APPLICATION NO:
F/2000/1335

LOCATION:
43 The Square, Spencers Wood Reading.

APPLICANT:
Mr Mrs Fletcher C/O BDS Chartered Surveyors

PROPOSAL:
Proposed two storey side/rear extension to dwelling

EARLIEST DATE FOR DECISION: **04/06/2000**

APPLICATION EXPIRY DATE: **20/06/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Fletcher
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
READING
Berkshire RG2 9AB

Application Number: F/2000/1335

Parish: **SHINFIELD**

Location: **43 The Square, Spencers Wood, Reading**

Proposal: **Proposed two storey side/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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building. This should include brickwork bonding.

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) no additional windows or similar openings shall be constructed in the first-floor level or above in the side (north and south) elevation(s) of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first-floor bathroom window in the rear (east) 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.

Condition
5. 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
6. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 4952:00:01C submitted to the Local Planning Authority on 29th August 2000 showing a single gable in the side elevation of the property, the first-floor set back in the front elevation, the projection of the extension to the rear reduced to 115 metres, the chimney stack incorporated in the extension, one ground-floor and one first-floor window in the front elevation of the extension and window proportions to reflect those in the original dwelling.

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.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
6. For the avoidance of doubt.

Informative
1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
2. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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:

Loddon Area Local Plan : Policies LTV1, LBE1, LBE2, LBE16
Deposit Draft Wokingham District Local Plan : Policies WOS2, WOS3, WBE1, WT7, WHE7, WHE8

John Mitchell
Development Control Manager
Date: 15/09/2000

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.

0118 988 5315

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
09 OCT 2000	
COPIES TO:	ACK:
	FILE:

Shinfield Parish Council

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

2nd October 2000

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

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

F/2000/2251
Location: London House Store, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.2m satelite dish for national lottery.
Case Officer: Emy Circuit
Observations: None

F/2000/2283
Location: 84 Oatlands Road, Shinfield
Proposal: Proposed redevelopment of site with 4 detached dwellings. Demolition of existing dwelling
Case Officer: Elaine Connor
Observations: With regard to this development there has been an application for two houses at the adjoining site of 82 Oatlands Road and if permission is granted for this development we would have six properties feeding off a single track cul-de-sac road.

RM/2000/229311
Location: Plot 11 Green Park, Basingstoke Road, Reading
Proposal: Reserved matters for the erection of 2 office blocks for B1 use together with layout, access and landscaping details.
Case Officer: Elaine Connor
Observations: None

0/2000/2292
Location: Land End Farm/Horticultural Station, Cutbush Lane, Shinfield
Proposal: Outline application for the proposed erection of 142 dwellings consisting of 35 x 2 bedroom, 79x3 bedroom and 28x4 bedroom houses.
Case Officer: Mrs A Odell
Observations We express concern at the application on the recommended urban dwelling density figures to what is a rural site, since it was a horticultural station.

Continued...

F/2000/2063
Location: 34 Clements Close, Spencers Wood
The new plans show: The proposed extension with mono-pitched roof.
Case Officer: Emy Circuit
Observations: No comment

F/2000/2180
Location: Springfield, 4 Lambs Lane, Spencers Wood
Proposal: Proposed two storey rear and side extension to dwelling plus front porch
Case Officer: Mrs A Odell
Observations: No comment

TP/2000/2277
Location: Land Rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Application for temporary permission for sales cabin
Case Officer: Mrs A Odell
Observations: No comment

A/2000/2270
Location: Land Rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of non-illuminated free-standing sign.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/2341
Location: Ryeish Green Playing Field, Ryeish Green, Spencers Wood
Proposal: Proposed erection of 20m high replacement mast with 3 cross polar antennas, one dish antenna and one equipment cabin plus relocate existing radio equipment onto new mast.
Observations: 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

received after decision

F/2000/1999
Location: Blanke Villa, Lambs lane, Spencers Wood
The new plans show: car parking layout and reduced ridgeline.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/2309
Location: 6 Great Lea, Three Mile Cross
Proposal: Proposed two storey side/rear extension to dwelling and erection of detached garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/2363
Location: 11 Leyland Gardens, Shinfield
Proposal: Proposed single storey rear extension to dwelling to form bike storage/garage
Case Officer: Mr G Allpress
Observations: No comment

A/2000/2285
Location: Able Instruments Ltd, Danehill, Lower Earley, Reading
Proposal: Proposed erection of illuminated logo signs on building
Case Officer: Emy Circuit
Observations: We strongly object on the basis that it constitutes a safety hazard to motorists. It would be also be intrusive when viewed from a rural location, which constitutes our parish.

Continued...

A/2000/2297
Location: Unit 8 Danehill Cutbush Lane, Lower Earley, Reading
Proposal: Proposed erection of illuminated logo signs on building
Case Officer: Emy Circuit
Observations: We strongly object on the basis that it constitutes a safety hazard to motorists. It would be also be intrusive when viewed from a rural location, which constitutes our parish.

Yours faithfully

Tracy Sampson.

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 8 January 2001
My ref: EXC/F/2000/1335
Your ref: 4952:00:01c D

J Sutton
BDS
Windward House
Hollow Lane
Shinfield
READING
RG2 9AB

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 Sutton

43 THE SQUARE, SPENCERS WOOD, MINOR AMENDMENT TO APPROVED TWO-STOREY SIDE EXTENSION – F/2000/1335

I write regarding your letter of 4January and the enclosed drawing 4952:00:01c Rev D, showing two windows at ground-floor level and two in the first-floor of front elevation of the side extension. I confirm that this amendment to the approved drawings can be treated as a minor amendment and is considered acceptable.

If your have any further queries regarding this matter, please contact Emy Circuit on 0118 974 6479.

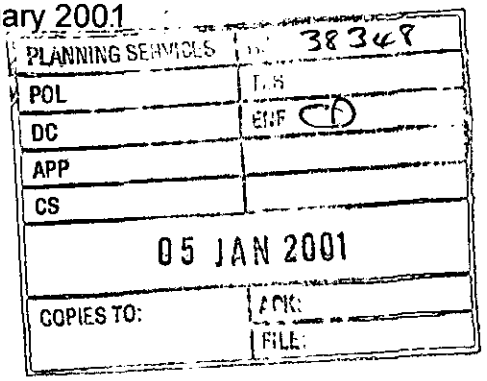
Yours sincerely

John Mitchell,
Development Control Manager

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Wokingham District Council
Environmental Services Department
Planning Services
Shute End
Wokingham
RG40 1WR

Our ref JS 4952-21
Your ref CD/FP2000/1364(1335)
4 January 2001



For the attention of Mrs C Dodsworth

Dear Mrs Dodsworth

RE: 43 THE SQUARE, SPENCERS WOOD, SHINFIELD, READING
PLANNING APPLICATION NUMBER F#2000/1335
BUILDING REGULATION APPLICATION NUMBER FP2000/1364

Please find enclosed four copies of Drawing No 4952:00:01D indicating the revised ground and first floor front windows. I would appreciate it if you could treat this as a minor amendment.

I trust this meets with your approval, but should you have any queries please do not hesitate to contact me.

Yours sincerely

J. Sutton

J SUTTON

Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C.Coleman C.Eng.,M.I. Struct.E.
C.A.D. Manager: Tony C.Grover Dip. Surv.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/1335
Your ref.

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) 977 8909
DX: 33506 – Wokingham

N Fletcher
c/o BDS
Windward House
Hollow Lane
Shinfield
Berkshire RG2 9AB

Dear Sirs

PLANNING PERMISSION 2000/1335
SITE: 43 THE SQUARE, SPENCERS WOOD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1335 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 8 December, 2000

My ref. CD/FP2000/1364(1335)

Mr N Fletcher
C/o BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
READING
Berkshire RG2 9AB

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) 977 8909
DX: 33506 – Wokingham
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir,

43 THE SQUARE, SPENCERS WOOD, SHINFIELD
TWO STOREY SIDE/REAR EXTENSION

Thank you for your Building Regulations Application Number FP2000/1364 received on 30 November.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1335:

- ADDITIONAL GROOUND FLOOR AND FIRST FLOOR FRONT WINDOWS

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 22 December (as requested by the planning officer in her letter to Mr Fletcher on 6 November).

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER EXC

SITE DETAILS

PLANNING APPLICATION NUMBER	1335
BUILDING CONTROL NUMBER.	FP2000/1364 Alan.
~~APPLICANT~~/AGENT	BDS
ADDRESS OF SITE	43 The Square Spencers Wood SHINFIELD.
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4952-00-05	—
ELEVATIONS	4952-00-01c D	4952-00-01c C
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? BC - See Emy	first floor & ground floor front windows added. See Condition 6	
DATE	7/12/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	8/12/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 October 2000
My ref: EXC/F/2000/1335

Mr and Mrs Fletcher
43 The Square
Spencers Wood
READING
RG7 1BS

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 and Mrs Fletcher

PROPOSED TWO-STOREY SIDE AND REAR EXTENSION TO 43 THE SQUARE, SPENCERS WOOD – CONDITIONS 4 & 6 OF PLANNING PERMISSION F/2000/1335,

Following your conversation with Emy Circuit last Wednesday, 11 October, I write regarding the conditions on the above planning permission.

With regard to condition 4, the first-floor bathroom window in the rear (east) elevation of the extension should not at any time be glazed other than with obscured glass. However, it is not necessary for the window to be fixed shut.

I also confirm that there is a typing error in the fifth line of condition 6, which should read *"..., the projection of the extension to he rear reduced to 1.5 metres,..."*.

I hope this clarifies these issues. However, if you have any further queries please contact Emy Circuit on the number above.

Yours sincerely

John Mitchell,
Development Control Manager

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1335

Applicant : Mr Mrs Fletcher C/O BDS Chartered Surveyors.

Location : 43, The Square, Spencers Wood, Reading.
Proposal : Proposed two storey side/rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/5/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/04/2000

Earliest Date for Decision : 04/06/2000

Latest Consultation Date/Site Notice Expiry Date : 04/06/2000

Application Expiry Date: 20/06/2000

Consultation Responses :

Highways - SC 23 - parking
Shinfield PC - "no comment"
Landscape - no objection providing brickwork matches.
Conservation - comments on scale + proportions + design

Planning Issues :

Identified Settlement
Neighbours | street scene
area of special character.

Application Number: F/2000/1335
43 The Square, Spencers Wood

Appraisal: 43 The Square is a two-storey semi-detached dwelling. The original semi- had an L-shaped footprint but at some time a two-storey flat-roofed extension has been constructed in the void space. The current proposal is for a two-storey extension to the side/rear of the property, which would replace this earlier extension. There were concerns regarding the scale and design of the original proposals, particularly as the property is located in an Area of Special Character, and revised plans have been submitted.

The projection of the extension to the side of the original dwelling has remained at 2.95 metres but the chimney stack has been incorporated within the extension. The extension would be set back from the front of the house by 2.7 metes at ground-floor level and 3.9 metres at first-floor level. *One additional gable, with a ridge height the same as the original roof, would be* added to the side elevation. This is considered to be more in keeping than the two, lower gables originally proposed. The extension would project 1.5 metres to the rear of the original house (rather than 2 metres as originally proposed) and extend across the rear of the original dwelling to 3.4 metres from the boundary with the adjoining property. There have also been revisions to the number and proportions of the windows.

Impact on Neighbours
The extension would be far enough from this boundary with the adjoining property, 41 The Square to prevent it causing an unacceptable reduction in daylight or being overbearing. A door is proposed in this elevation. To prevent overlooking and loss of privacy this insertion of any first-floor windows should be restricted by condition.

There would be 19 metres from the side of the extension to the rear of 298 and 296 Hyde End Road and it would be separated from these neighbours by the double garage to the rear of No 298. No side windows are proposed in this elevation at first-floor level.

14.5 metres would remain to the rear boundary, beyond which are the back gardens of 292 and 294 Hyde End Road - these are long gardens and the extension would be about 25 metres from the buildings and would not have a detrimental impact on their amenities.

There would be no significant impact on the dwellings opposite as the extension would be further from them than the original dwelling is.

Impact on the street scene
The proposed extension would be well set back from the front of the house and, therefore, not prominent and its design would the character of the original dwelling.

Parking would occupy quite a large portion of the land to the side of the house but a garden area would remain at the front, so it is not considered that this would be unduly harmful to the character of the area.

Recommendation: conditional approval

Application Number F/2000/1335
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	This should include brickwork bonding
03	C044	R044	first-floor level or above in the side
			(north and south)
04	C045	R045	~~bat~~ first-floor bathroom / rear (east)
05	C122	R122	
06	SC04	SR04	permission, drawing No 4952:00:01c /
			29 August 2000 / a single gable in the
			side elevation of the property, the first-
			floor set back in the front elevation,
			the projection of the extension to the rear
			reduced to 115 metres. the chimney stack
			incorporated in the extension, one ground-
			floor and one first-floor window in the
			front elevation of the extension and
			window proportions to reflect those in the
			original dwelling.
	N03		
	N04		
	N16	LALP	LTV1, LBE1, LBE2, LBE16
		WDLPDD	WOS2, WOS3, WBE1, WT~~6~~7, WHE7, WHE8

John Mitchell
15/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 43 The Square
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1335

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? On gatepost

2. DESCRIPTION OF SURROUNDINGS
2-storey semi in ASC - bonding and contrasting brickwork are very important to the character of the area.
Cream detailing to doors and windows.

3. DESCRIPTION OF SITE/BUILDING
brick work in front elevation distinctive red + black.
rear ground floor - same pattern as front but all red.
rear 1st floor - different pattern + contrast - not as pronounced
side elevation - front as front elevation but rear as rear elev!

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

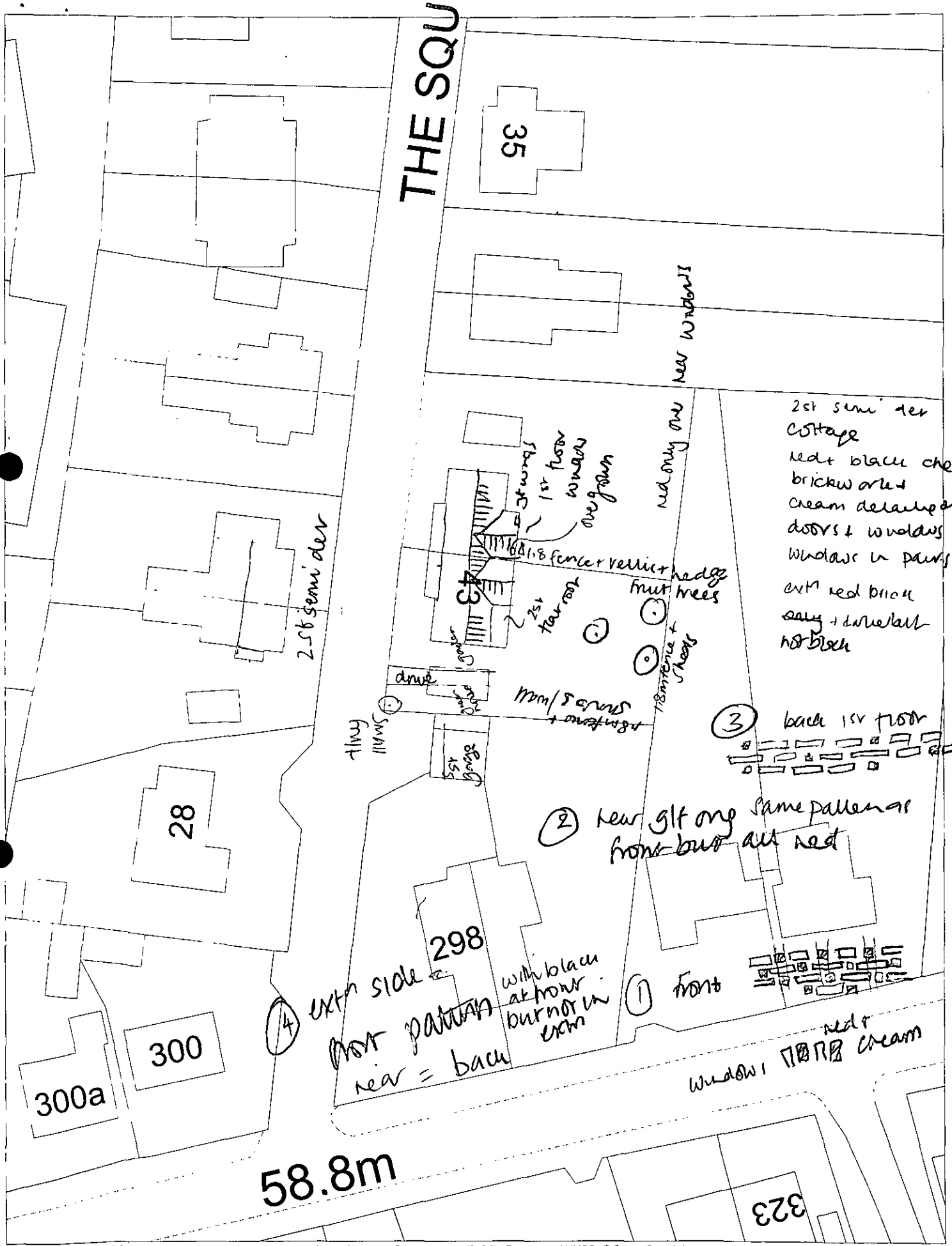
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fences + shrubs + trees
wall at front.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/1335

Proposal:
Proposed two storey side/rear extension to dwelling

Location:
43, The Square, 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 04/06/2000. 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

11 May 2000

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

Tel: (0118) 974 6479

Date: **11 May 2000**

My ref: F/2000/1335

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/2000/1335
43, The Square, Spencers Wood, Reading.
Proposed two storey side/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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1335**
43, The Square, Spencers Wood, Reading.
Proposed two storey side/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**********

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

Tel: (0118) 974 6479

Date: **11 May 2000**

My ref: F/2000/1335

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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Application Number: F/2000/1335
43, The Square, Spencers Wood, Reading.
Proposed two storey side/rear extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1335**
43, The Square, Spencers Wood, Reading.
Proposed two storey side/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 Patman

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

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

Tel: (0118) 974 6479

Date: **11 May 2000**

My ref: F/2000/1335

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/2000/1335
43, The Square, Spencers Wood, Reading.
Proposed two storey side/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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1335**
43, The Square, Spencers Wood, Reading.
Proposed two storey side/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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 APR 2000

Officer: EXC | Application No. F/2000/1335

Map No. 8C Site ...004.

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 43 THE SQUARE

Parish: SHINFIELD Ward: Shinfield. 11-5-2000

Applicant: MR/MRS FLETCHER

Fee Received 95-00 (1) 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	Other side elevation.	11-5-2000	
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 : 11.5.2000 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: (Area of Traditional Local Character)

.....

.....

No pre-apps

NEIGHBOURS:

S/N + 298, 296, 294 Hyde End Road

22, 24, 26, 28, 41 The Square

Date: 06 September 2000 07 SEP 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/1335

Location: 43, The Square, Spencers Wood, Reading.

Proposal: Proposed two storey side/rear extension to dwelling

Applicant: Mr Mrs Fletcher C/O BDS Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: One ground-floor and one first-floor window in the front elevation, changes to the proportions of the windows in the rear elevation and the chimney stack incorporated in the extension. Drawing no 4952:00:01C.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

I CONSIDER THESE NEW PLANS REFLECT THE PREVIOUS CONCERNS.

NO FURTHER COMMENT

Harold Sanders

15-09-00.

Date: 06 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1335

Location: 43, The Square, Spencers Wood, Reading.

Proposal: Proposed two storey side/rear extension to dwelling

Applicant: Mr Mrs Fletcher C/O BDS Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: One ground-floor and one first-floor window in the front elevation, changes to the proportions of the windows in the rear elevation and the chimney stack incorporated in the extension. Drawing no 4952:00:01C.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1335 (Planaps) / (Ludhouse) Date Rec. 29 Aug 2000

Location: 43 The Square, Spencers Wood

Parish Shinfield

Applicant: Mr + Mrs Fletcher

Description of attached plans one ground-floor and one first-floor window in the front elevation, changes to the proportions of the windows in the rear elevation and the chimney stack incorporated in the extension.

Drawing No's: 4952:00:01c

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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: _____

Date for Responses Wo only

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 06.09.00

Yellow - Part One Copy
Green - Officer's Copy

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (5 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG50 1WR

Our ref AVS/4952-15
~~EXC/F/2000/1335~~
~~25 August 2000~~

PLANNING SERVICES	HPT 33573
POL	TLS
DC	ENF
APP	
CS	
29 AUG 2000	
COPIES TO:	ACK:
	FILE:

For the attention of Ms E Circuit

Dear Ms Circuit

RE: PROPOSED TWO STOREY EXTENSION AT 43 THE SQUARE, SPENCERS WOOD, READING F/2000/1335

With reference to our recent telephone conversation I enclose herewith six copies of amended drawings. I have changed the window arrangement on all elevations along the lines we discussed.

I have discussed with my Client the suggested 500mm reduction in width of the extension but he does not consider such an amendment to be justified. The effect will have little impact on the external appearance of the building but would have a seriously detrimental affect on the internal accommodation so much so that either the utility or WC area on the ground floor would be lost and the first floor bathroom and bedroom unacceptably reduced in size.

It seems to me that the gain to be made in eliminating the existing two storey flat roofed extension should be fully taken into account. In order for this to be viable my Client must achieve a reasonable measure of improved accommodation. This will not be possible with further reductions in size.

The proposed design compliments the building and the area and I hope you will consider that the gain far outweighs any perceived loss.

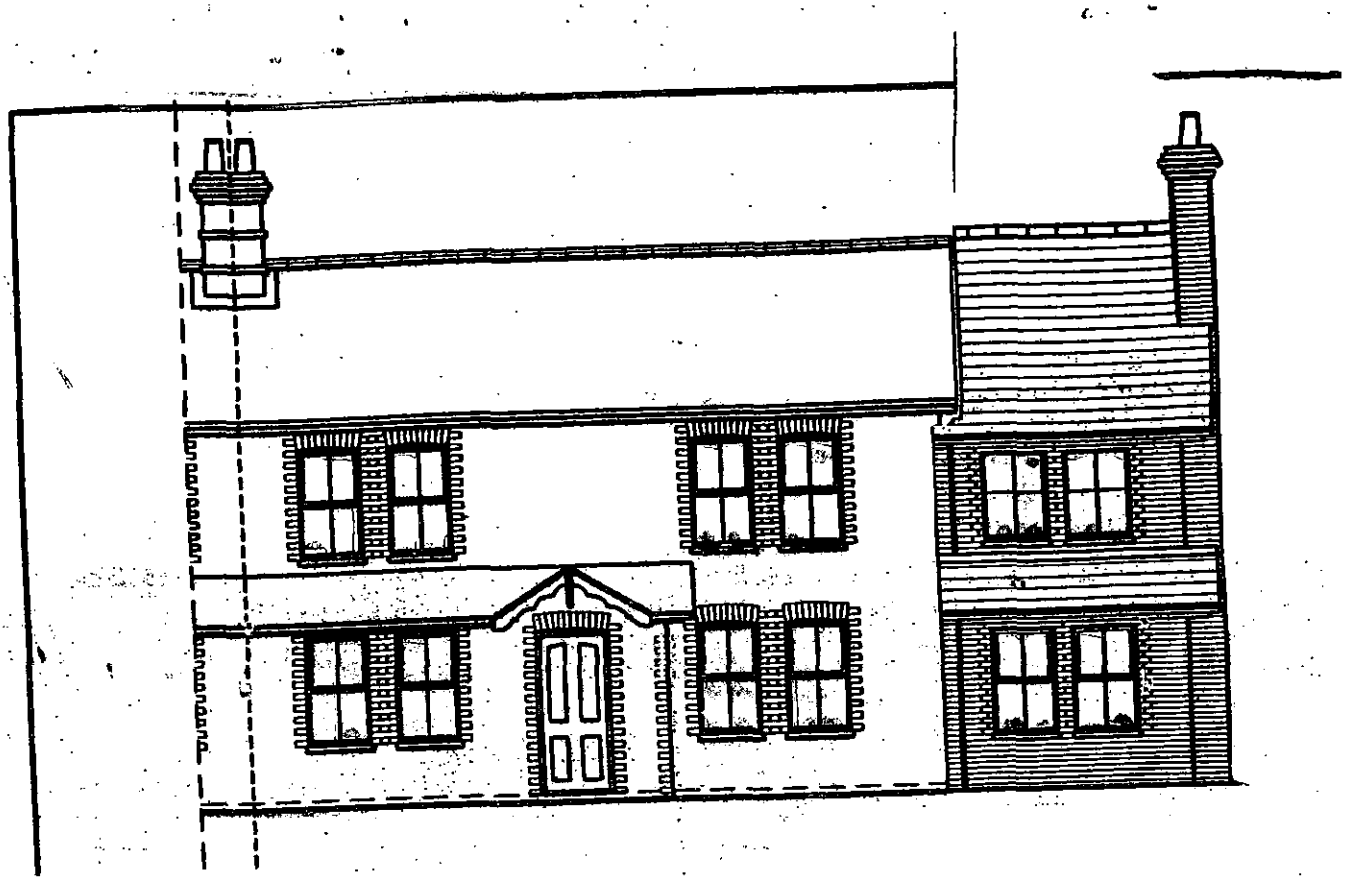
I would be most grateful if you would telephone me to discuss the above more fully.

Yours sincerely

1335 1
REVISED PLAN

A V SYLVESTER
Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover Dip. Surv.





Front Elevation

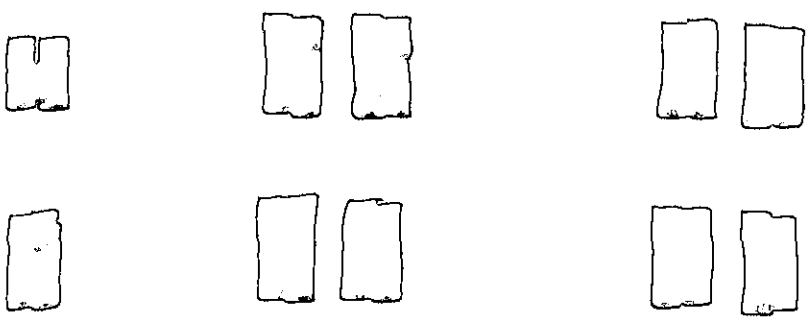
Existing

PREFERRED SCALE + WINDOW ARRANGEMENT.

EXTENSION

1. MASS OF BUILDING, STILL GARAGE IN RELATION TO EXISTING HOUSE —
   I SUGGEST REDUCED BY
   500 — 600 mm.
2. WINDOWS ON FRONT REDUCED FROM 4 TO 2.
3. CHIMNEY BUILT INTO ROOMS NOT EXTRA TO.
4. REAR WINDOWS SHOULD BE SAME PROPORTIONS AS FRONT.
5. WC/SHOWER WINDOW TO BE SAME SIZE AS UTILITY.
6. OBTAIN ROOF PLAN + SECTION THROUGH PROPOSED EXTENSION TO CLARIFY/CONFIRM RIDGE HEIGHT (AS EXISTING)

HS 14.08.00.



TO: DEVELOPMENT CONTROL

Emy Circuit

FROM: Environmental Design

DATE: 1st September 2000

Location: 43 The Square, Spencers Wood.

Proposal: Proposed two storey side/rear extension to dwelling. (Revised Plans)

Application Number: F/2000/1335.

In response to your consultation dated 16th August 2000 for the above application, the landscape comment is as follows:

The application is acceptable, provided that the bricks for the extension as shown on drawing no. 4952.00.01b rev.B are approved as matching brick detailing on this and adjacent properties in The Square Conservation Area.

Patricia Green

Patricia Green
Landscape Consultant

Date: 16 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1335

Location: 43, The Square, Spencers Wood, Reading.

Proposal: Proposed two storey side/rear extension to dwelling

Applicant: Mr Mrs Fletcher C/O BDS Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: Drawing no's 4952.00/1B

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

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

App No. F/2000/1335 (Planaps) / (Ludhouse) Date Rec. 11 Aug 2000

Location: 43 The Square, Spencers Wood

Parish Shinfield.

Applicant: Mr and Mrs Fletcher

Description of attached plans

Drawing No's: 4752 : 00 : 1B

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: 295, 296, 294 Hyde End Road, 22, 24, 26, 28, 41 The Square

Date for Responses 10 days

26.8.2000

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on T.3.

Yellow - Part One Copy
Green - Officer's Copy

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (5 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Building Control Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG50 1WR

11 AUG 2000

Our ref AVS/4952-13
EXC/F/2000/1335
10 August 2000

32923

APP	
CS	
11 AUG 2000	
COPIES TO:	ACK:
	FILE:

For the attention of Ms E Circuit

REVISED PLAN

Dear Ms Circuit

RE: PROPOSED TWO STOREY EXTENSION AT 43 THE SQUARE, SPENCERS WOOD, READING F/2000/1335

With reference to our recent meeting I enclose herewith six copies of amended Drawing No 4952:00:1B. The changes have been designed around the points we discussed and I trust that the proposal know meets with your approval.

Should you have any further queries I would be most obliged if you would kindly contact me to discuss the matter.

Yours sincerely

A V SYLVESTER

Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover Dip. Surv.

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (5 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Development Control Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Ms E Circuit

Our ref AVS/4852-1.1
Your ref EXC/F2000/1335
3 July 2000

DC
APP
CS 25
COPIES TO: ACK: FILE:

Dear Ms Circuit

RE: PROPOSED TWO STOREY EXTENSION AT 43 THE SQUARE, SPENCERS WOOD, READING- F/2000/1335

Thank you for your letter of the 26 June contents of which I note. I will be away on leave until the 17 July and will not therefore have the opportunity of discussing your proposals with my Client. I would therefore be obliged if you would kindly put the matter on hold and I will deal with it as soon as I return to the Office.

Yours sincerely

pp

A V SYLVESTER

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover Dip. Surv.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 June 2000
My ref: EXC/F/2000/1335
Your ref: 4952:00

Mr A V Sylvester
BDS
Windward House
Hollow Lane
Shinfield
READING
RG2 9AB

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 Sylvester

PROPOSED TWO STOREY EXTENSION TO 43 THE SQUARE, SPENCERS WOOD – F/2000/1335

I apologise for not contacting you sooner regarding the above planning application.

While there is no objection in principle to a two-storey extension at the side/rear of the property, there is some concern regarding the scale and design of the proposals, particularly as the site is located in an Area of Special Character. Following discussion with the Council's Conservation and Design Officer, it is suggested that this could be overcome if the size of the extension should be reduced and the roof treatment changed.

If you wish to arrange a meeting to discuss alternative options, please contact the case officer, Emy Circuit, on the number above. If we do not hear from you within ten working days the application will be determined as it stands.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

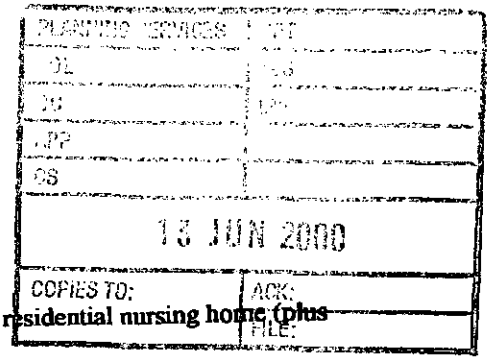
Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

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...

Date: 23 May 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1335

Location: 43, The Square, Spencers Wood, Reading.

Proposal: Proposed two storey side/rear extension to dwelling

Applicant: Mr Mrs Fletcher C/O BDS Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: Both side elevations. Drawing no 4952:00:01A.

Comments are required by 02/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. f/2000/1335 (Planaps) / (Ludhouse) Date Rec. Shinfield 18 May 2000

Location: 43 The Square

Spencers Wood Parish

Applicant: Mr and Mrs Fletcher

Description of attached plans both side elevations.

Drawing No's: 4952:00:01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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 originally 298 296 + 294 Hyde End Rd

22, 24, 26, 28, 41 The Square 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 EXC.

Consultations Sent by Admin. on 23.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (5 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

For the Attention of Ms Circuit

Our Ref AVS 4952-6
Emy Circuit F/2000/1335
26th April 2000

29525

DC
APP
CS
12
COPIES TO: CCC:
FILE:

1335

ADDITIONAL PLAN

Dear Ms Circuit

RE: PROPOSED TWO STOREY SIDE/REAR EXTENSION AT 43 THE SQUARE, SPENCERS WOOD

With reference to the above application please find enclosed six copies of amended drawings to substitute for those already submitted. The amendments include the other side elevation that you requested. I apologise for any inconvenience caused.

Yours sincerely

K HINDLE

Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover Dip. Surv.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 11 May 2000

Application Number: F/2000/1335

Proposal: Proposed two storey side/rear extension to dwelling

Parish: SHINFIELD PARISH

Site Address:
43, The Square, Spencers Wood, Reading.

Applicant:
Mr Mrs Fletcher C/O BDS Chartered Surveyors.

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).

SC 23 INSERT PARKING.

TC 17/5/00

Signed: _____ **Print name:** _____

BDS
Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (5 Lines) Fax: (0118) 988 5268
The Association of BUILDING ENGINEERS

Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref AVS.4952.6

PLANNING	
POL	TLS
26th April 2000 DC	ENF
APP	
CS	
28 APR 2000	
COPIES TO:	ACK:
	FILE:

25.APR.2000* 1335

Dear Sirs

RE: PROPOSED TWO STOREY EXTENSION AT 43 THE SQUARE, *SPENCERS WOOD*
APPLICATION SUBMITTED 20/04/2000

With reference to the above application which we have just submitted for consideration. I enclose herewith six copies of amended drawings to substitute for those already submitted. This action has been taken to correct errors in the elevations of the existing building.

Yours sincerely

A V SYLVESTER

Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover Dip. Surv.

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

25.APR.2000* 1335

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.		APPLICANT'S NAME	MR & MRS N. FLETCHER
		ADDRESS	43 THE SQUARE SPENCERS WOOD
		POSTCODE	RG71BS PHONE: 0118 988 2966
2.	If the applicant has an agent, all *correspondence will be sent to the* agent	AGENT'S NAME	BDS Chartered Surveyors
		ADDRESS	Windward House, Hollow Lane, Shinfield, Reading, Berks.
		POSTCODE	RG2 9AB PHONE: 0118 988 4477
3.	On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	43 THE SQUARE SPENCERS WOOD READING
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		TWO STOREY EXTENSION RESIDENTIAL
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.0592 HECTARES
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7.	List all the plans and drawings submitted with the application	PLANS/DRAWINGS	PLAN & ELEVATIONS 4952.00.01

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	✓

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	✓		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO MATCH EXISTING	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING FENCES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	EXISTING SURFACE WATER DISPERSAL	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	AS EXISTING	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	NO	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: N Fletcher ON BEHALF OF: MR& MRS N. FLETCHER DATE: 20.04.00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

SECTION 66 CERTIFICATE

Application No. _____

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant

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

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(b) Insert description of steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) any part of the land to which the application relates.

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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b)

- Notice of the application as attached to this certificate, has been published in

the (c)

on (d)

OR

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/The applicant have/has taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(b) Insert description of steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a agricultural holding on all or part of the land to which the application relates, as follows.

Tenant's name	Address at which notice was served	Date on which notice was served

Signed

On behalf of **MR & MRS N. FLETCHER**

Date **20.04.00**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

No. 1 STANLEY VILLAS

ADDRESS 43 THE SQUARE. PARISH Shinfield.

PLOT No. Spencers Wood. NUMBERED 11.8.72 ORD. SHEET No.

BUILDER R/166/64

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/453/73	Mr. J Walmsley.	Internal Alterations	15. 6.73	App N/A

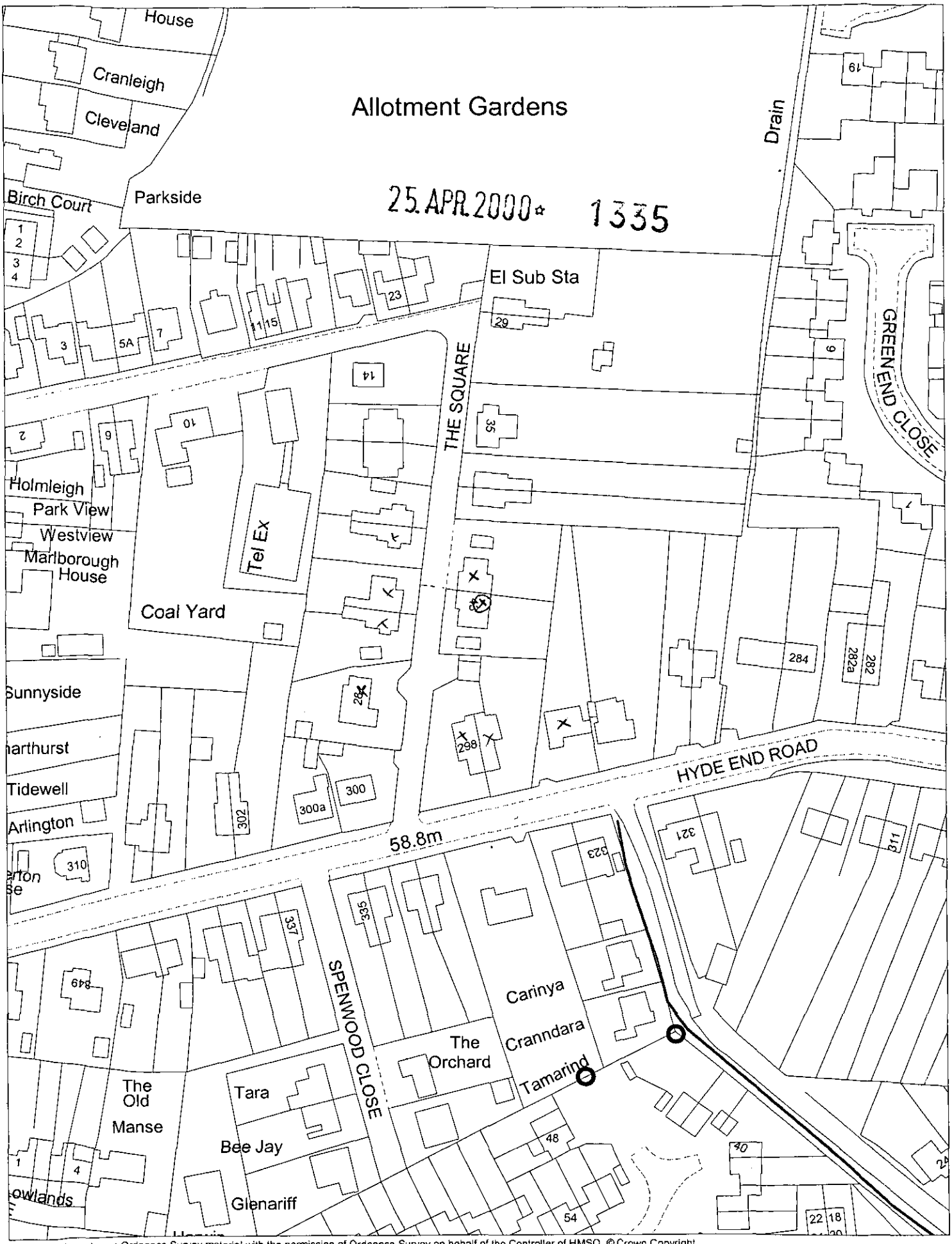
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

25.APR.2000* 1335



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250