EX SYSTEMS LTD

APPLICATION NO:
F/2000/1040

LOCATION:
359 Whitley Wood Lane, Reading.

APPLICANT:
Mr R Thorpe C/O BDS Chartered Surveyors

PROPOSAL:
Proposed two storey rear extension to dwellin to form granny annexe.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **17/05/2000**

CASE OFFICER: **Emy Circuit**

DEEDED

7-3-94

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Thorpe
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/1040

Parish: **SHINFIELD**

Location: **359, Whitley Wood Lane, Reading.**

Proposal: **Proposed two storey rear extension to dwelling to form granny annexe.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed extension, by virtue of its size and close proximity to 357 Whitley Wood Lane, would be overbearing and cause overlooking of the neighbouring property, which would be detrimental to the residential amenity of occupants. The proposal is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 02/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Shinfield
Parish Council

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

07th June 2000

PLANNING SERVICES	HPT
POL	TLS
DC	[illegible]
APP	
TS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

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:

O/2000/1440

Location:	Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal:	Outline application for the proposed erection of dwellings
Case Officer:	Simon Lewis
Observations:	We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside. It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

F/2000/1486

Location:	2 Grovelands Road, Spencers Wood, Reading
Proposal:	Proposed single storey and first floor extensions to dwelling
Case Officer:	Emy Circuit
Observations:	No comment

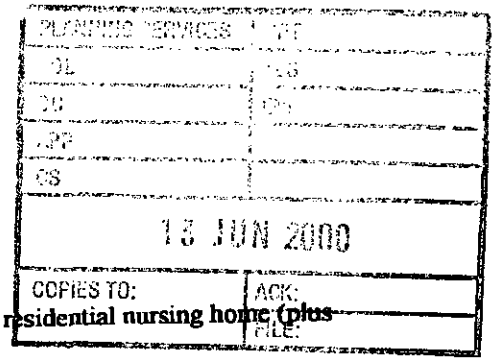
F/2000/1505

Location:	Westdene, Basingstoke Road, Spencers Wood
Proposal:	Proposed single storey rear extension to dwelling to form conservatory
Case Officer:	Emy Circuit
Observations:	No comment

Continued...

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...

0118 988 5315

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

PLANNING SERVICES | HPT
POL | TLS
DC | CSF
CTP |
CS |
13 JUN 2000
COPIES TO: | ACK:
FILE:

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1040

Applicant : Mr R Thorpe C/O BDS Chartered Surveyors.

Location : 359, Whitley Wood Lane, , Reading.
Proposal : Proposed two storey rear extension to dwelling to form granny annexe.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 18 April 2000

Date Registered : 22/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 17/05/2000

Consultation Responses :
Shinfield PC - "no comment"
Highways - request additional info - however no, change in No of beds.

Planning Issues :
Identified Settlement
Neighbours | streetscene

Application Number: *F/2000/1040*
359 Whitley Wood Lane, Reading

Appraisal: The original semi-detached house had an L-shaped footprint. In the past there has been a two-storey rear extension with a depth of 3.5 metres and single-storey extensions to the side of this, including a conservatory, which projects to the side of the original house. In February 2000 an application for single-storey and first-floor extensions, to form a granny annex, was refused on the basis that the size and location of the extensions would result in an unneighbourly development and would represent overdevelopment of the site.

The current proposal is to remove the conservatory; at ground-floor level, fill in the area to the rear of the remaining single-storey extension/side of the two-storey extension and extend to a depth of one metre across the whole rear of the property; construct a first-floor extension which would be flush with the side of the original house and the rear of the existing two-storey extension. The first-floor extension would have a hipped roof, which would form a valley gutter with the rear gable of the original roof, with a ridge height of 6.8 metres.

The steep pitch of the roof would prevent the extension causing a reduction in daylighting to 357 Whitley Wood Lane and the single-storey rear extension would not reduce light to the rear of No 361. Both 359 and 357 Whitley Wood Lane have ground- and first-floor windows in the side elevations. At present there is 6.2 metres between the first-floor windows but the proposed extension would be 1.6 metres closer to the neighbouring property, reducing this distance to 4.6 metres. This would make the side and some of the rear windows of the neighbouring property feel more enclosed and have an overbearing impact. The existing boundary treatments would prevent overlooking of 357 Whitley Wood Lane from the ground-floor side windows but there are also, three first-floor windows proposed: a bathroom, which could be obscure glazed, a bedroom window in the extension and a new bedroom window in the original dwelling. These bedroom windows would increase the level of overlooking of the neighbouring property, resulting in an unacceptable loss of privacy.

Recommendation: refusal

Application Number F/2000/1040
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

1. The proposed extension, by virtue of its size and close proximity to 357 Whitley Wood Lane, would cause overbearing and overlooking of the neighbouring property, which would be detrimental the residential amenity of occupants. The proposals are, therefore, contrary to policies WOS3 and WBE1 of the WDLPDD and policy LBE2 of the LALP.

John Mitchell
2/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 359 Whitley Wood Lane Reading.

APPLICATION NUMBER: F/2000/1040

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 April 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes. post on front boundary.

2. DESCRIPTION OF SURROUNDINGS residential.

3. DESCRIPTION OF SITE/BUILDING
two-storey semi with single- + two storey extensions

4. RELATIONSHIP TO ADJOINING PROPERTIES
357 rear elevation  side  361 has rear extn
shed.
+ caravan at rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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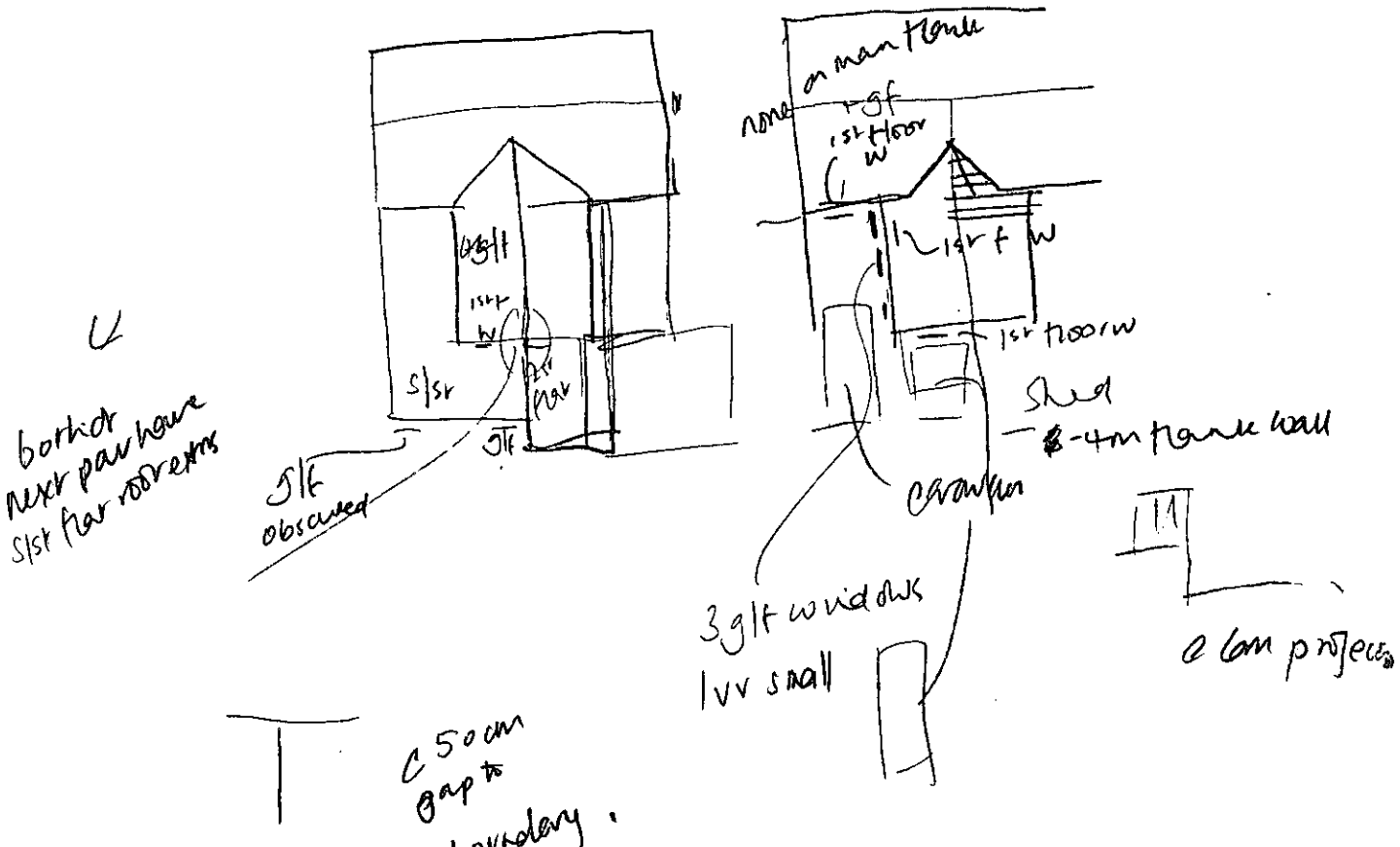
Development Control Section, Environmental Services, Wokingham District Council.

14 April 2000

Scale: 1 : 200

N
W E
S



none on main flank
1st floor w
1st f w
1st floor w
Shed
4m flank wall
carawan
3 g/f windows
1 vv small
c 6m projection
g/f
1st f w
s/st
g/f
g/f obscured
both of next pair have s/st flat roof extns
c 50cm gap to boundary.

Date: 22 May 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1040

Location: 359, Whitley Wood Lane, Reading.

Proposal: Proposed two storey rear extension to dwelling to form granny annexe.

Applicant: Mr R Thorpe C/O BDS Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: Elevations including existing gable at the rear of the property. Drawing nos 4978:00:2 A and 4938:00:1 B.

Comments are required by 01/06/2000.

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

Recommend approval but with condition(s) & reason(s)

Comment

SC:23 (INSERT PARKING).

SR:06.

Stephen.

07/06/00

(Steph).

Received by Wokingham District Council

Application No: F/2000/1040

Proposal:
Proposed two storey rear extension to dwelling to form granny annexe.

Location:
359, Whitley Wood Lane, , Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **06 April 2000**

My ref: F/2000/1040

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/2000/1040
359, Whitley Wood Lane, , Reading.
Proposed two storey rear extension to dwelling to form granny annexe.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1040**
359, Whitley Wood Lane, , Reading.
Proposed two storey rear extension to dwelling to form granny annexe.
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: **06 April 2000**

My ref: F/2000/1040

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

Dear Councillor

Application Number: F/2000/1040
359, Whitley Wood Lane, , Reading.
Proposed two storey rear extension to dwelling to form granny annexe.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1040**
359, Whitley Wood Lane, , Reading.
Proposed two storey rear extension to dwelling to form granny annexe.
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: **06 April 2000**

My ref: F/2000/1040

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/2000/1040
359, Whitley Wood Lane, , Reading.
Proposed two storey rear extension to dwelling to form granny annexe.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1040**
359, Whitley Wood Lane, , Reading.
Proposed two storey rear extension to dwelling to form granny annexe.
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: 22 MAR 2000	
Officer: EXC	Application No. F/2000/1040

Map No. 72 Site ...008....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING TO FORM GRANNY ANNEXE

Location: 359 ~~OFF~~ WHITLEY WOOD LANE ✓

Parish: SHINFIELD Ward: Shinfield ✓ 614

Applicant: MR R THORPE

re-submission F/2000/0293 refused

Fee Received 00-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6/4 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No Pre-apps.

6/4

NEIGHBOURS: S/N + 357 + 361 old whitley wood lane
10 + 20 Drewett close.

Date: 22 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1040

Location: 359, Whitley Wood Lane, Reading.

Proposal: Proposed two storey rear extension to dwelling to form granny annexe.

Applicant: Mr R Thorpe C/O BDS Chartered Surveyors.

Case Officer: Emy Circuit

The new plans show the following: Elevations including existing gable at the rear of the property. Drawing nos 4978:00:2 A and 4938:00:1 B.

Comments are required by 01/06/2000.

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/2000/1040 (Planaps) / (Ludhouse) Date Rec. 15/5/00

Location: 359 Old Whitley Wood Road

Parish Shipfield

Applicant: Mr R Thorpe

Description of attached plans elevations including existing gable at the rear of the property

Drawing No's: 4978 : 00 : 2 A and 4938 : 00 : 1 B

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) (no change in No of beds) ✓
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 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 EJC

Consultations Sent by Admin. on 22.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

29360

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

EXC

APP
CS
15 MAY 2000
COPIES TO: AGR FILE

Ms E Circuit,
Wokingham District Council
Planning Department,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

~~Our~~ Ref 4938-6
F/2000/1040
~~12th~~ May 2000

Dear Ms Circuit,

RE: TWO STOREY REAR EXTENSION TO DWELLING AT 359 OLD WHITLEY WOOD LANE, READING

Please find enclosed amended drawing No 4938:00:1B for your approval.

This drawing shows amendment to the existing roof as requested. As the existing number of bedrooms is not to change a third parking space will not be needed.

Yours sincerely,

1040 1

A HEWITT

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: 06 April 2000

Application Number: F/2000/1040

Proposal: Proposed two storey rear extension to dwelling to form granny annexe.

Site Address:
359, Whitley Wood Lane, , Reading.

Applicant:
Mr R Thorpe 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).

COMMENTS

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MINIMUM).

Signed: N.S. Trotter **Print name:** N TROTTER

17-4-00

F/2000/1088
Location: Plot 13 Reading Business Park, Basingstoke Road, reading
Proposal: Proposed erection of health and fitness centre (D2)
Case Officer: Mr Simon Lewis
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed division of property into two dwellings
Case officer: Emy Circuit
Observations; No comment

F/2000/1080
Location: 1 School Cottages, Mereoak Lane, Grazeley
Proposal; Proposed single storey rear extension to dwelling and rear loft dormer extension
Case Officer: Emy Circuit

F/2000/1040
Location: 359 Whitley Wood Lane
Proposal; Proposed two storey rear extension to dwelling to form granny annexe
Case officer: Emy Circuit
Case Officer: No comment

A/2000/0999
Location: Land rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of sign boards and flagpoles
Case Officer: Mrs A Odell
Observations: No comment

A/2000/1199
Location: Berrys News, 25 School Green, Shinfield
Proposal; Proposed erection of internally illuminated double-sided display unit (retrospective)
Case Officer: Elaine Connor
Observations: We strongly object, as it is totally inappropriate to a rural village street scene especially if illuminated and constitutes an obstruction. It is also sited in close proximity to an Area of Special Character. This is a retrospective application as the sign has already been erected.

F/2000/1209
Location; Grovelands Garden Centre, Hyde End Road, Shinfield
Proposal: Proposed extensions to retail area of garden centre
Case officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88, Grazeley Road, three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1241 Adjoining Parish Conciltation
Location: 78 Basil Close, Lower Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Joss Miller
Observations: No comment

Continued...

ADDRESS 359 WHITLEY WOOD LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7268

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/39/58	Mr R.W. Adams	Garage	11. 3. 58	App N/
PD/288/69	Mr G.W. Dollery	Add'l Bedroom & Bathroom	10. 7. 69	App N/A
337/72	"	Front Exten	16 3 72	App Refu
1075/72	"	Misc Front Porch & Window	6. 7. 72	— C/A
[illegible]	"	[illegible]	[illegible]	[illegible]
F/2000/0293	Mr. R. Thorpe	S/st & first fl. extensions to form granny annexe	29.2.00	Re

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ENVIRONMENTAL SERVICES

22 MAR 2000* 1040

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on *0118 974 6428 or 0118 974 6429.*

		For office use only. Application No.:	
1	YOUR NAME	**R. THORPE ESQ**	
	ADDRESS	**359 OLD WHITLEY WOOD LANE**	
		READING	
		BERKS	
	POST CODE	**RG2 8PY**	TEL.NO.
	AGENT'S NAME	**BDS Chartered Surveyors**	
	ADDRESS	**Windward House,**	
		Hollow Lane,	
		Shinfield	
		Reading	
	POST CODE	**RG2 9AB**	TEL.NO. **0118 988 4477**
3	SITE LOCATION	**359 OLD WHITLEY WOOD LANE**	
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**READING**	
		BERKS	
		RG2 8PY	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**REAR EXTENSION TO FORM**	
		GRANNY ANNEX	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**RENDERED WALLS TO MATCH**	
		GREY SLATE TO MATCH	
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**NO**	
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**	

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **4**	Proposed: **4**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**yes**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	Re-submission		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 1:100 or 1:200 scale floor plans and elevations	✓	

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

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

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **R. THORPE ESQ**

DATE **16.03.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐