeish Green, Reading.
Proposed single storey side and rear extensions 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1256**
49, Hyde End Lane, Ryeish Green, Reading.
Proposed single storey side and rear extensions 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 6479

Date: **02 May 2000**

My ref: F/2000/1256

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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Head of Planning and Transportation

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49, Hyde End Lane, Ryeish Green, Reading.
Proposed single storey side and rear extensions to dwelling
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: **02 May 2000**

My ref: F/2000/1256

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1256**
49, Hyde End Lane, Ryeish Green, Reading.
Proposed single storey side and rear extensions 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 APR	
Officer: EXC	Application No. F/2000/1256

Map No. 79 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING

Location: 49 HYDE END LANE

Parish: SHINFIELD Ward: Shinfield 2.5.2000

Applicant: MR/MRS ROWBERRY

Fee Received 95-00 (4) 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			

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:

S/N + 47 + 57 Hyde End Lane ✓

51 returned + sent again with full address 10 May

MARTIN F WINTER C.ENG., M.B.ENG., M.INST.P.L.A.

Ferndale Court
6, West End Road
Mortimer Common
Reading RG7 3SY

Phone : 0118-933-2866
Fax : 0118-933-1376
Mobile : 07860-48 80 84

Date:- 12/4/00

Our ref:- QD 1614/00
Your ref:-EXC/Shinfield/1B

To:-
Planning Services
Wokingham District Council
P.O.Box 157
Shute End Wokingham RG40 1WR

14.APR.2000* 1256

Copy to:- Mr. & Mrs. N. Rowberry

Dear Sir/Madam,

Re:- Proposed rear & side single storey extension @ 49 Hyde End Lane.

Further to your letters of 20/1/00 & 7/2/00 addressed to the owners, we now enclose the completed plans together with the necessary forms and fee, for the removal of the existing conservatory and the proposed rear & side single storey extension.

We trust that you will find every thing in order and we await your early reply.

Assuring you of our best attention at all times.

We remain,
Yours faithfully,

Martin F. Winter C.Eng., M.B.Eng., M.Inst.P.L.A.

Encl: Planning Application fee of £ 95-00

ADDRESS 49 Ryelsh Green Eureka PARISH Shinfield

PLOT No. Hyde End Lane ORD. SHEET No. 79

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/295/72	Mr R. S. Dawson	Conservatory	11-5-72	App N/A
6F9995	"	Ext to KITCHEN + LOUNGE	18.12.78	App N/A
09846	"	"	18.1.79	N/A CA
SC24261	"	S/St. EXTENSION	5.3.85	App N/A
23202	"	GARAGE/WC/SHARE/CLOAK	22.5.85	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14.APR.2000* 1256

1959/a

14.A.R.2000* 1256

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS N. ROWBERRY
	ADDRESS	C/O MARTIN F. WINTER C.Eng. MBEng.
		FERNDALE COURT, 6 WESTEND ROAD,
		MORTIMER COMMON, READING.
	POST CODE	RG7 3SY Tel. No. 0118-933-2866
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MARTIN F. WINTER C.Eng. MBEng.
	ADDRESS	FERNDALE COURT,
		6, WESTEND ROAD
		MORTIMER COMMON, READING.
	POST CODE	RG7 3SY Tel. No. 0118-933-2866
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	49 HYDE END LANE
		RYEISH GREEN, SPENCERS WOOD
		READING RG7 1ET.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	REAR & SIDE SINGLE
		STOREY EXTN.

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICKWORK TO MATCH COLOUR
TILES TO MATCH COLOUR.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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:

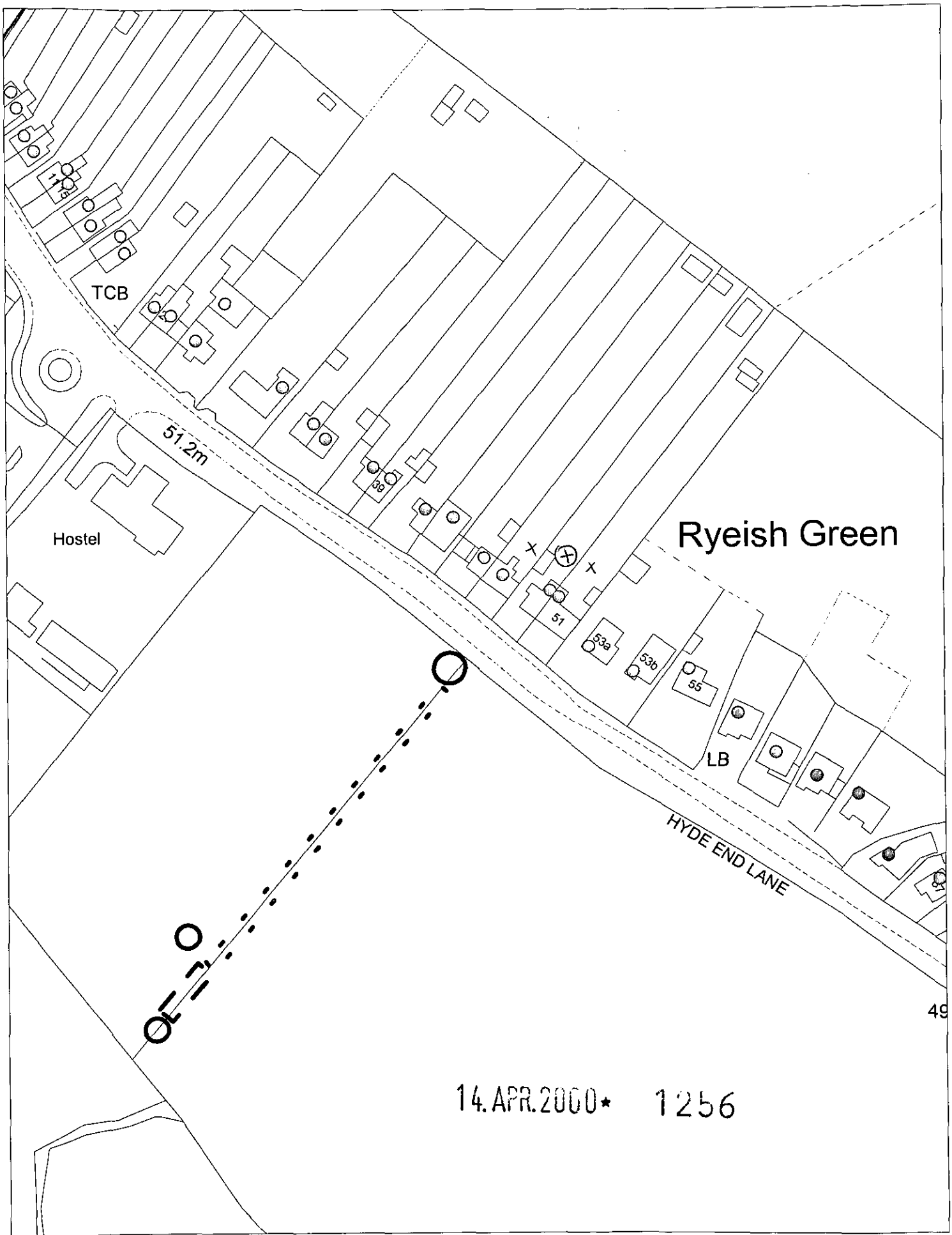
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 Mr + Mrs N. Rowberry

DATE 12/4/00



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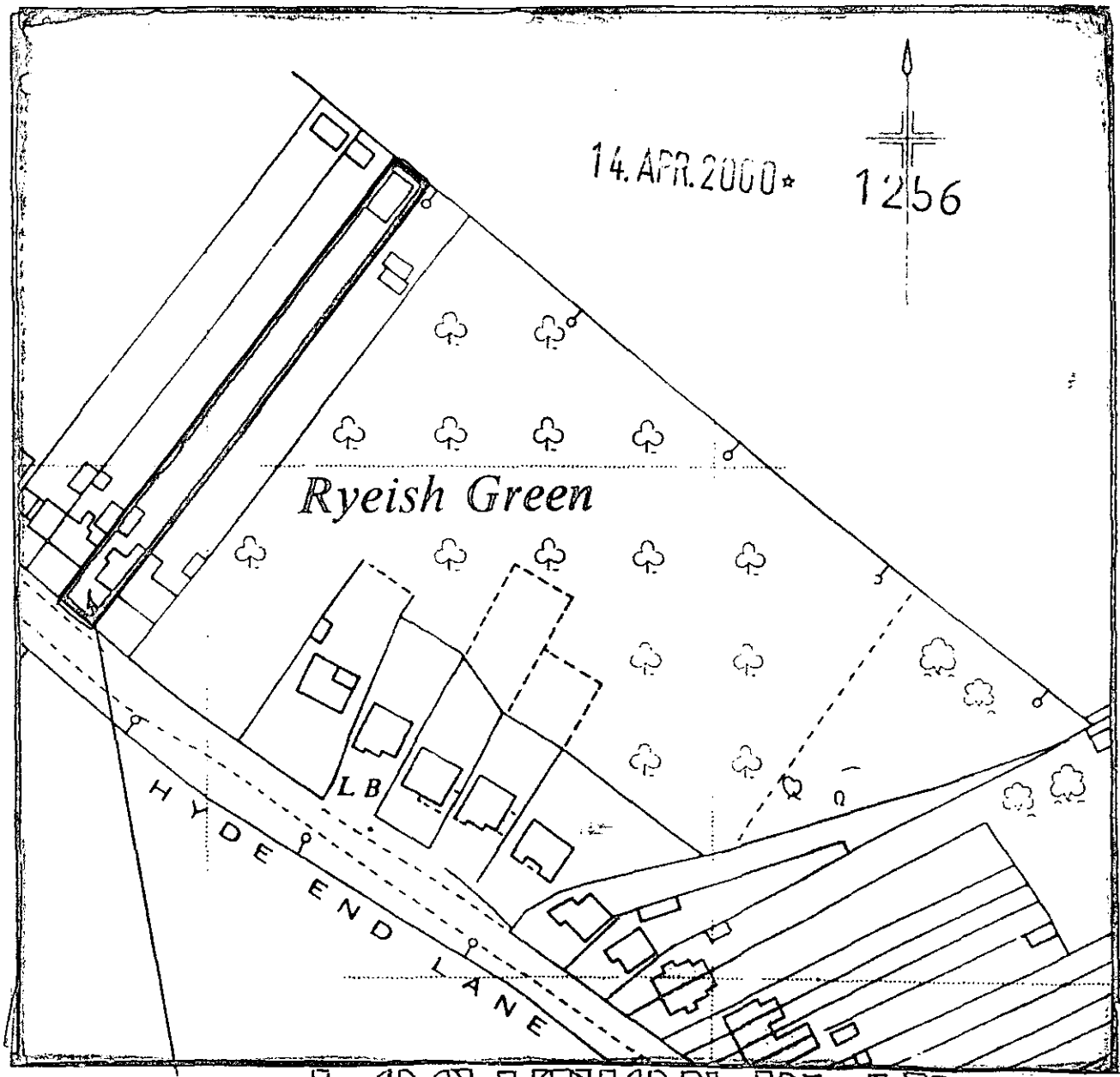
Development Control Support Section, Environmental Services, Wokingham District Council.
26 April 2000

Scale: 1 : 1250

MARTIN F WINTER C.ENG., M.B.ENG., M.INST.P.L.A.

Ferndale Court
6, West End Road
Mortimer Common
Reading RG7 3SY

Phone : 0118-933-2866
Fax : 0118-933-1376
Mobile : 0860-48 80 84



SITE REFERRED TO

LOCATION PLAN

Scale: 1~1250

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DATE: 12/4/00

SHEET 4 OF DRWG. No. 000322-4

49 HYDE END ROAD
KEYNSH GREEN.



SIDE



FRONT



SIDE OF CONSERVATORY



EXTG. KITCHEN EXTN.



REAR