APPLICATION NO:
F/2001/5557

LOCATION:
Glengarry Basingstoke Road, Three Mile Cross Reading.

APPLICANT:
Mr T Smith C/O The Keen Partneship

PROPOSAL:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/02/2002

CASE OFFICER: **Natalie Brown**

APPROVED

667

00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Smith
C/O The Keen Partneship
The Courtyard
Edinburgh Road
Reading
Berkshire
RG30 2UA

Application Number: F/2001/5557

Parish: **SHINFIELD**

Location: **Glengarry, Basingstoke Road, Three Mile Cross, Reading.**

Proposal: **Proposed erection of replacement dwelling. Demolition of existing 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other

than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
6. 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
7. 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
8. Notwithstanding the plans submitted the garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
9. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. All bathroom and en-suite windows in the side elevation facing Ernsford Cottage of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
13. 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 elevation of the dwelling facing Ernsford Cottage hereby permitted except for any which may be shown on the approved drawing(s).

Condition
14. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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 visual amenities of neighbouring properties and the locality.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

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

Reason
9. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

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

Reason

14. The proposed development may have an impact on bats, which are of international importance and protected by law.

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:

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

Informative

2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative

3. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative

4. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

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.

LISTING FORM

Case officer: **Natalie B[redacted]wn** Application Number: **F/2001/5557**

Glengarry, Basingstoke Road, Three Mile Cross, Reading.

Proposed erection of replacement dwelling. Demolition of existing dwelling.

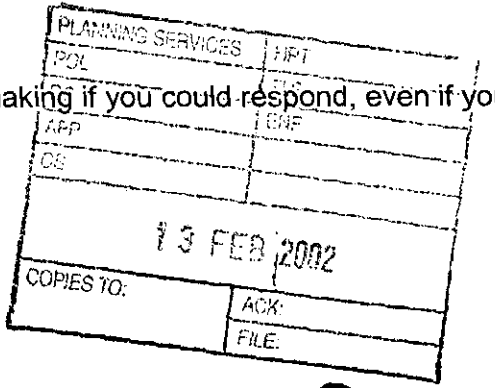
Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: [redacted] Date: 4 Feb 2002

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5557	NB
BUILDING CONTROL NUMBER	KP 2002/3173 Central	
~~APPLICANT~~/AGENT	Alena Sopkova.	
ADDRESS OF SITE	Glengarry Basingstoke Road SWANLEY	
DESCRIPTION OF PROPOSED WORK	demolition of existing dwelling + erect replacement dwelling.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	7355-01-10	7355-01-02
ELEVATIONS	7355-01-04A	7355-01-04.
FLOOR PLANS	7355-01-11	7355-01-03.

CHECKLIST	IST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	hh/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC -	additional rear ground floor side added (not facing Elmsford Cottage therefore no condition)	roof light window
DATE	12/6/02.	

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	

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 10 June, 2002
My ref. BC/DC/2001/5557

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr T Smith
c/o The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Dear Sirs

PLANNING PERMISSION 2001/5557
SITE: GLENGARRY, BASINGSTOKE ROAD, THREE MILE CROSS, 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 2001/5557 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

NATALIE BROWN
Planning Officer

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 25 June, 2002
My ref. BC/DC/F/2001/5557
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr T Smith
C/o Alena Sopkova - Keen Partnership
The Courtyard
Edinburgh Road
READING
Berkshire RG30 2UA

Dear Mr Smith

PLANNING PERMISSION F/2001/5557
SITE: GLENGARRY, BASINGSTOKE ROAD, THREE MILE CROSS

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 F/2001/5557 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 sincerely

NATALIE BROWN
Planning Officer

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 *Fax* 0118 951 0866 *email* info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

PLANNING	57549
POL	
DC NAB	ENF
BCO	
CS	
17 JUN 2002	
COPIES TO	ACK:
	FILE:

Natalie Brown
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: CDK/jm/7355/7

14th June 02

Dear Miss Brown,

RE: PROPOSED ERECTION OF A REPLACEMENT DWELLIG AT GLENGARRY BASINGSTOKE ROAD READING
APPROVAL NO: F/2001/5557

Further to the recent approval I am about to start construction and write to confirm the conditions as follows:

1. the development is about to start
2. schedule of materials are as follows:
   External brickwork Ibstock Autumn Flame brickwork with natural mortar, stringcourse will be Highcliffe Weathered buff brick.
   External window frames white UPVC
   Fascias and soffits white UPVC
   Rainwater goods black UPVC
   Roof tiles Marley Double Roman concrete tiles, colour Acorn Brown colour code 48.
   Red dry ridge system with half round tiles
   Dry valley system
3. the fencing details are shown on drawing No 7355/01/01 enclosed
4. Agreed
5. The slab level of the proposed building will be as ??? Cottage to the North
6. Agreed
7. Agreed
8. Agreed
9. Agreed
10. This is being undertaken at present and will be provided to you within the next three weeks.
11. Agreed
12. Agreed
13. Agreed
14. Detailed survey was carried out into the roof space and no bats at all were evident.

I trust the above meets with your requirements but should you require any further details please do not hesitate to contact me.

Yours sincerely,

Christopher D Keen
Keen Partnership

1716 planned to say this need.
actually need samples
what is level.
need copy — or survey (x2). for file and Andy Greacross

spoke to ager 2.25pm isn 1716 we will bring in sample, slab level fig & copy of bat survey

CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom
VAT no. 614 7583 30

ERNSFORD COTTAGE

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. 2 ORD. SHEET No. SU 7068 - 7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
439/56	W G Rose	o/l 2 semi det houses	14. 6. 56	- C/A
102/57	Mr J Cussie	o/l Petrol filling station	22. 3. 57	Ref
1556/72	Mr M Brazier	o/l 2 det house joint access	28. 9. 72	NA C/A
07659	"	Renewal of time limit	16. 2. 78	NA C/A
09411	D Hulbert & Son Ltd	det house & garage	14. 12. 78	NA C/A
BR9616	" "	" " "	2 11 78	C/A N/A
30586	T. SMITH ESQ.	1ST FLOOR EXT OVER GARAGE	10.6.88	C/A
39102	"	SWIMMING POOL & ENCLOSURE	5.5.92	C/A
AP/92/0792	"	"	8.9.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

DARBROOK

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. Plot 1 ORD. SHEET No. SU 7068 - 7168 71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 79/69	Mr S.G. Sach	Conservatory	16.3.69	app N A
20/58	Iolande Fenton	2 pairs of semi det houses	14.3.58	- C/A
R[illegible]/58	Mr S G Sach	Garage	25. 11. 58	app C/A
13200	Mr Sparshott	2/st to side & rear, WC, garage ext kitchen dining room bedroom & bathroom	2. 5. 80	N/A Ref
BR 13615	"	"	3.7.80	W/D n/a
BR 15692	"	Extension	16. 10 80	app N/A
14343	"	New garage kitchen dining room bedrooms over	20. 11. 80	N/A C/A
32168	MR A. MUNT	GARAGE/BEDROOMS ABOVE	24.2.89	C/A
F/2000/2814	Mr. & Mrs. Little	Garage to dining room/study & utility room	5.01.01	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage conv + Porch

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2001/5557

Proposal:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Location:
Glengarry, Basingstoke Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5557 to enable the library staff to locate the correct information.

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 14/01/2002. 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 be possible for an individual reply to be issued 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

21 December 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5557

Applicant : Mr T Smith C/O The Keen Partneship.

Location : Glengarry, Basingstoke Road, Three Mile Cross, Reading.

Proposal : Proposed erection of replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/1

Date of Neighbour Notifications : .....

Date of Site Visit : 30/1

Date Registered : 17/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 11/02/2002. 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 :

Dinton Pastures - Satsurvey
Env Health: no objection (rec. HS construction cond)
Parish Council: "no comment"
Highways - conditions
Landscape - no objection - detailed landscape plan req'd.

Planning Issues : Settlement

Application Number: F/2001/5557

Appraisal :

See attached sheet

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

Application Number F/2001/5557
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full permission
(2)	C012	R012	Materials to be agreed.
(3)	C017	R017	Boundary Treatment
(4)	C070	R070	Hrs construction
(5)	C100	R100	Site levels.
(6)	C049	R049	Garaging to be retained
(7)	C122	R122	Parking + turning
(8)	C138	R138	Garage/turning area
			Ins: at staff : Notwithstanding the plans submitted
(9)	C140	R140	Surfacing of access
			Ins: 8m.
(10)	C150	R150	Landscaping details
(11)	C151	R151	landscaping planting to be carried out
(12)	C045	R045	Ob. glazed
			Ins: All bathroom + en-suite windows in the
			side elevation facing Ensford Cottage Del. fixed shut
(13)	C044	R044	No windows
			Ins: 1st floor level or above in side elev facing Ensford Cottage

(14) Bat Condition:
Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reason:
The proposed development may have an impact on bats, which are of international importance and protected by law.

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	ENV1, UBE1, UBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 12/2/02

P.T.O for groundwater protection zone informatives

INFORMATIVES

- Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
- No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

RECORD OF SITE VISIT

SITE ADDRESS: Glengarry
Basingstoke Road Three Mile Cross
Reading.

APPLICATION NUMBER: F/2001/5557

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/1

1 SITE/STATUTORY NOTICE DISPLAYED ? At front

2. DESCRIPTION OF SURROUNDINGS
Res- in settlement
↳ 2s.

3. DESCRIPTION OF SITE/BUILDING
existing 2s, set away from boundary. ~~existing~~ 2s depth is narrow with S.S lean-to.
Proposal (from site plans) would seem to reduce plot width ∴ allowing Ernsford access at side.
Existing S.S gabled projection at front
lean @ rear & old greenhouse

4. RELATIONSHIP TO ADJOINING PROPERTIES
~~Detached~~ -
← Ernsford - no windows in side elev. facing Glengarry & slightly set away from boundary - conservatory at rear - brick wall (no windows) along boundary
→ Dalbanar - has subservient 2s type extn - fencing along side boundary
x2 s/f side elev (to glazed).

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedging at front,

OTHERS fencing (through some missing) along side boundaries.

Application Number: F/2001/5557-Glengarry

Appraisal:

Development
Proposed erection of a 4 bed room (plus attic room) two-storey detached dwelling and demolition of existing two-storey dwelling.

The site is located within the identified settlement of Shinfield within a residential area comprising detached two-storey dwellings. There are no dwellings opposite the application site, it is an area of scrub type land.

1) Impact upon neighbouring properties
The property is currently detached and is set away from both side boundaries (fence panelling, though some panels are missing). The proposed 1:500 site plan shows that the proposed dwelling would still be set away from the boundary with Darbrook, but would now be along the boundary with Ernsford Cottage, however, it would appear that the boundary line would be changed, so that Glengarry would have a narrower plot than existing, allowing Ernsford a wider access down the side of their property. This is not particularly relevant as the proposed dwelling would still be set away from both neighbouring dwellings (still approx 1m from Darbrook and now 3.5m instead of 3m from Ernsford).

Darbrook had a garage with bedroom above approved by consent 32168 along the boundary with Glengarry. The garage was subsequently converted to a study, utility, toilet and dining room by consent F/2000/2814. This provided a door to the utility and obscurely glazed toilet window in the ground floor side elevation and window at the front (study) and patio door at the rear (dining room). The elevations/floor plans approved by F/2000/2814 are a realistic representation of what is on site. The site plan as submitted with this application which shows a longer development along the shared boundary.

Whilst the proposed two-storey element would be approx. 1m beyond the existing two-storey rear building line of Darbrook, because Darbrook is angled away from the boundary and due to proposed dwelling being set away from this boundary, it is considered that there would be no overbearing nor overshadowing effects to the dining and bedroom windows and amenity area. The window/door in the ground floor side elevation were put in with the existing two storey dwelling of Glengarry in place, and so it is considered that there would be no additional effects to these windows (which are non-habitable rooms).

Ernsford had a single storey rear conservatory/swimming pool approved under consent 39102. The plans show this to have windows along the side

elevation facing Glengarry when in fact this is now all brick. There are no windows in the side elevation of the main part of the dwelling.

The proposed dwelling would be approximately level with the two storey rear building line of Ernsford, and so it is considered that there would be no adverse effects through being overbearing and overshadowing. It is also considered that the proposed front projection would have no adverse effect upon Ernsford. There are two floor windows and one ground floor window in the side elevation proposed to face Ernsford. These are for a toilet, bathroom and en-suite and so could be conditioned to be obscurely glazed.

There are three windows proposed in the first floor rear elevation, for bedrooms. Whilst the proposed dwelling would be longer than the existing, it is considered that this would cause no additional overlooking compared to the existing that could warrant refusal.

There are velux windows proposed in eth front and rear elevations for an attic room. It is not considered that these would cause any adverse effects.

2) Impact upon the character of the streetscene
There is a mixture of styles of two-storey dwellings within the road. It is considered that the proposed development would have no adverse effects.

Due to the variance in style it is considered that the proposed height (8.7m), compared to 8m at Darbrook would also have no adverse effects.

Whilst there is a proposed projection at the front of the dwelling, this would be the same distance from the highway as the existing projection.

3) Impact upon highway safety (parking provision)
The proposed development would include a single integral garage and driveway space for 2 vehicles. Provided that the garaging, parking and turning are retained, visibility splays are provided that that the access is surfaced for 8m from eth carriageway the full width of the drive, the highway department would have no objection to the proposed development.

Approval: ✓ **~~Refusal:~~**

Tel: (0118) 974 6492

Date: 1/2/02

My ref: F/2001/5557

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2001/5557
Glengarry, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 1/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5557**
Glengarry, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 1/2/02

My ref: F/2001/5557

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Dear Councillor

Application Number: F/2001/5557
Glengarry, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5557**
Glengarry, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 1/2/02

My ref: F/2001/5557

CONFIDENTIAL

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M 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
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Dear Councillor

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LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5557**
Glengarry, Basingstoke Road, Three Mile Cross, Reading.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.





WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 26 NOV 2001	17 DEC 2001
Officer: NAB	Application No. F/2001/5557

Map No. 71... Site ...010.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT DWELLING, DEMOLITION OF EXISTING DWELLING

Location: GLEN GARRY, BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield
21.12.01 B

Applicant: MR T SMITH

Fee (5) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			17 DEC 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	REQUIRES PARKING LAYOUT.	4/11	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SIDE ELEVATIONS SHOW A BALCONY AT REAR FIRST FLOOR BUT NOT ON PLANS OR REAR ELEVATION. balcony removed	4/11	17 DEC 2001
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	CHECK FOR ENCROACHMENT.	4/11	NONE
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.12.01 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 .....
D. Pastures re demolition.

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:

Note to Officer: Site c/a in a Groundwater Protection Zone: See guidance notes from Conrad Moore re planning informatives) .....
No pre-apps

NEIGHBOURS:

S/D + see map (+ address within red line) .....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 16 January 2002

Location:	Glengarry, Basingstoke Road, Three Mile Cross, Shinfield
Proposal:	Proposed erection of replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2001/5557

In response to your consultation dated 21 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There is only a limited amount of vegetation within the site that will be affected by the proposals, which includes a low hedge and larger shrub at the front of the site. These are not significant features within the landscape and therefore I have no objection to their removal.

The applicant will need to submit a detailed landscape plan for new planting at the front of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

Shinfield
Parish Council

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

PLANNING SERVICES | HPT
POL | TLS
DC NAB | ENF
APP |
CS |
11 JAN 2002
COPIES TO: | ACK
FILE:

02 January 2002

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/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

Natalie Brown

From: John Mullaney
Sent: 09 January 2002 08:54
To: Natalie Brown
Subject: Glengarry, Basingstoke Road, F//2001/5557

I have no objections to this application but would recommend standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Natalie Brown

From: Andy Glencross
Sent: 04 January 2002 14:48
To: Natalie Brown
Subject: Planning Application F/2001/5557 Glengarry Basingstoke Rd Three Mile Cross

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 December 2001

Application Number: F/2001/5557

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.

Parish: SHINFIELD PARISH

Site Address:
Glengarry, Basingstoke Road, Three Mile Cross, Reading.

Applicant:
Mr T Smith C/O The Keen Partneship.

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).

1, C04A, R04A.
2, C12A, R12A.
3, Notwithstanding the plans submitted; C12B, R12B.
4, C14A (INSERT: 8 metres), R14A.

Signed: _____ **Print name:** A 24/12/01

17. DEC. 2001 5557

Tel. 0118 9746429 (Direct Line)

Date 4/12/01

Your ref.

My ref.

• Keen P/Ship
The Courtyard
Edinburgh Rd
Reading
Berks

Environmental Services Departm
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Show parking layout on block plan	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

2. Please state if any encroachment is intended at the boundary with foundations or overhang if so fill in cert B and serve Notice ☑

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
side elevations show a balcony but it is not shown on rear elevation or floor plans

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 *Fax* 0118 951 0866 *email* info@keenpartnership.co.uk

THE KEEN PARTNERSHIP

Mrs Hurst
Development Control Admin
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: CDK/jm/7355/2

14th December 01

Dear Mrs Hurst,

RE: REDVELOPMENT OF GLENGARRY BASINGSTOKE ROAD READING

I am in receipt of your letter dated 4th December 01 regarding the above proposal and detail below my responses to your enquires.

I enclose 4no copies of a 1:500 block plan showing the parking layout together with 4no copies of the site plan at 1:200.

I confirm that our Client is the owner of the proposed site, which is outlined in read and blue on the location plan.

The elevation plans are now amended, as you required.

I trust the above and enclosed meet with your approval but should you require any further information please do not hesitate to contact me.

Yours sincerely,

Christopher D Keen
Keen Partnership

CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom P J Maisey
Associate
N A Blunt BSc (Hons) ARICS
VAT no. 614 7583 30

1789/a

SECTION 66 CERTIFICATE

Application No.

17 DEC 2001 *

17 DEC 2001

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

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

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

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued 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 application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- 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) .....

  .....

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

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

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/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 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

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 an 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 . . TREVOR SMITH . . . . . .

Date . . 23/11/2001 . . . . . .

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

GLENGARRY

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No.

BUILDER

ORD. SHEET No (71) SU 7068 - 7168

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769A

PLANNING APPLICATION PART I

17. DEC. 1001 5557

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	TREVOR SMITH
	ADDRESS	EMSFORD COTTAGE
		READING, BASINGSTOKE ROAD
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	KEEN PARTNERSHIP
	ADDRESS	THE COURTYARD EDINBURGH ROAD
		READING, BERKSHIRE
	POST CODE	RG30 2UA Tel. No. 0118951 0855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	GLENGARRY
		BASINGSTOKE ROAD,
		READING
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0,042 hectare
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF SUBSTANDART
		DWELLING AND CONSTRUCTION
		OF NEW HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:1250
~~1:2500~~ Location Plan ☑
1:500 Block Plan ☑
1:100 Elevations ☑
1:100 Floor Plan ☑
Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE ☐
CONSTRUCTION OF NEW BUILDING ☑
ALTERATION or EXTENSION ☐
DEMOLITION ☑
OTHER

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE ☐
MEANS OF ACCESS ☐
SITING ☐
DESIGN ☐
LANDSCAPIING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. 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)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACING BRICK TO MATCH NEIGHBORHOOD DWELLINGS, INTERLOCKING CONCRETE TILES

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

SEE SITE PLAN

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

(YES) / NO

SEE SITE PLAN

18. 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)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	1
	2	
	3	
	(4)	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	Ø

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

(YES) / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

YES (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

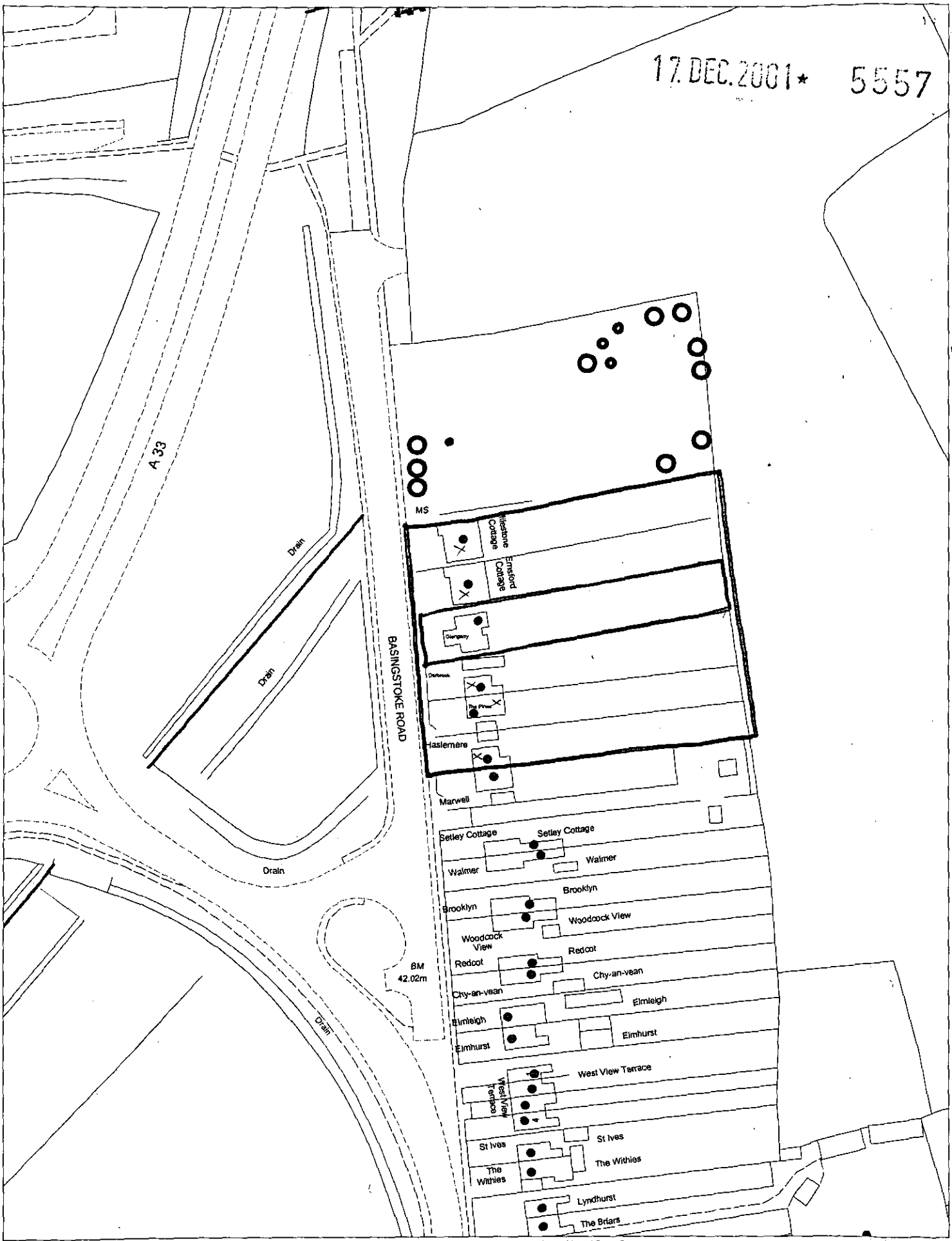
YES (NO)

23. THE FEE ENCLOSED IS £ 190./

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Arena Taylor ON BEHALF OF TREVOR SMITH DATE 23/11/2001

Before submitting this application check that you have answered all the relevant questions 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.



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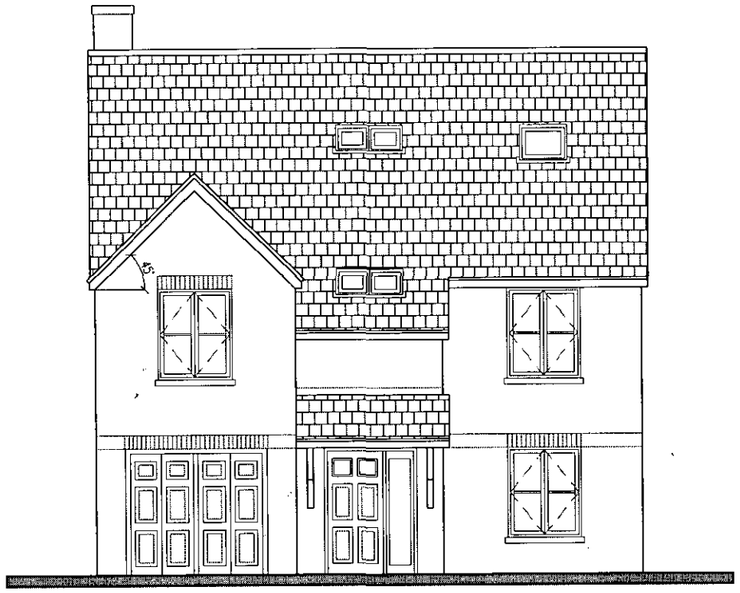
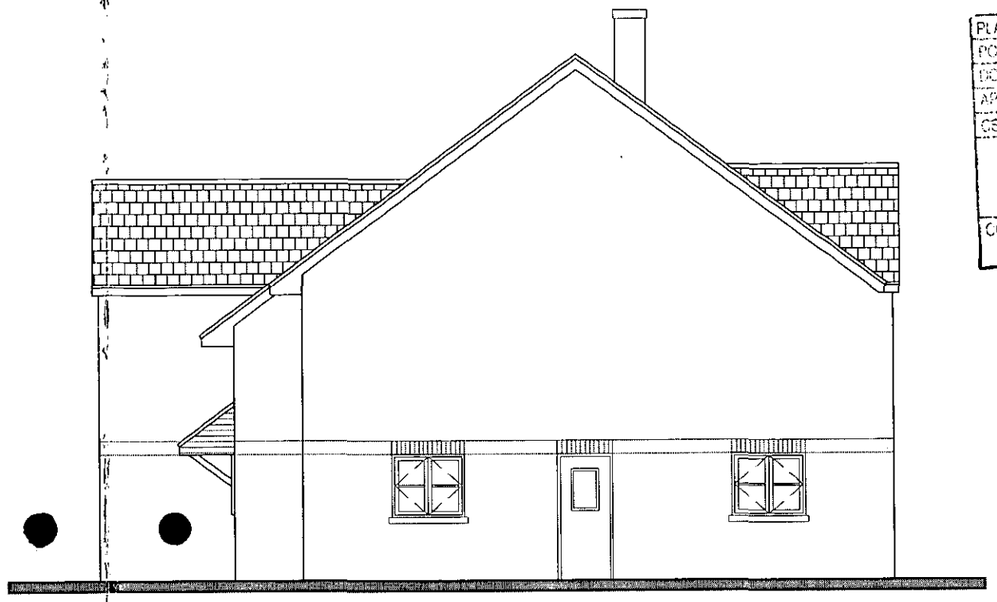
Development Control Section, Environmental Services, Wokingham District Council.
28 November 2001 Scale: 1 : 1250

N
W E
S



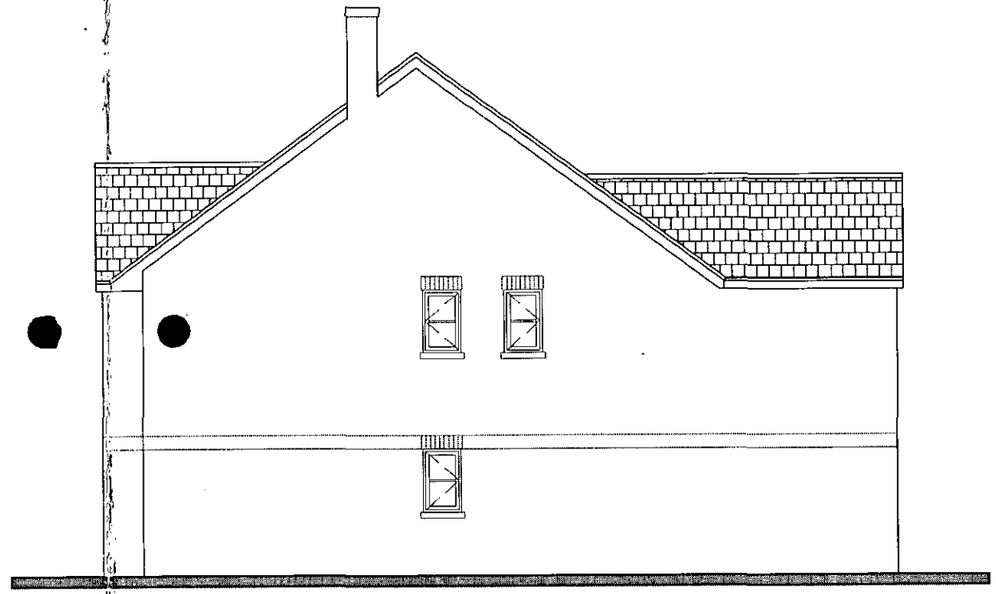
Front Elevation - west



Side Elevation - south

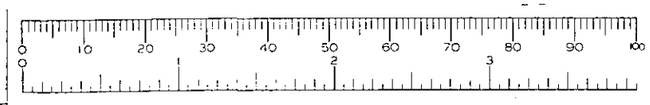


Rear Elevation - east



Side Elevation - north

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
APP |
CS |
17 JUN 2002
COPIES TO | ACK:
FILE:



REVISION: A DATE: 22-05-02

KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

CLIENT: Trevor Smith		SCALE: 1:100	DATE: Oct 01
JOB TITLE: Glengarry, Basingstoke Rd., Reading		DRAWN BY/CHECKED BY: AS	
DRAWING TITLE: Elevations		DRAWING NO.: 7355-01-04A	

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ACK
FILE

Cottage

Darbrook

Brick Paving

1

2

Site Plan
Scale 1:100

Basingstoke Road

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

REVISION: DATE: NOTES:

KEEN
PARTNERSHIP
TEL:0118 9510855
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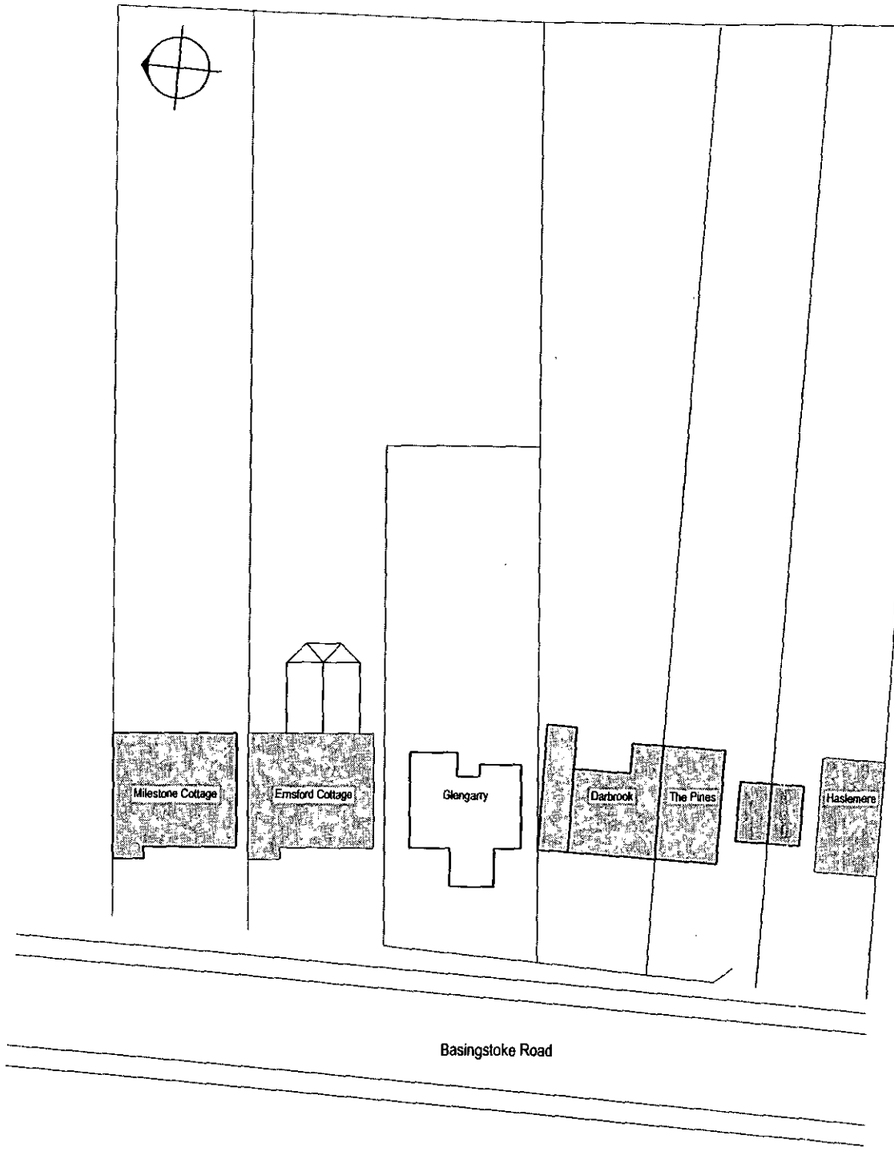
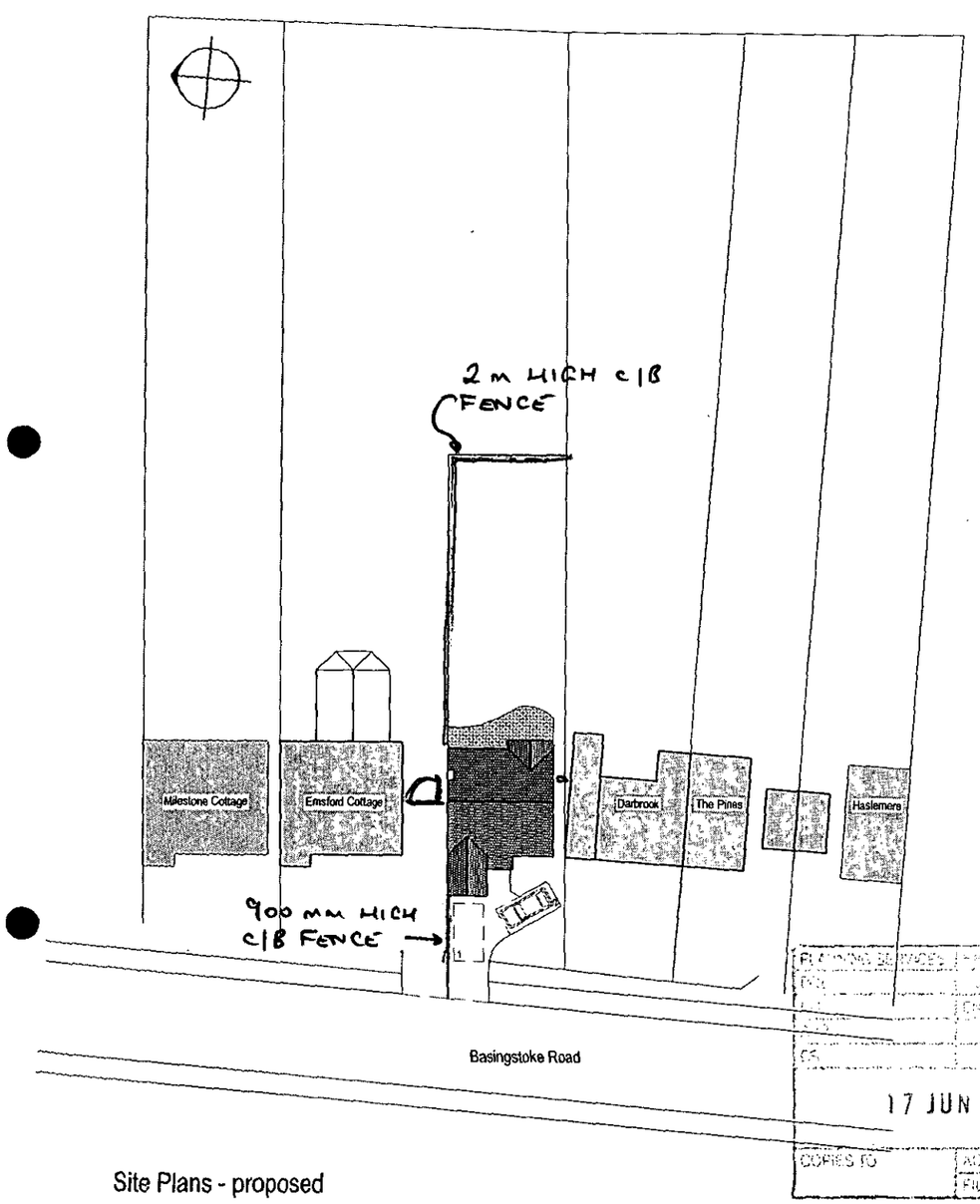
CLIENT: Trevor Smith		SCALE: 1:100	DATE: May 02
JOB TITLE: Glengarry, Basingstoke Rd.,Reading		DRAWN BY/CHECKED BY: AS	
DRAWING TITLE: Site plan		DRAWING NO: 7355-01-10	



Site Plans - existing



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AUX.
FILE.

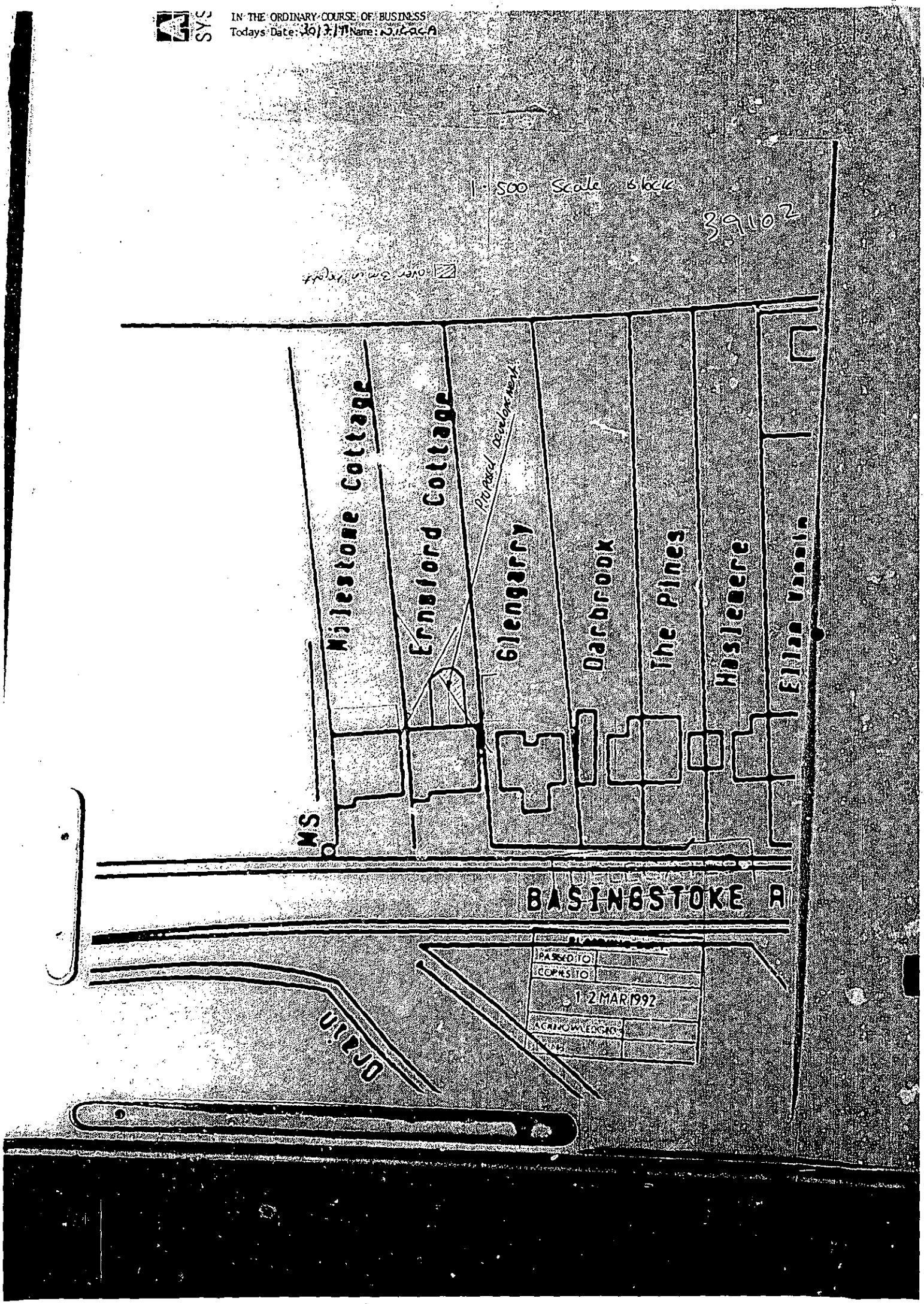
Site Plans - proposed

REVISION:	DATE:	NOTES:

KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

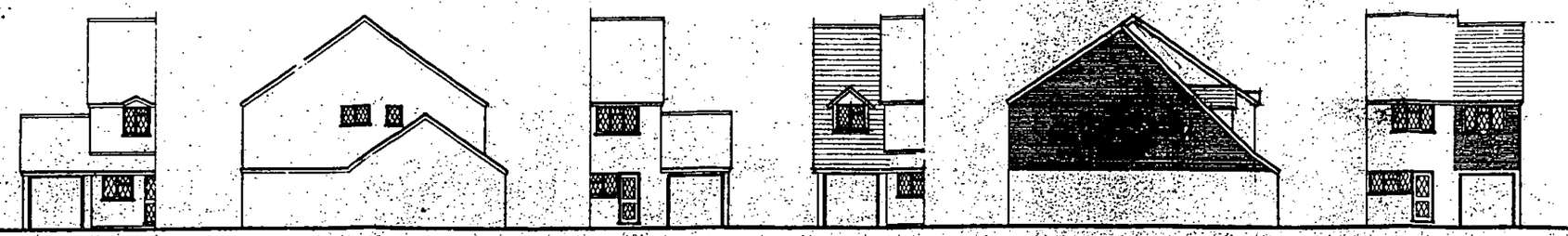
CLIENT: Trevor Smith	SCALE: 1:500	DATE: Oct 01
JOB TITLE: Glengarry, Basingstoke Rd., Reading	DRAWN BY/CHECKED BY: AS	
DRAWING TITLE: Block Plans	DRAWING NO.: 7355-01-01	

SYS
IN THE ORDINARY COURSE OF BUSINESS
Todays Date: 30/7/91 Name: NICACA

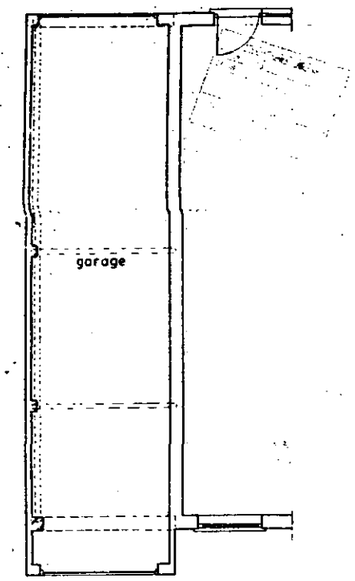


30586

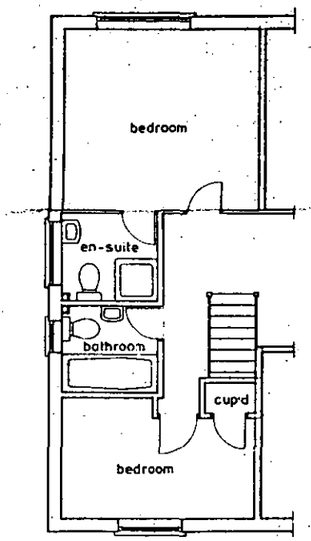
REVISED PLAN



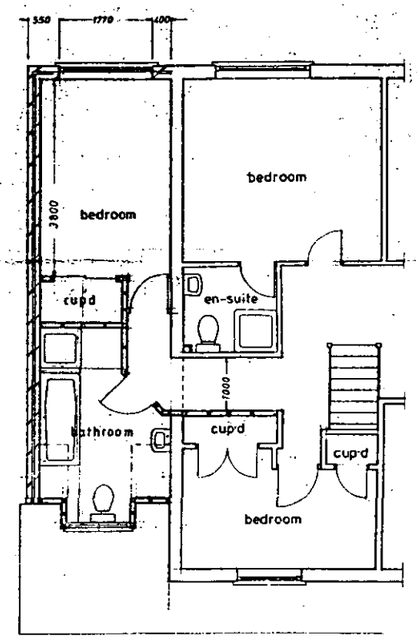
Existing front | Existing side | Existing rear | Proposed front | Proposed side | Proposed rear



Proposed ground floor

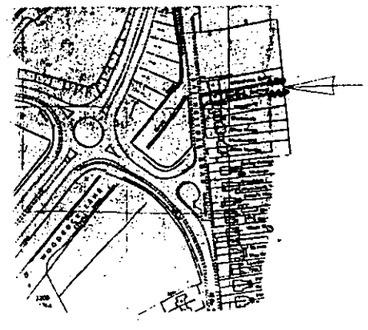


Existing first floor

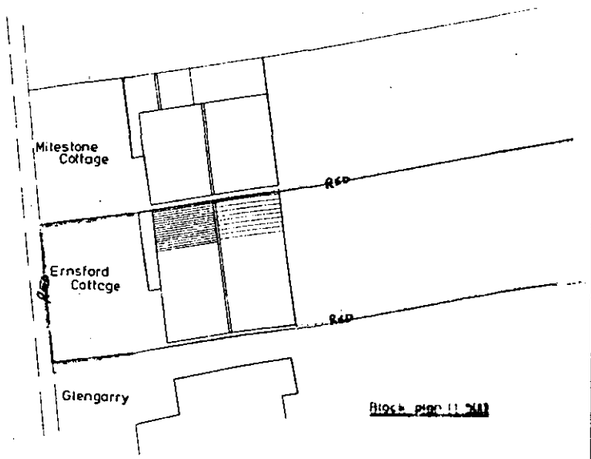


Proposed first floor





Location plan 1:1250



Block plan 1:500

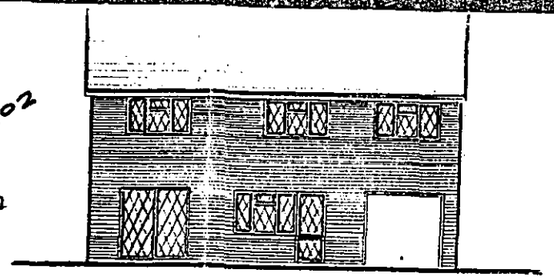


DRAWING No: 2546 / 88 / 1 v 1	PROJECT: First storey side extension to Ernsford Cottage, Basingstoke Road, Spencers Wood.	REVISIONS	DATE	LETTER	NOTES
SCALES: 1:50 / 1:100	CLIENT: T. Smith Esq	Amended layout	7/6/88	A.	1. Do not scale. (If in doubt please ask) 2. All dimensions in millimetres (unless otherwise stated) 3. This drawing is not a full specification of works or materials to be employed in this project. 4. The contractor must verify all dimensions on site before work commences.
DATE: 7/4/88 DRAWN BY: S.Kendrick.	TITLE: Plans & elevations				

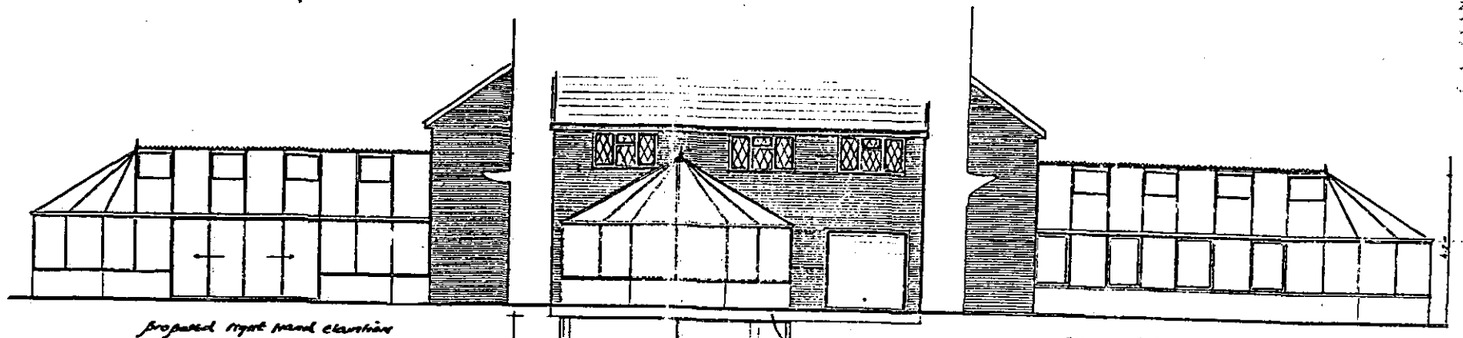
BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants
Wesmer House, 107-111 Queens Road, Reading, RG1 4DA Tel: Reading (0734) 587737 (3 Lines)

39102

24 FEB 1992

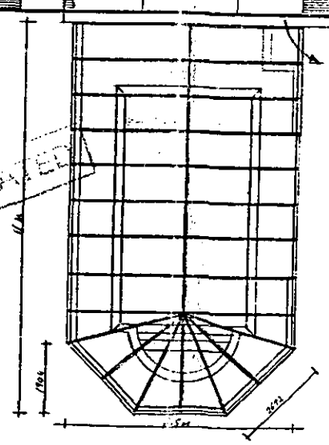


Existing rear elevation



proposed right hand elevation

proposed left hand elevation



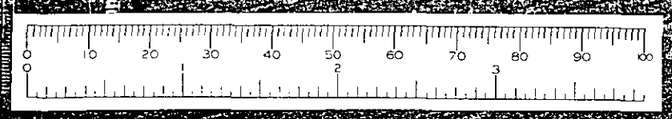
proposed floor elevation

proposed plan view.

DELEGATED
12 MAR 1992

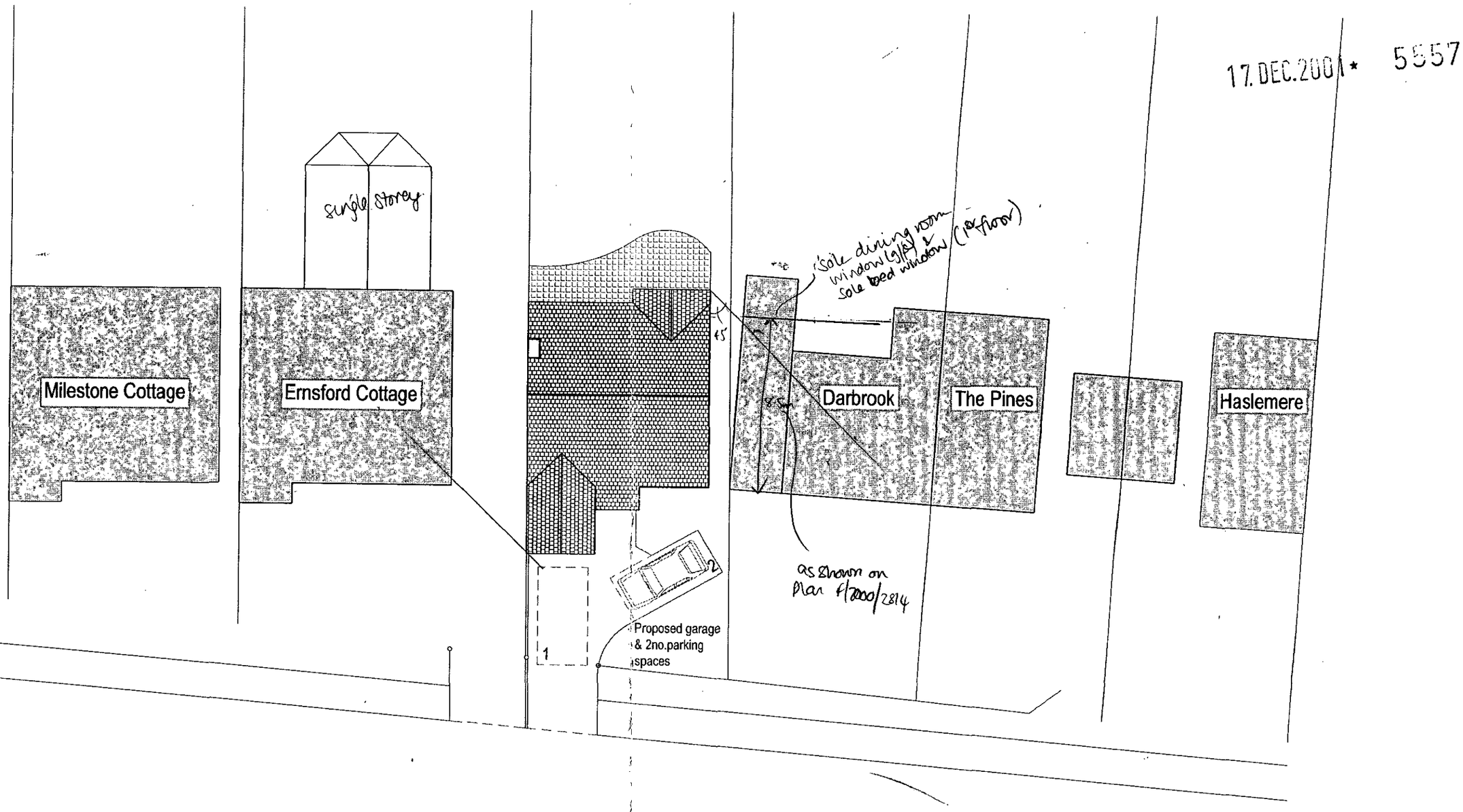
39102

PROPOSED CONSERVATORY & SWIMMING POOL
ERNSFOLD COTTAGE BASINGSTOKE ROAD SPENCERS WOOD
PLANS & ELEVATIONS Scale 1:100 Feb 1992
DRAWN BY Lees Agent for Splash Home Improvements



ADR SYSTEMS

17. DEC. 2001 * 5557



APPROVED
9/16/02

REVISION: DATE: NOTES:

KEEN PARTNERSHIP
TEL:0118 9510855
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E-MAIL:
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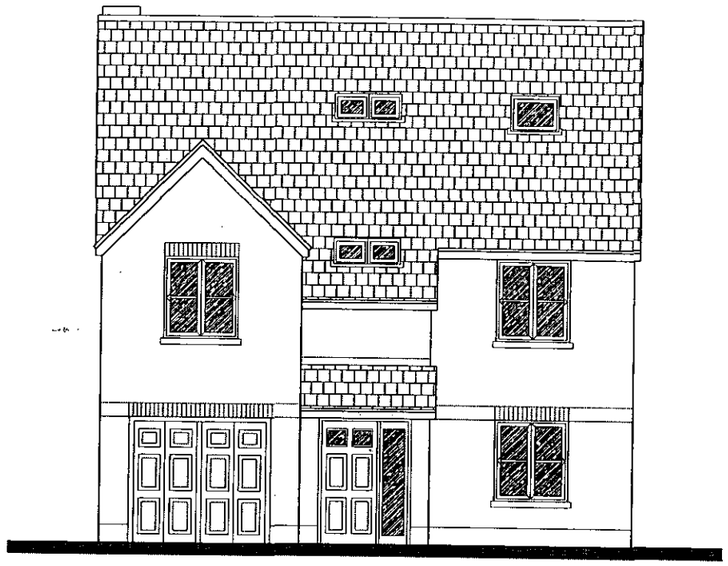
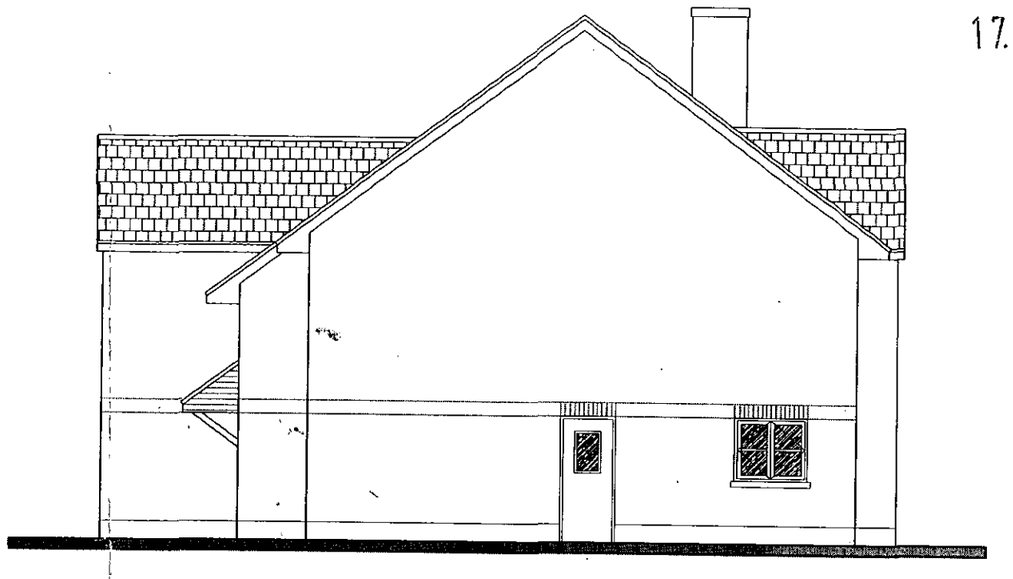
CLIENT: Trevor Smith	SCALE: 1:200	DATE: Oct 01
JOB TITLE: Glengarry, Basingstoke Rd., Reading	DRAWN BY/ CHECKED BY: AS	
DRAWING TITLE: Site Plan	DRAWING NO.: 7355-01-02	

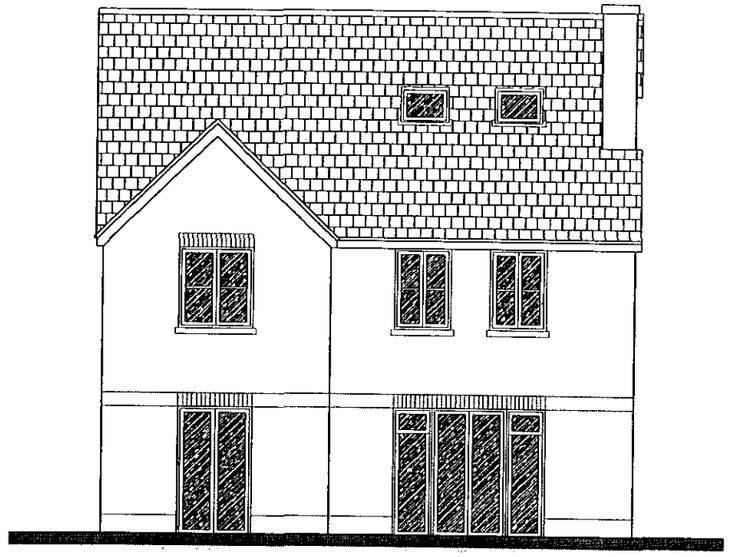
17.DEC.2001* 5557



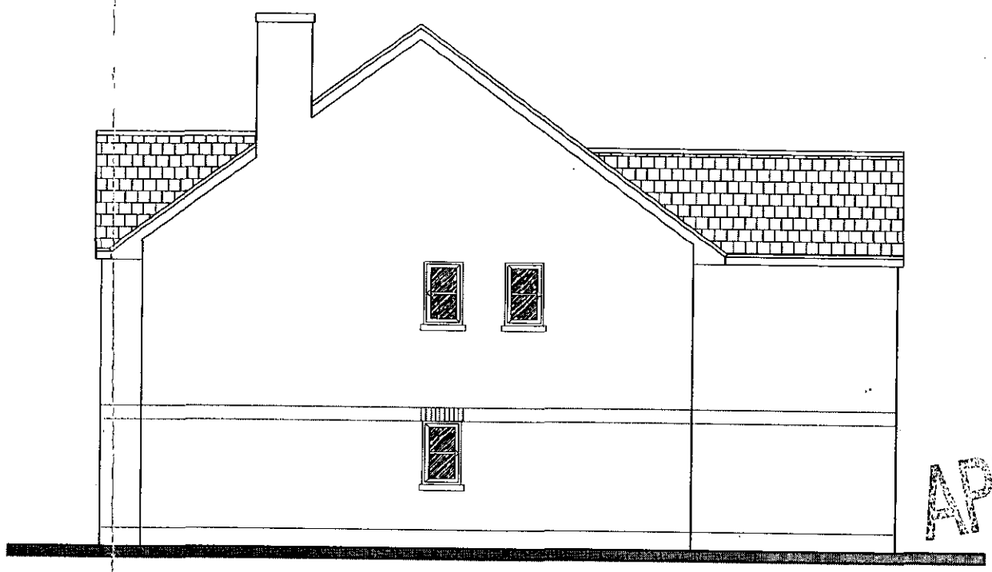
Front Elevation - west



Side Elevation - south



Rear Elevation - east



Side Elevation - north

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0 10 20 30 40 50 60 70 80 90 100

0 2 3

KEEN PARTNERSHIP
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FAX: 0118 9510866
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REVISION:	DATE:	NOTES:

CLIENT: Trevor Smith	SCALE: 1:100	DATE: Oct 01
JOB TITLE: Glengarry, Basingstoke Rd., Reading	DRAWN BY/CHECKED BY: AS	
DRAWING TITLE: Elevations	DRAWING NO.: 7355-01-04	

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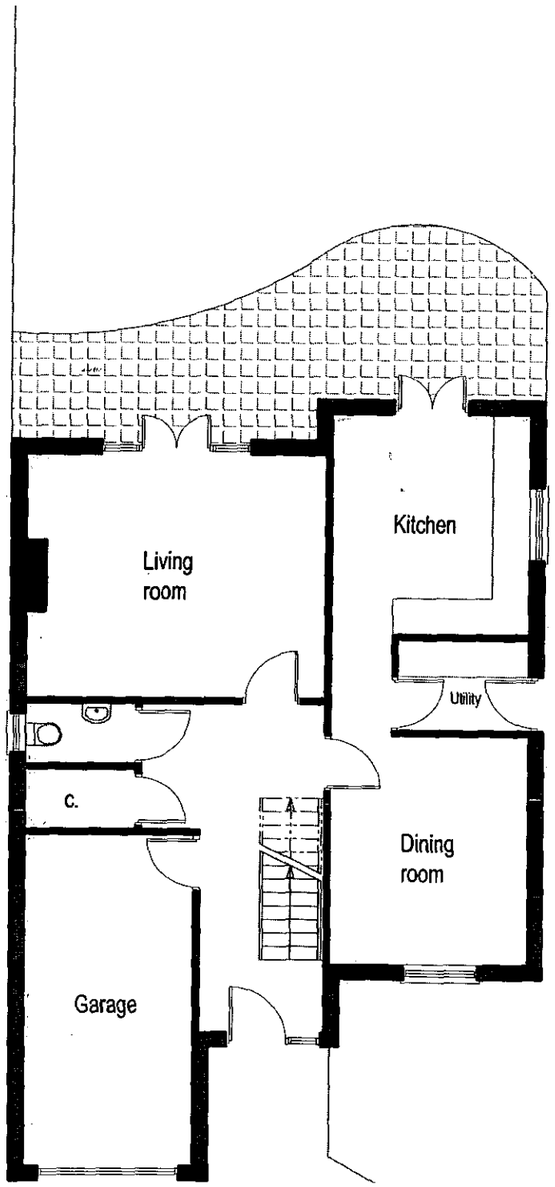
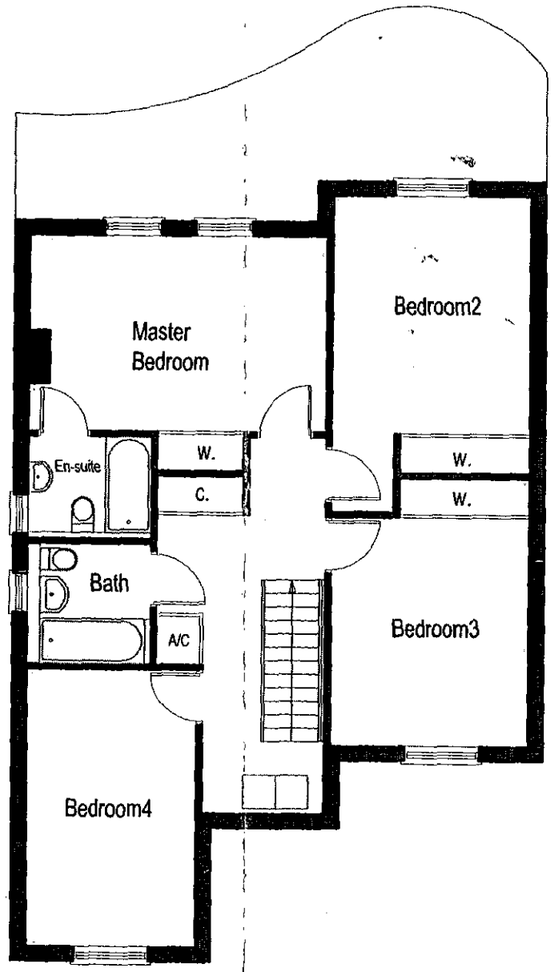
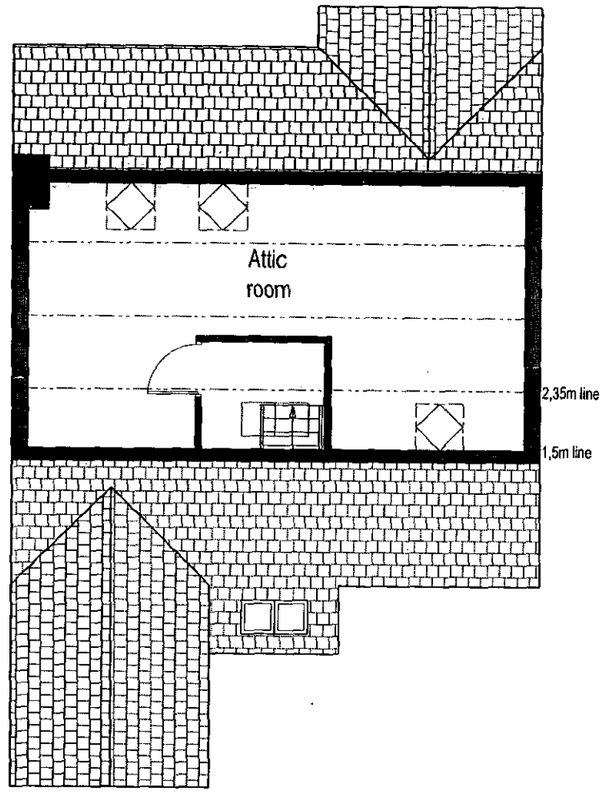


Ground Floor Plan



First Floor Plan



Second Floor Plan

APPROVED 12/6/02

REVISION:	DATE:	NOTES:

KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

CLIENT: Trevor Smith		SCALE: 1:100	DATE: Oct 01
JOB TITLE: Glengarry, Basingstoke Rd., Reading		DRAWN BY/CHECKED BY: AS	
DRAWING TITLE: Floor Plans		DRAWING NO.: 7355-01-03	

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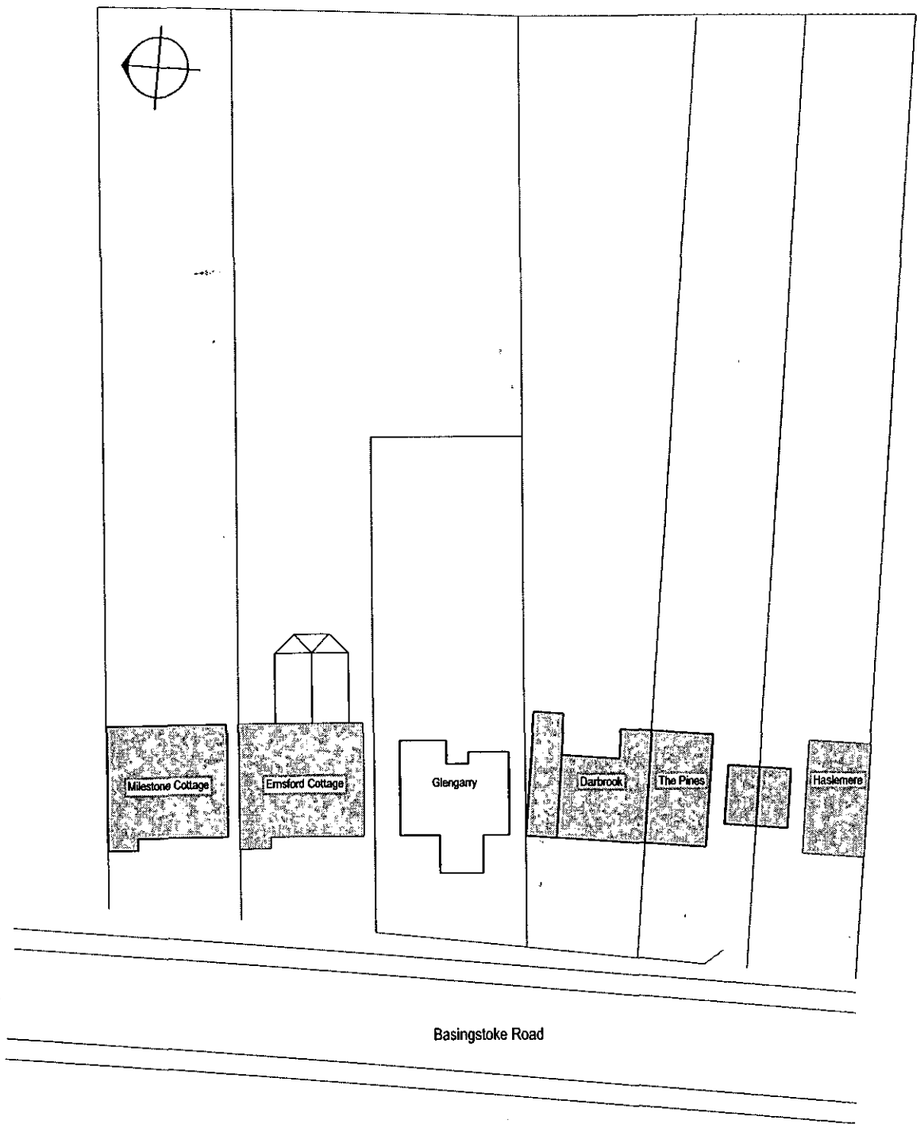
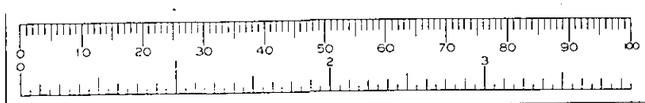


Site Plans - existing



Site Plans - proposed

APPROVED



REVISION:	DATE:	NOTES:

KEEN PARTNERSHIP
TEL:0118 9510855
FAX: 0118 9510866
E-MAIL:
INFO@KEENPARTNERSHIP.CO.UK

CLIENT: Trevor Smith		SCALE: 1:500	DATE: Oct 01
JOB TITLE: Glengarry, Basingstoke Rd., Reading		DRAWN BY/CHECKED BY:	AS
DRAWING TITLE: Block Plans		DRAWING NO.:	7355-01-01

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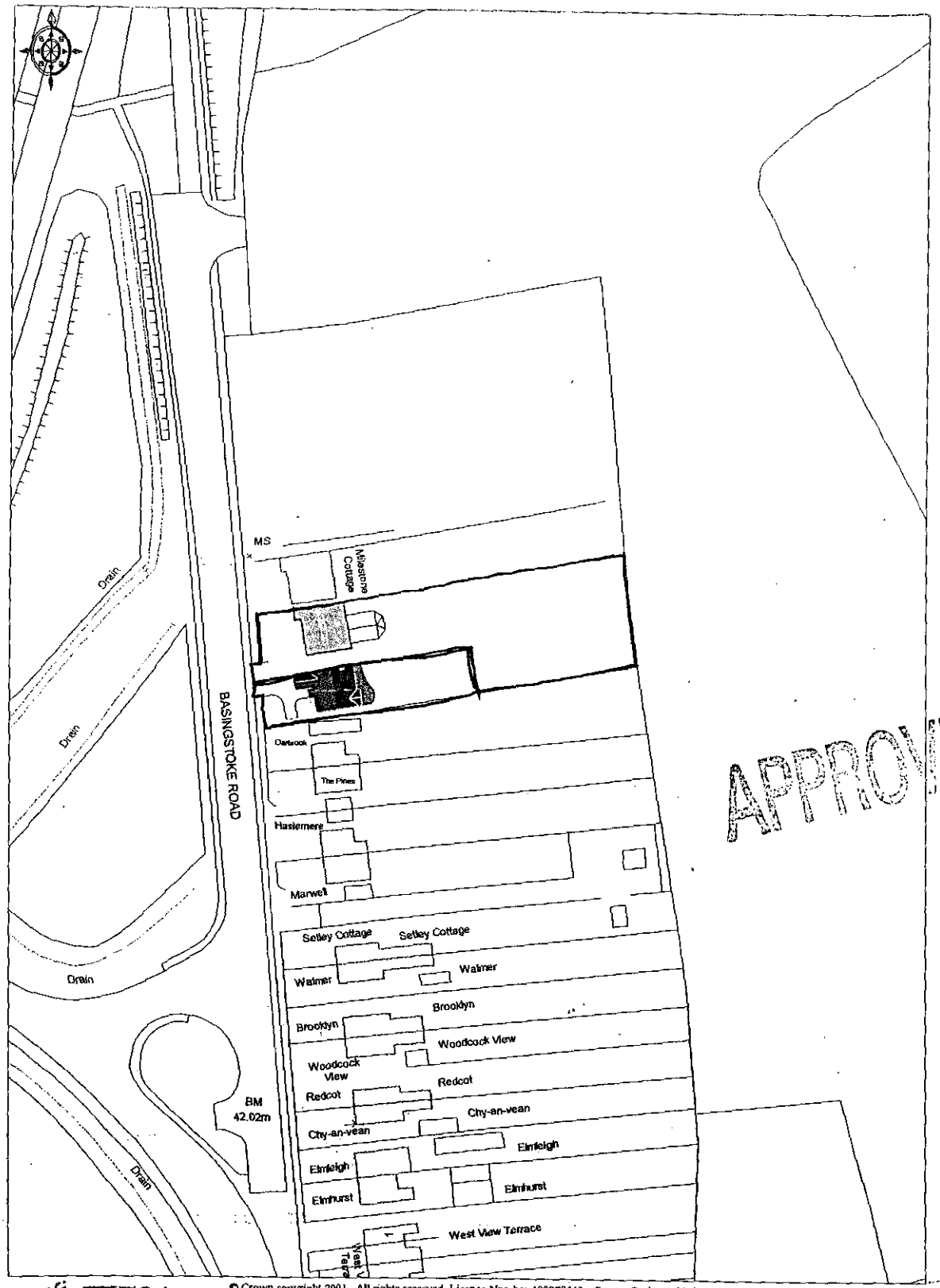

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