12/1/03

APPLICATION NO:
F/2002/8211

LOCATION:
19 Larchside Close, Spencers Wood Reading.

APPLICANT:
Mr G Wickens C/O P Collis

PROPOSAL:
Proposed two storey front extension, plus single storey front side extension to dwelling.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
11/02/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Wickens
C/O P Collis
The Beren
Hatchgate Farm
Cockpole Green
Wargrave
Berkshire
RG10 8NE

Application Number: F/2002/8211

Parish: **SHINFIELD**

Location: **19, Larchside Close, Spencers Wood, Reading.**

Proposal: **Proposed two storey front extension, plus single storey front side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the north facing elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LBE2

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/02/2003

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8211	DG
BUILDING CONTROL NUMBER	FP2003/3956 barn	
APPLICANT/AGENT	Peter Collis	
ADDRESS OF SITE	19 Larchside Close SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey front ext v s/s front/side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	745/02/1	745/02/1
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - pint has chipped + elongated ext !	
DATE	28/2/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8211

Applicant : Mr G Wickens C/O P Collis.

Location : 19, Larchside Close, Spencers Wood, Reading.
Proposal : Proposed two storey front extension, plus single storey front side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 11/02/2003. 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 :

Countryside officer –

Planning Issues :

Impact upon Character of the area

" " neighbouring properties

Car parking Standards.

Application Number: F/2002/8211 – 19 Larchside Close, Spencers Wood.

Appraisal:

Proposed Development

The proposed development is a single storey front / side extension and a two storey front extension.

The single storey extension will be 3.2m in length, it will be 1.5m in width and have a maximum height of 3.7m. The extension will have a monopitched roof. The two storey extension will 4.2m in length, it will project 3.25m and to the ridge of the roof will be 6.75m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted Loddon Area Local Plan and the Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The main property to consider is the impact to no. 15 Larchside Close. The single storey element will not be overbearing given that it will have an eaves height of 2.4m and the bulk and massing will be reduced by a monopitched roof. The two storey extension will not be significantly overbearing as the distance from the rear wall of no. 15 to the proposed will be 14.5m and the distance to the boundary of no. 15 will be 5m.
No adverse impact on no. 23.

Overlooking
Given its relationship to neighbouring properties the extensions will not cause any loss of privacy. However, a condition will be attached removing the right to insert any windows in the north facing elevation at first floor and above without prior approval of the Council in order to ensure there will not be any loss of privacy to no. 15.

Overshadowing
Given its relationship to neighbouring properties, the extensions will not cause any loss of light.

2. Impact upon the character of the area

The extensions are an appropriate scale to the host building. In addition, the design and materials will match the existing. Accordingly, there will not be any detrimental impacts to the character of the area.

3. Car parking

The parking standards in the Wokingham District Local Plan (as proposed to be modified) are 1.5 spaces for a 2 bedroom property. From the site visit, it would appear that at least 2 cars could be parked on the driveway.

Approval: ✓ ~~Refusal~~ 8211

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	"first floor level or above of the north facing elevation"
4	C122	R122	Delete references to "turning space"

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	LBE1, LBE2
South East Area Local Plan	
Wokingham District Local Plan	WOS3, WBE1
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions/reasons agreed: P J.S. Andrews

Date: 28/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 19 Larchside Close Spencers Wood Reading.

APPLICATION NUMBER: F/2002/8211

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 9/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Mix of semi detached and "grouped" houses.

3. DESCRIPTION OF SITE/BUILDING

1 of 3 attached properties
Brick built. Concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

- N (with no 15) is a 1.5m high close boarded fence and a garage of approx 3-3.5m to ridge.
- Grassed area where extn is proposed. Remainder is a ~~[illegible]~~ drive - part stone (loose) and part concrete. Character of area is grassed parts

Back of property is similar form to proposed front/side property

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Application Number: F/2002/8211

Case Officer : OPG.

Map No : 86

Site Area :

Received Date: 17/12/2002

Valid Date : 17.12.02

Level : Delegated Application

Description : Proposed two storey front extension, plus single storey front side extension to dwelling.

Location : 19, Larchside Close, Spencers Wood, Reading.

Parish : SH Ward : SHI 24.12.02 -B.

Applicant : Mr G Wickens C/O P Collis.

Fee Required: £110 Fee Received: £110 115.00 (S)

Additional: ..... or Refund: .....5.00.....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

24.12.02 D

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Denton Pastures News. ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app.

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

Tel: 0118 974 6296

Date: 24 December 2002

My ref: F/2002/8211

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8211
19, Larchside Close, Spencers Wood, Reading.
Proposed two storey front extension, plus single storey front side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/8211**
19, Larchside Close, Spencers Wood, Reading.
Proposed two storey front extension, plus single storey front side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Pollock

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

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

Tel: 0118 974 6296

Date: 24 December 2002

My ref: F/2002/8211

WOKINGHAM UNITARY
Aiming for Excellence

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

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19, Larchside Close, Spencers Wood, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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19, Larchside Close, Spencers Wood, Reading.
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Patman

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

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

Tel: 0118 974 6296

Date: 24 December 2002

My ref: F/2002/8211

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8211
19, Larchside Close, Spencers Wood, Reading.
Proposed two storey front extension, plus single storey front side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8211**
19, Larchside Close, Spencers Wood, Reading.
Proposed two storey front extension, plus single storey front side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2002/8211

Proposal:
Proposed two storey front extension, plus single storey front side extension to dwelling.

Location:
19, Larchside Close, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/8211 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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.

Trevor Watson
Development Control Manager

24 December 2002

Organisation_Name	Building_Name	address1	Postcode
		26BLACKWATER CLOSEREADING	RG7 1DT
		15LARCHSIDE CLOSEREADING	RG7 1DS
		17LARCHSIDE CLOSEREADING	RG7 1DS
		19LARCHSIDE CLOSEREADING	RG7 1DS
		21LARCHSIDE CLOSEREADING	RG7 1DS
		23LARCHSIDE CLOSEREADING	RG7 1DS
		25LARCHSIDE CLOSEREADING	RG7 1DS
		27LARCHSIDE CLOSEREADING	RG7 1DS
		33LARCHSIDE CLOSEREADING	RG7 1DS
		35LARCHSIDE CLOSEREADING	RG7 1DS
		37LARCHSIDE CLOSEREADING	RG7 1DS
		39LARCHSIDE CLOSEREADING	RG7 1DS
		41LARCHSIDE CLOSEREADING	RG7 1DS
		28BLACKWATER CLOSEREADING	RG7 1DT

8211

Environmental Services

For office use only.
Application number: 17 DEC 2002

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR. G. WICKENS 19. LARCHSIDE CLOSE SPENCERS WOOD. READING. RG7. 1DS.
2	Agent's Name Address and postcode Phone number	P. COBBS, THE BEREN, HATCHGATE FARM, COCKPOLE GREEN, WARGRAVE, BERKS RG10. 8NE 0118 9401541.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	19, LARCHSIDE CLOSE SPENCERS WOOD, READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY FRONT EXTENSION SINGLE STOREY FRONT SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BUFF BRICK TO MATCH EXISTING TILES TO MATCH EXISTING ROOF
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.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 1	Proposed: 1
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 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 fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

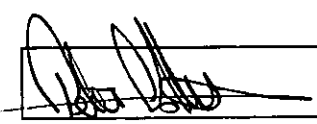
Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of Mr. G. WICKENS.

Date 13.12.02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 19/21/23 LARCHSIDE CLOSE PARISH SWANMORE

PLOT No. 61/60/62 ORD. SHEET No. SU 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33707	NOVELLA	3 TERR. HOUSES	31.8.89	CIA
6RA 8103	"	"	16.11.89	APP
F/2002/8211	Mr Wickens	2/St fr. ext		
		S/St fr. Side ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd Enq - No 19 Erect of Shed - Mr Wickens 20.2.02

DRAINAGE

091074