APPLICATION NO:
F/2001/3231

LOCATION:
Rustlings Shinfield Road, Shinfield Reading.

APPLICANT:
Mr & Mrs C Moffat C/O Mr P Mackrory

PROPOSAL:
Proposed extension to roof and front dormer extension to form additional rooms in loft space.

EARLIEST DATE FOR DECISION: **23/02/2001**
28 day exp: 23/02/01.
APPLICATION WILL HAVE EXPIRED ON:
21/03/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3231

Parish: **SHINFIELD**

Location: **Rustlings, Shinfield Road, Shinfield, Reading.**

Proposal: **Proposed extension to roof and front dormer extension to form additional rooms in loft space.**

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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 16/03/2001

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.

Mahsed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3231
BUILDING CONTROL NUMBER.	RP 2001/1889 Alan
~~APPLICANT~~/AGENT	Mr P. Mackrory
ADDRESS OF SITE	Rustlings Shinfield Road SHINFIELD
DESCRIPTION OF PROPOSED WORK	ext to roof + front dormer ext to form additional

DRAWING NUMBERS	BC	DC
BLOCK PLAN	21/01/01A +02	21/01/01 + 02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/5/01	

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	

Received by Wokingham District Council

Application No: F/2001/3231

Proposal:
Proposed extension to roof and front dormer extension to form additional rooms in loft space.

Location:
Rustlings, Shinfield Road, Shinfield, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2001. 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

30 January 2001

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

Tel: (0118) 974 6492

Date: **30 January 2001**

My ref: F/2001/3231

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/2001/3231
Rustlings, Shinfield Road, Shinfield, Reading.
Proposed extension to roof and front dormer extension to form additional rooms in loft space.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3231**
Rustlings, Shinfield Road, Shinfield, Reading.
Proposed extension to roof and front dormer extension to form additional rooms in loft space.
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 6492

Date: **30 January 2001**

My ref: F/2001/3231

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

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3231**
Rustlings, Shinfield Road, Shinfield, Reading.
Proposed extension to roof and front dormer extension to form additional rooms in loft space.
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 6492

Date: **30 January 2001**

My ref: F/2001/3231

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/2001/3231
Rustlings, Shinfield Road, Shinfield, Reading.
Proposed extension to roof and front dormer extension to form additional rooms in loft space.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3231**
Rustlings, Shinfield Road, Shinfield, Reading.
Proposed extension to roof and front dormer extension to form additional rooms in loft space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3231

Applicant : Mr & Mrs C Moffat C/O Mr P Mackrory.

Location : Rustlings, Shinfield Road, Shinfield, Reading.
Proposal : Proposed extension to roof and front dormer extension to form additional rooms in loft space.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : 12/3

Date Registered : 24/01/2001

Earliest Date for Decision : 23/02/2001

Latest Consultation Date/Site Notice Expiry Date : 23/02/2001

This application will have expired on: 21/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

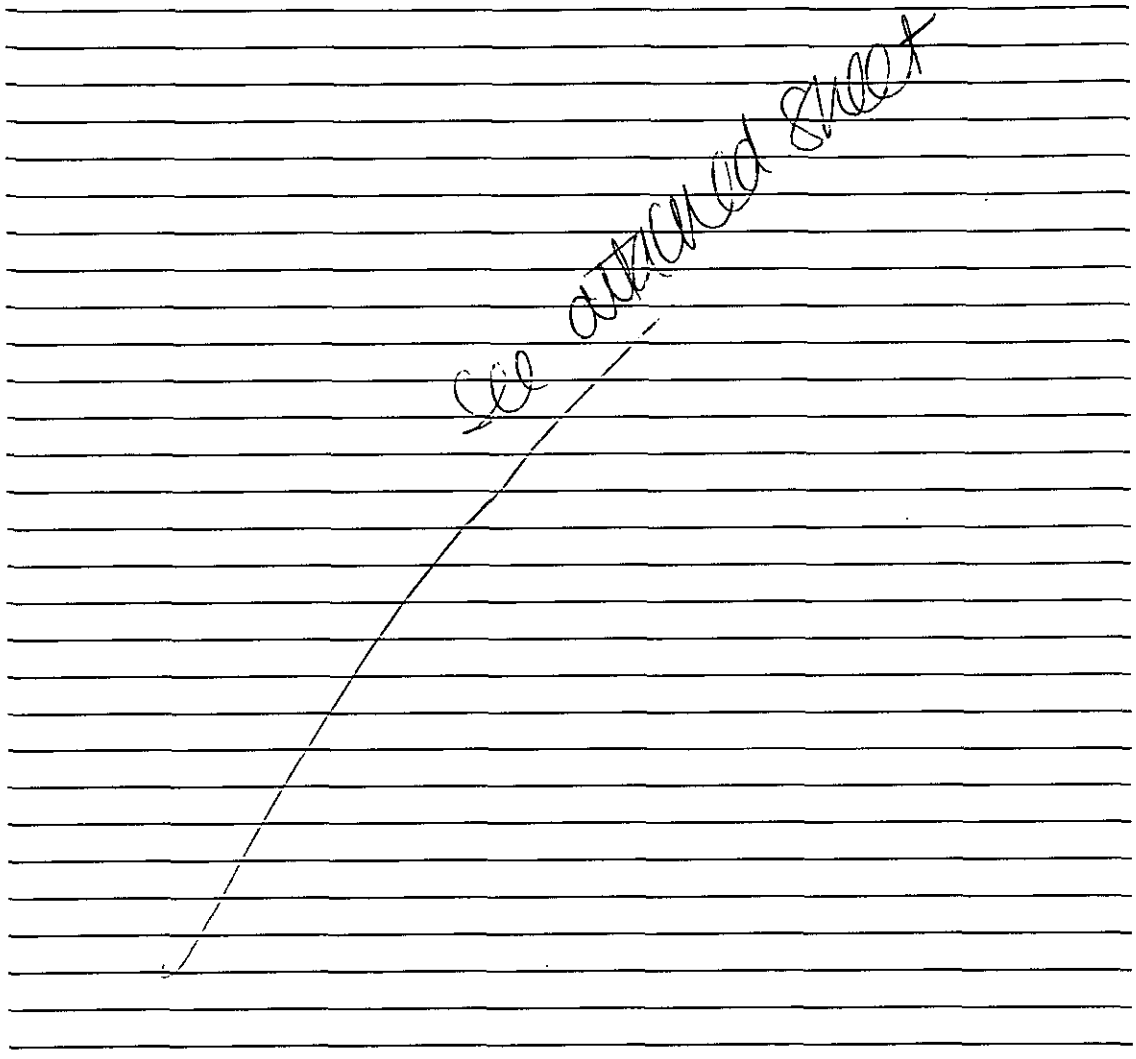
Consultation Responses :
Wokingham TC: 5/3 : no objection.
Highways : 2/2 - request parking plan for 5 vehicles.
28/2 : no objection subject to conds.

Planning Issues : (ID'd sett)

(PARKING PLAN)
REVISED PLAN REC: 21/2/01

Application Number: F/2001/3231

Appraisal :



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

Application Number F/2001/3231
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission, 5 yrs
	C014	R014	Materials to match
	C049	R049	Grading to remain
	C122	R122	Parking
	C137	R137	Turning within site.
			INS: Extension

RECORD OF SITE VISIT

SITE ADDRESS: Rustlings Shinfield Road Shinfield Reading.

APPLICATION NUMBER: F/2001/3231

OFFICER: Natalie Brown

DATE OF SITE VISIT: 12/3.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on fence post

2. DESCRIPTION OF SURROUNDINGS

ID'd set. Established residential located off of main rd opp Met. office college. Mixed design. bungalows + 2s.

3. DESCRIPTION OF SITE/BUILDING



set back from road. bungalow/chalet. Rooms in roof - some dormers in side elevs.
proposed roof extn to be inbetween existing gable pitched roof fronting road & no higher than ridge facing Leadride
to existing dormer facing Leadride.

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached - Mindmere - 2s & set away from boundary (hedging)
windows in side elev
Leadride - bungalow - no windows in roof.
(garage of Leadride + single garage @ Rustlings alongside boundary)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING off level

LEVELS - lower than road.

BOUNDARY TREATMENT double garage + single garage
gravel driveway @ front

OTHERS

Application Number: F/2001/3231

Appraisal:

Development
The proposed development is for the raising of the middle section of the roof to provide additional first floor accommodation with a dormer in the front (west) elevation.

1) Impact upon neighbouring properties
The exiting dwelling already has a dormer in the side (north) elevation facing 'Leodride'. In the current front elevation there are two gable ends to the property, with a link in between. The gable end on the side of 'Leodride' is higher than the gable end on the side of 'Minsmere'. The proposed raising of existing linked part of the roof would be at the height of the highest gable (5.3m), and would be hipped in deign.

Minsmere is set approximately 11m from the shared boundary (the side that would see a raise in the height of the roof) and itself is a two storey dwelling. There would be no change in the relation with 'Leodride' (which is a bungalow) and already has a dormer window facing its boundary. It is therefore considered that there would be no detrimental effects to neighbouring properties.

2) Impact upon the character of the streetscene
The proposed development would consist of raising the height of the roof between to exiting gables. It is not considered that this would have any adverse effect upon the character of the street scene. In any case, the dwelling is at a lower level than the adjacent road and it screened by hedging at he front, and materials would match existing. It is therefore considered that there would be no detrimental effects upon the character of the street scene.

3) Impact upon highway safety (parking provision)
There would be 5 bedrooms in total. The dwelling has three garage parking spaces and a driveway at the front. Subject to a condition being added to ensure garaging parking and turning remain, the highways department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2001	Map No. 65 Site ...019.....
Officer: NAB | Application No. F/2001/3231	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED EXTENSION TO ROOF TO FORM ~~ROOMS~~ ADDITIONAL ROOMS IN LOFT SPACE AND FRONT DORMER EXT

Location: RUSTLINGS SHINFIELD ROAD

Parish: SHINFIELD Ward: SHINFIELD 30.01.01

Applicant: MR/MRS MOFFAT

Fee Received 95-00 (2) 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	Parking layout.	30.01.01	
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 : 30.01.01 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:

.....Site notice and see map.✓.....

.....

.....Meteorological office College.....

.....

.....

.....

.....

.....

.....

Date: 26 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3231

Location: Rustlings, Shinfield Road, Shinfield, Reading.

Proposal: Proposed extension to roof and front dormer extension to form additional rooms in loft space.

Applicant: Mr & Mrs C Moffat C/O Mr P Mackrory.

Case Officer: Natalie Brown

The new plans show the following: Block plan showing parking layout and turning provision. Drawing no 21/01/02.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

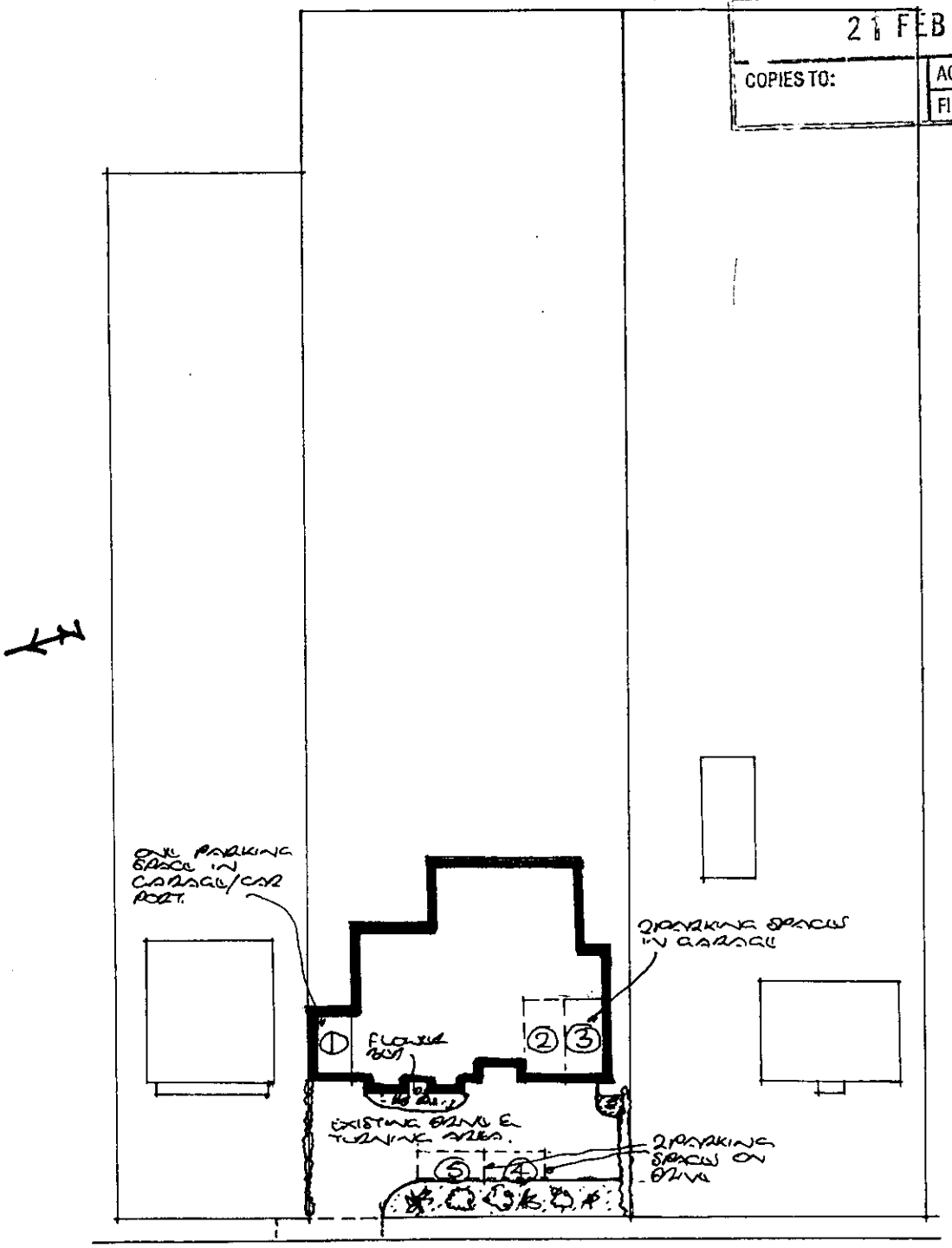
CONDITIONAL APPROVAL.

C049, R049.
C122, R122.
C137 (INSERT: extension), R137.

Adam Coggins 28/02/01

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

3231



BLOCK PLAN - EXISTING PARKING LAYOUT. 1:500
THE RUSTLINGS, SHINFIELD RD.,
READING.
Date: Feb 2001
Scale: 1:500
Dwg No: 21.01.02

P. Mackrory Arch. Planning & Surveying Services
17, Bissley Drive Maidenhead.
01628 824581 07947 63750.

ADDITIONAL PLAN

Date: 26 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3231

Location: Rustlings, Shinfield Road, Shinfield, Reading.

Proposal: Proposed extension to roof and front dormer extension to form additional rooms in loft space.

Applicant: Mr & Mrs C Moffat C/O Mr P Mackrory.

Case Officer: Natalie Brown

The new plans show the following: Block plan showing parking layout and turning provision. Drawing no 21/01/02.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/321 (Planaps) / (Ludhouse) Date Rec. 21 feb 2001

Location: Rustlings, Shirfield Rd

Parish Shirfield.

Applicant:

Description of attached plans Block plan showing parking layout + turning provision

Drawing No's: 21/01/02

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as application

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 26.02.P5

Yellow - Part One Copy
Green - Officer's Copy

Patrick Mackrory
Architectural, Planning & Surveying Services
17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX
Telephone/Facsimile: 01628 82458
Mobile : 07899 768750

PLANNING SERVICES | HPT
POL | TLS
DC NB | ENF 4.02.03
APP |
CS |
21 FEB 2001
COPIES TO: | ACK:
FILE:

3231

ADDITIONAL PLAN

20th. February 2001

Ms. Natalie Brown,
Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks., RG40 1WR.

Dear Ms. Brown,

RE: RUSTLINGS, SHINFIELD ROAD, READING- APPLICATION NO. F/2001/3231.

Further to your request, I enclose six copies of my drawing no. 21/01/02 which shows the block plan including the existing parking and turning provision on the site. Please let me know if you have any additional queries.

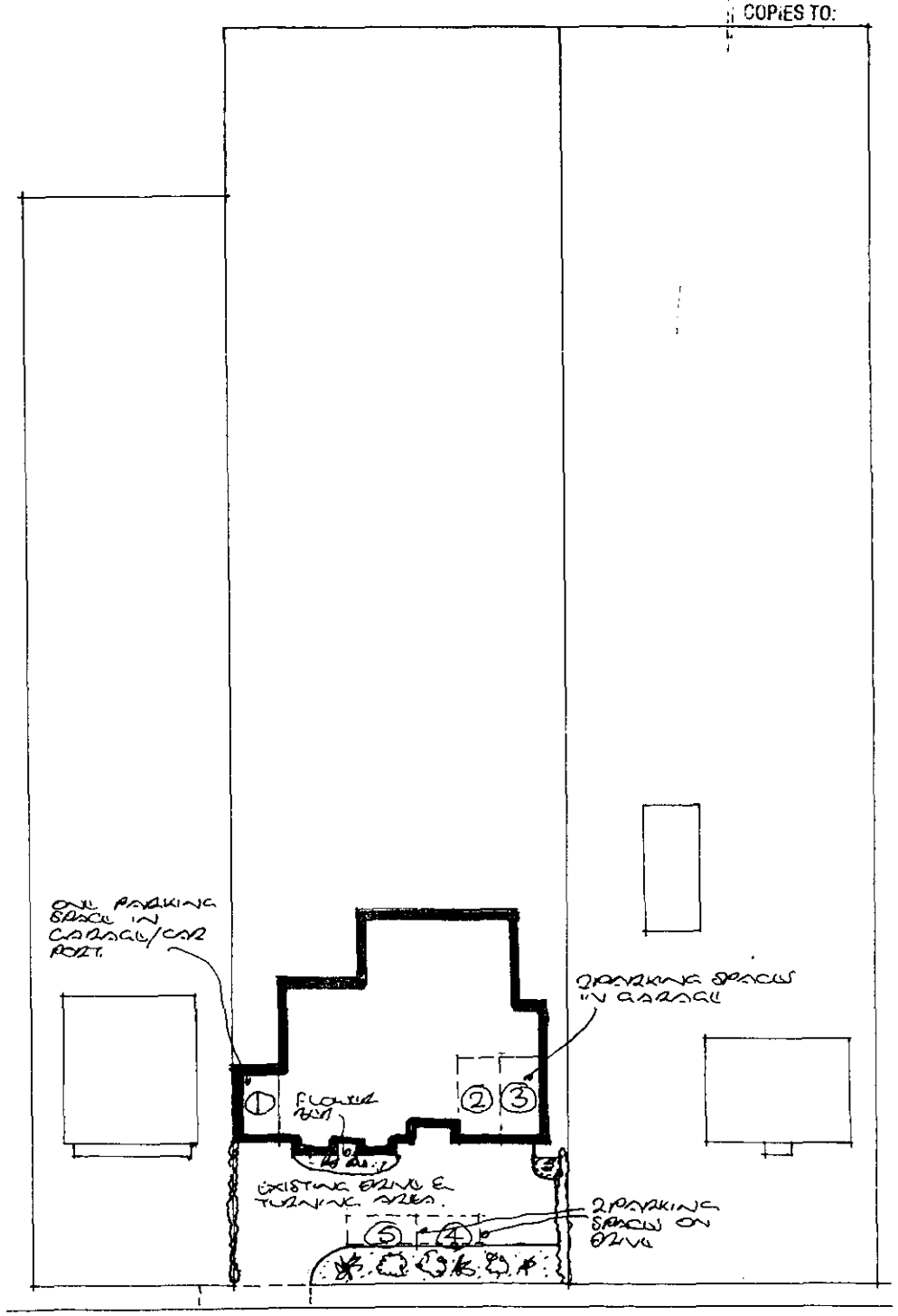
Yours sincerely,

P.Mackrory.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
GS	

21 FEB 2001

COPIES TO:	ACK:



BLOCK PLAN - EXISTING PARKING LAYOUT. 1:500
THE RUSTLINGS, SHINFIELD RD.,
READING.

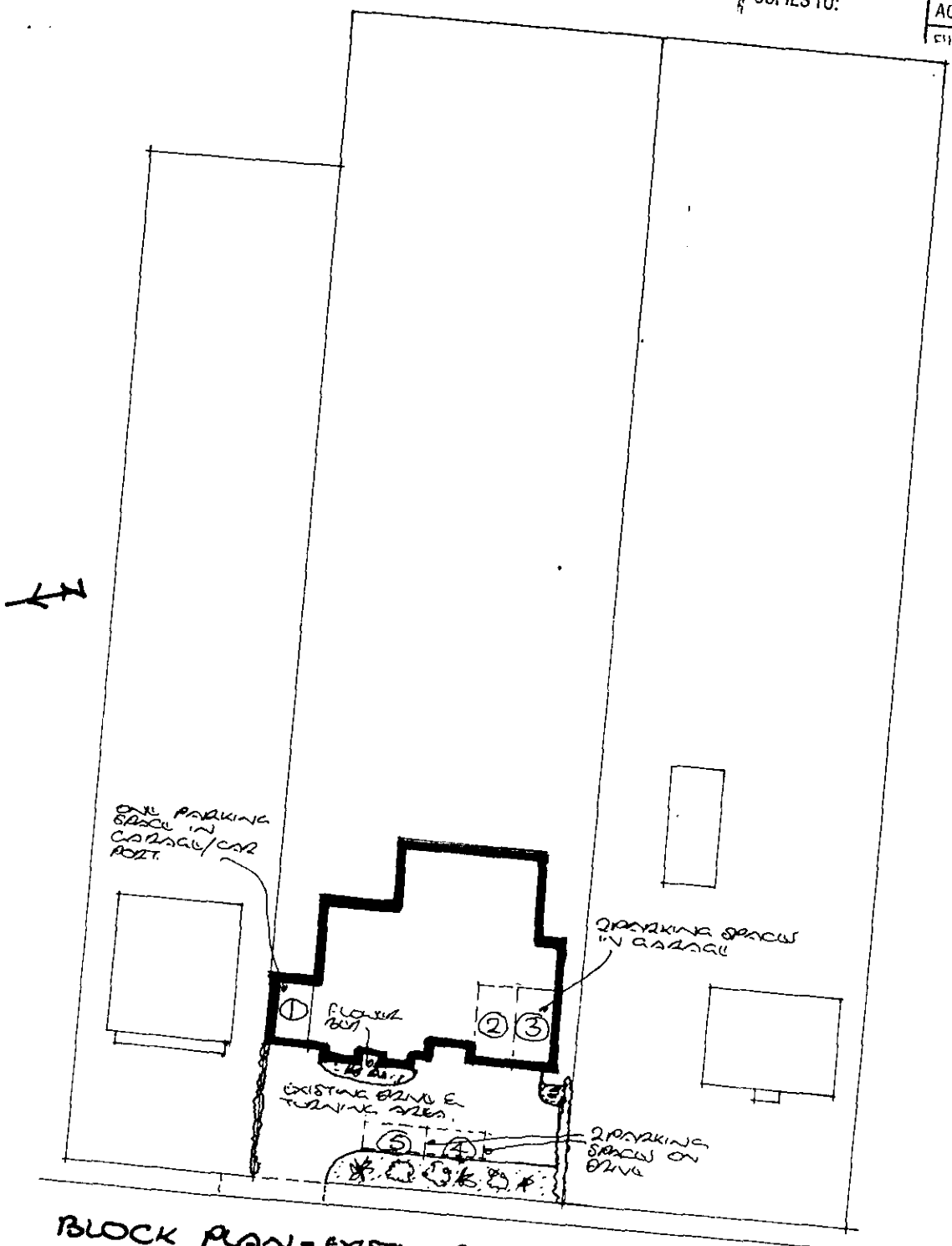
Date: Feb 2001
Scale: 1:500
Dwg No: 21.01.02

P. Mackrory Arch. Planning & Surveying Services
17, Bissley Drive Maidenhead.
01628 824581 07949763750.

3231

ADDITIONAL PLAN

PLANNING SERVICES | HPT
POL | TS
DC | ENF
APP
CS
21 FEB 2001
COPIES TO: | ACK:
FILE



BLOCK PLAN - EXISTING PARKING LAYOUT. 1:500
THE RUSTLINGS, SHINFIELD RD., READING.
Date: Feb 2001
Scale: 1:500
Dwg No: 21.01.02

P. Mackrory Arch. Planning & Surveying Services
17, Bissley Drive Maidenhead.
01628 824581 07899 768750.

3231

ADDITIONAL PLAN

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 30 January 2001

Application Number: F/2001/3231

Proposal: Proposed extension to roof and front dormer extension to form additional rooms in loft space.

Parish: SHINFIELD PARISH

Site Address:
Rustlings, Shinfield Road, Shinfield, Reading.

Applicant:
Mr & Mrs C Moffat C/O Mr P Mackrory.

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

Please could Highways have an additional plan showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please include the extent of the driveway and position of access as well.

Signed: _____ **Print name:** Adam Coggins 02/02/01

9/2 - 2.50pm.
phoned agent & requested the above.
He said he would send a plan in.

1959/a

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

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.

24 JAN 2001 * 5231

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. & MRS. C. MOFFAT
	ADDRESS	RUSTLINGS
		SHINFIELD ROAD
		READING
	POST CODE	RG2 9BL Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR. P. MACKRORY
	ADDRESS	17 BISSLEY DRIVE
		MAIDENHEAD
	POST CODE	SL6 3UY Tel. No. 01628 824581.
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	RUSTLINGS, SHINFIELD RD., READING.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ALTERATIONS TO ROOF TO FORM BEDROOM & STUDY

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.	~~YES~~ / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED	ROOF TILES TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

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) ✓
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. MOFFAT

DATE 22.1.2001

"~~THE KENNELS~~", 'RUSTLINGS'

ADDRESS SHINFIELD ROAD PARISH SHINFIELD

PLOT No. Old Property ORD. SHEET No. SU.7369(65)

BUILDER

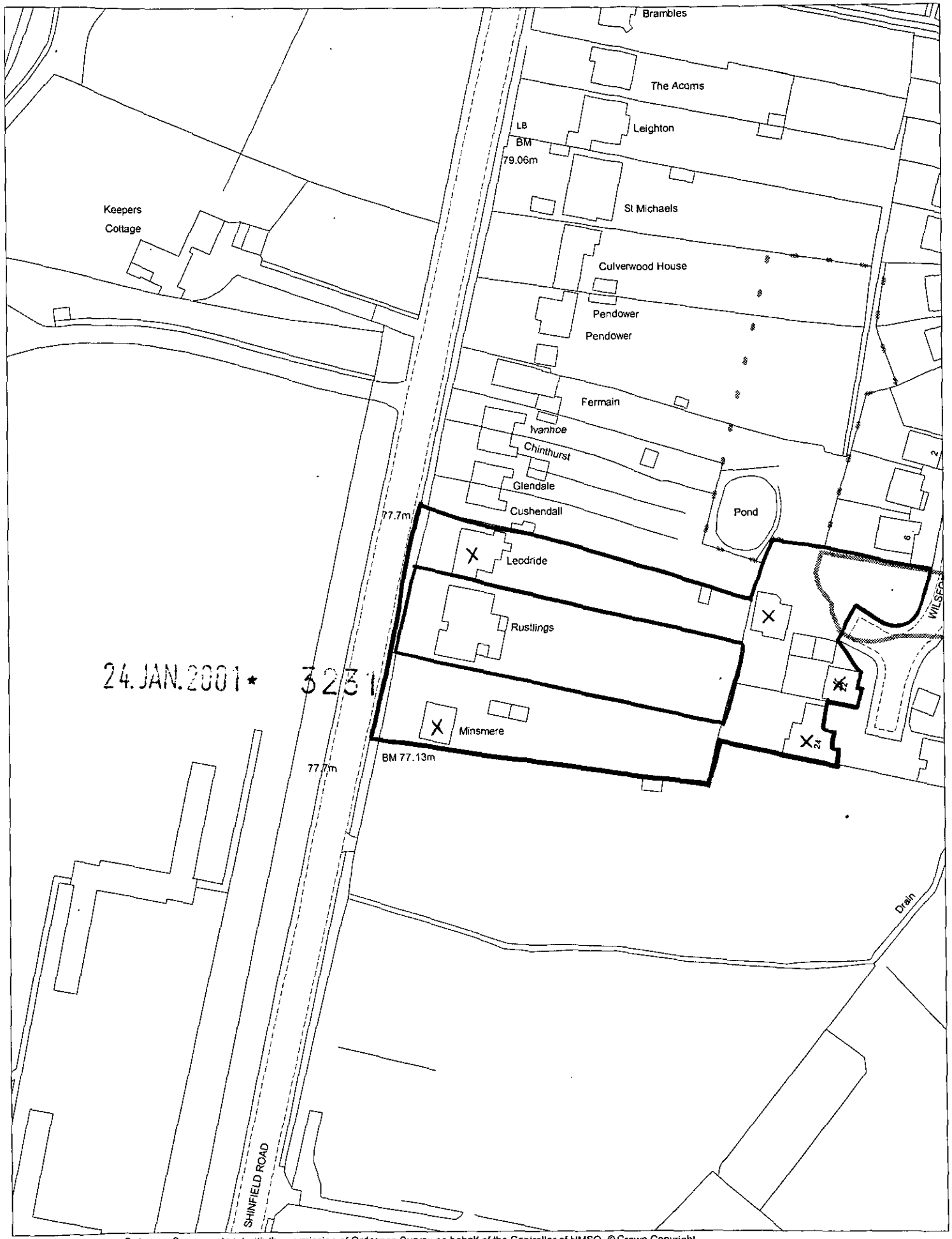
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/255/62	Mr P.F Sherbourne	Garage	14.6.62	App N/A
07199	Exors. of Mrs. E. McKinlay	2 bungalows on site of	27.10.77	N/A Ref
15050	Mr C Moffat	Granny Annexe	12.3.81	N/A C/A
BR16804	" "	" "	29.5.81	App 14b

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

26 January 2001

Scale: 1 : 1250

N
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NOTICE OF CONSENT

JNL/CPW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr C Moffat
Rustlings
Shinfield Road
Reading
Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 15050

Proposal: Extension of existing dining room and addition of double garage, bedroom and bathroom, living room and kitchen to provide granny flat at Rustlings, Shinfield Road, Shinfield

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971. (5)

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling and further details and samples of the materials shall be submitted to and approved in writing by the District Planning Authority before building work commences. This condition shall apply notwithstanding any indication as to these matters which have been given in the current application.

REASON To ensure that the materials are in keeping with those existing. (13)

3. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, there shall be no further alteration to any elevation of the dwelling as extended by this permission and no additional window or extension shall be constructed without the prior written permission of the District Planning Authority.

REASON To prevent an overdevelopment of the site and to help safeguard the privacy and visual amenity of the occupiers of adjacent properties. (176)

/...

Date 13 MAR 1981

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations

Application 15050 continued

4. The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

REASON: In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards. (75)

5. The proposed self-contained extension hereby permitted shall only be occupied by an elderly and close relative of the householder. Upon it ceasing to be so occupied it shall then be fully integrated with the accommodation of the original main dwelling on the site and shall not be occupied as a separate dwelling unit.

REASON: The alteration of the dwelling into two self-contained units on a permanent basis would be an inappropriate form of development and this permission has only been given to enable an elderly and close relative to be accommodated. (185)

6. The existing hedge along the southern boundary shall be retained and thickened by additional hedge planting as necessary to achieve a substantial screen to the satisfaction of the District Planning Authority. If the hedge or any part thereof is removed or damaged it shall, within six months, be replanted and thereafter maintained as necessary until restored to the satisfaction of the District Planning Authority.

REASON: In the interests of visual amenity. (229)

District Secretary