18/1/02

APPLICATION NO:
F/2002/8131

LOCATION:
The Mead Croft Road, Shinfield Reading.

APPLICANT:
Mr/Mrs W Hine C/O Jeffrey C Emmett

PROPOSAL:
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

EARLIEST DATE FOR DECISION: **13/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 30/01/2003

CASE OFFICER: **Daniel Gigg**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs W Hine
C/O Jeffrey C Emmett
Stable Court Studio
12A Bell Lane
Thame
Oxon
OX9 3AL

Application Number: F/2002/8131

Parish: **SHINFIELD**

Location: **The Mead, Croft Road, Shinfield, Reading.**

Proposal: **Proposed single storey side and rear extensions to dwelling and erection of replacement garage with store and home office.**

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.

Conditions

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

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 unless otherwise agreed in writing by the Local Planning Authority.

3. The outbuilding that is proposed to be demolished has a potential to act as a roost for bats. Accordingly, a survey of the buildings by a trained and licensed bat worker should be submitted.

Reasons

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

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

3. To ensure there is no harm to bats which are a legally protected species.

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan numbers 464/1 and 464/2, received by the Local Planning Authority on 5 December 2002.

2. 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.

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

Berkshire Structure Plan Policies C2 and C6.

Loddon Area Local Plan Policies LTV2, LC15 and LC19.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7 and WNC3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/03/2003

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.

Mr & Mrs Hine

The Mead
Ryeish Green, Berkshire



Bat Survey & Report

May 2003

PLANS TO MEET CONDITIONS
8131

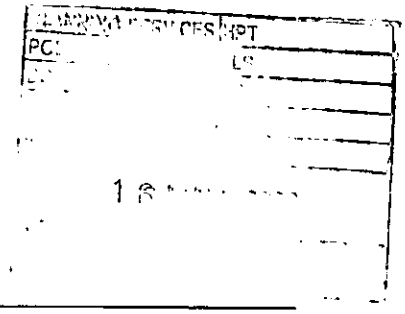
Michael Jennings
Consultant Ecologist MIEEM

Limitations

Ecological surveys can only assess a site at a particular time. This evidence can be used to draw conclusions as to the likely presence or absence of species (animals and plants), population size, use of the site by animals; it is neither definitive nor complete. This study is a snapshot in time and should not be regarded as a complete study. Seasonality and weather conditions may also affect survey results.

Every effort has been taken to provide an accurate assessment of the situation pertaining to this site and subject at the time of the study, but no liability can be assumed for omissions or changes after the survey has taken place.

No responsibility will be accepted for any use of or reliance on the contents of this report by any third party.



1 Introduction and Site Description

A bat survey was undertaken of a double garage at The Mead, Ryeish Green, Croft Road, Shinfield, Reading RG2 9EY, on behalf of Mr. and Mrs. Hine. Survey was required to fulfil a planning condition that related to the garages. The garages are set within the grounds of The Mead and comprise a double garage situated to the north of the residential property. They are of brick built construction, but differ in that the garage closest to The Mead has a pitched roof with tiles, whereas the adjoining garage has a flat bitumen roof.

The current use of the garages at the time of survey was as storage for cardboard boxes, furniture, garden and decorating equipment.

2 Legal Protection

All bats and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act (WACA) 1981 (as amended). This Act has been amended in part by the Countryside and Rights of Way Act 2000 by the inclusion of "recklessly" in the sentence "intentionally or deliberately kill ...." to strengthen the legal protection to bats and make enforcement easier.

Additionally bats are afforded protection under Schedule 2 of The Conservation (Natural Habitats, & c.) Regulations 1994. Licences for development that affect bats and other Schedule 2 species are currently determined by the Department for Environment, Food and Rural Affairs (DEFRA), information about which can be viewed on the DEFRA website (www.defra.gov.uk/wildlife-countryside/vertebrates/bats.htm).

DEFRA Licences are granted under Regulation 44(2)(e) of the Conservation (Natural Habitats, &c.) Regulations 1994, for the purpose of **preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment**, to allow people to carry out activities which would otherwise be illegal. Applicants must be able to demonstrate that they have a suitable amount of expertise to achieve the objectives of the proposed work.

Under the Conservation (Natural Habitats &c.) Regulations 1994 licences can only be issued if DEFRA are satisfied that [*Three Tests*]:

1. there are overriding reasons of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment
2. there is no satisfactory alternative and

3. the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

3 Site Survey

Bat survey of the garages was carried out on 12th May 2003 by Michael Jennings MIEEM, a bat worker with wide experience of protected species work, especially bats, for which he has held several licences from DEFRA.

The survey was undertaken in daylight hours. This enabled a thorough internal and external inspection of the garages and focus survey effort on those areas most likely to provide bat roosting opportunities. Methodical inspection was undertaken of exposed areas under ridge beams, ledges and flat surfaces, holes, cavities and crevices.

The garages were checked for signs of bat use such as presence of bats, skeletons, lack of cobwebs, oil staining from bats' fur and presence of bat droppings. Floors, walls and exposed surfaces were checked for bat droppings.

A visual check was made for moth and butterfly wings, the presence of which identifies a bat feeding perch.

Equipment used during survey included a high powered lamp, ladder, binoculars, various mirrors and torch.

4 Results

Daytime survey 12th May 2003

Bats

Both garages were searched thoroughly for signs of bat use. No bats or signs of bats were noted during the survey. There is no evidence to suggest that bats use the garages as a roost site or place of shelter.

The rafters and beams in the pitched roof were constructed without mortice and tenon joints, thus providing less opportunity for bats to roost. The flat bitumen roof could theoretically be used as a nursery roost but no evidence for use was observed.

5 Conclusions

Bats

There are no signs that bats use, or have used in the recent past, the double garage.

There is a no requirement to obtain a DEFRA bat licence.

Appendix 1 Photographs



View of the front, easterly aspect of the garages:
Surfaces on the stored items, and floor (where exposed) were subject to scrutiny for signs of bat presence. No signs were found.



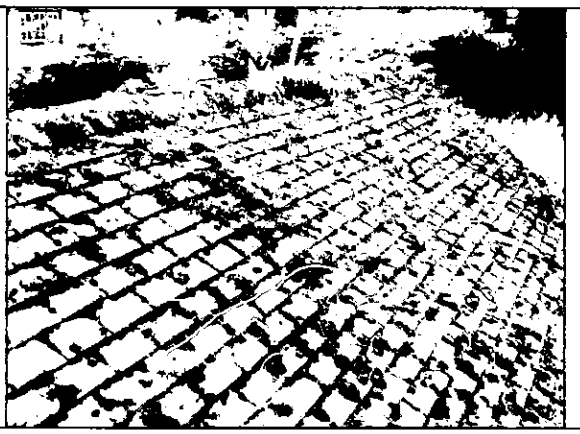
Part of the rear wall to the garages: the walls, window and other surfaces were subject to inspection for signs such as bat droppings. None were found. All walls were subject to inspection, both internally and externally.



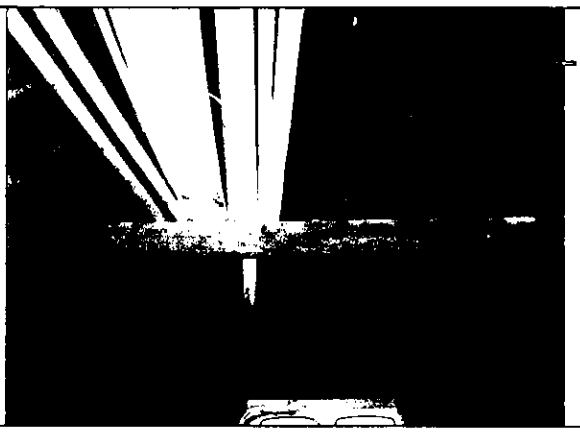
North wall of the double garage: survey of exposed surfaces were undertaken, in a similar to elsewhere in the garages. Barge boards present along the north and south walls were inspected for signs of use.
Areas such as the white painted door and the light coloured surface in the previous photograph provide good opportunities to survey for bat droppings and assess whether they are present or not, with a degree of certainty.



A view from the north looking towards the double garage roofs. Ease of access allowed close inspection of the flat bitumen roof and the individual tiles of the pitched roof. No signs of bat presence were observed.



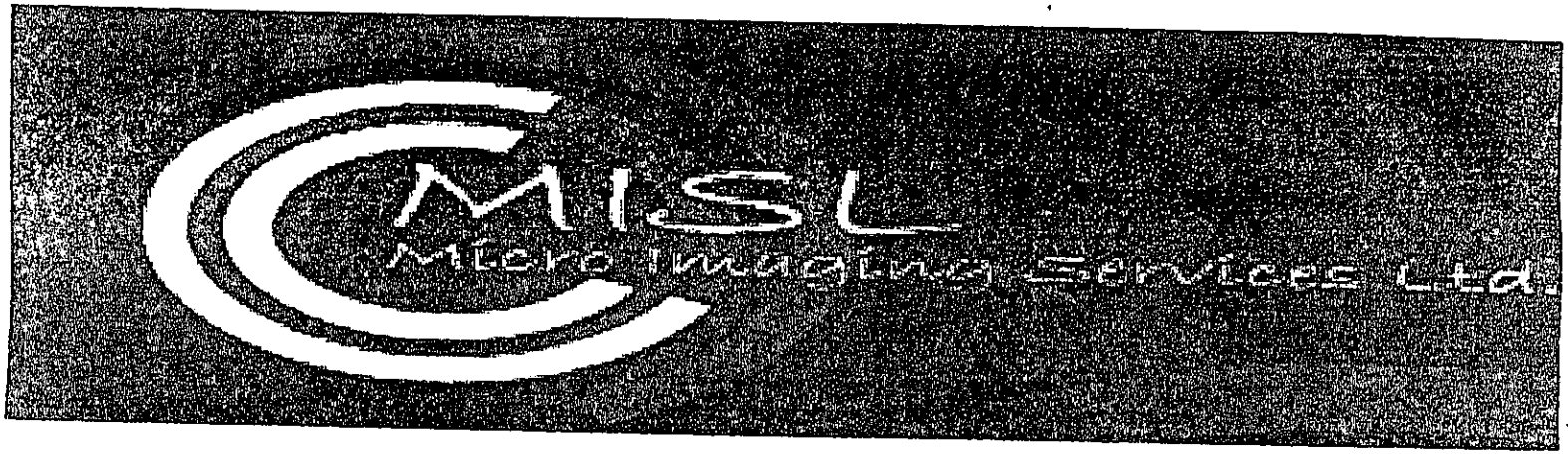
Tiles, including the ridge tiles, on the pitched roof of the garage were in generally good condition and close-fitting, allowing limited roosting opportunities for bats. Where holes were large enough to allow bats access the holes were inspected for signs of use but none were found.



Some species of bats have a preference for using ridge beams to roost (e.g. brown long-eared bat *Plecotus auritus*) to roost in areas Exposed areas under the ridge beam were examined but no droppings were observed. The ridge beam was closely examined but no signs of scratch marks, staining of the roof timbers, or droppings were observed.

Cobwebs were present along the ridge beam, indicating a lack of use by bats.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933

CHEVIN CROFT

ADDRESS CROFT ROAD PARISH SHINFIELD

PLOT No. X PART OF THE CROFTS ORD. SHEET No.

BUILDER -

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/78/60	READING PROPERTIES	O/L CONVERSION	10.5.60	C/A
195/60	"	ONE UNIT RES	5.11.60	APP APP
R/50/70	PROF. R. SARGEAR	STUDY / CLOAKROOM	14.5.70	APP APP

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Alts to Study - 22/1/99 - Mr. Birkett

Jeffrey Charles Emmett
PLANNING & DEVELOPMENT CONSULTANCY

2nd December 2002

Chief Planning Officer
Planning Services, Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

Ref: Proposed alterations, single storey extensions and replacement garages at The Mead, Croft Road, Shinfield, Berks for Mr & Mrs W Hine

Please find enclosed a Householders Application in respect of the above proposal together with my client's cheque in the sum of £110.00 to cover the statutory application fee.

The Proposal

The proposal covers the following: -

1. Single storey extension to the existing kitchen/utility/shower room area, removal of internal walls to create dining room.

2. Single storey extension to form new kitchen and utility room.

3. Demolition of existing garages. Proposed new double garage, garden store and work from home office in new location with alterations to existing driveway.

Formation of new dining area

The existing kitchen is far too small to be practical. It is therefore proposed to combine the kitchen area with utility and shower room by the removal of internal partitions and with a small single storey extension, to create a new dining room.

The existing accommodation is under a felted flat roof and the proposal includes for the removal of the felted roof and its replacement by a leaded flat roof incorporating a lantern rooflight. The retention of the flat roof and the incorporation of the rooflight will respect the privacy of the attached neighbouring property.

Main single storey extension to form new kitchen and utility

This extension has been designed to create a good-sized kitchen and utility area. The ridge has been centralised on the existing chimneystack and the pitch of the roof designed to avoid existing first floor bedroom windows. Gables have been introduced and treated to reflect the design features of the main house.

Partners: J. C. EMMETT Tech. R.I.C.S. K. EMMETT HND Business & Finance (Admin Partner)
CHARTERED TOWN PLANNER: DAVID HIGNELL Dip TP MRTPI
STABLE COURT STUDIO • 12A BELL LANE • THAME • OXFORDSHIRE • OX9 3AL
TELEPHONE: (01844) 267990 FAX: (01844) 267991
Email: jeff@jcemmett.co.uk david@jcemmett.co.uk

This extension has also been designed to eliminate any possibility of overlooking of the neighbouring property. The extension goes out towards the open garden area and the garages to be removed. The garden area is generous and will be further enhanced by the removal of the shortening of the existing driveway.

Proposed replacement garages

It is proposed to create an attractive outbuilding incorporating double cart shed carports, a garden store and a small work from home office. Mature trees exist on the site and therefore this building is proposed to be sited in order that those trees can be retained.

The applicants wish to stress that the work from home office facility is for their own personal use and not for any third party use and accordingly they will accept a planning condition to this effect.

External Materials

a) Proposed extension

The proposal has been designed to reflect the existing style of dwelling and the proposed materials will match those existing. The existing brickwork of the main dwelling is therefore to be matched including the existing brick detailing. The timbered gables on the north and east elevation are to be rendered, again to match the gables of the main dwelling. The proposed roof to the main extension is to be in plain clay tiles to match the main house roof.

b) Proposed replacement garage

This is of "cart shed" design and as such will be clad in 225mm wide tanalised feather edged boarding left unstained to weather naturally. The roof of the garage is to be in plain clay tiles to match the main roof of the house.

Conclusion

The Applicants have recently moved into this dwelling and wish to utilise it as a family home with a work from home facility. These proposals together with other improvements are intended to upgrade and update the dwelling to meet my clients family needs. I trust therefore that you will find the application acceptable in all respects but should you have any queries please do not hesitate to contact me.

Yours faithfully

J C Emmett TechR.I.C.S.

cc. Mr & Mrs W Hine – Applicants
Councillor Bryant – Local Member
Mrs Barnes – Clerk to Shinfield Parish Council

Environmental Services

For office use only.
Application number: 05.DEC.2002. 0131

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.

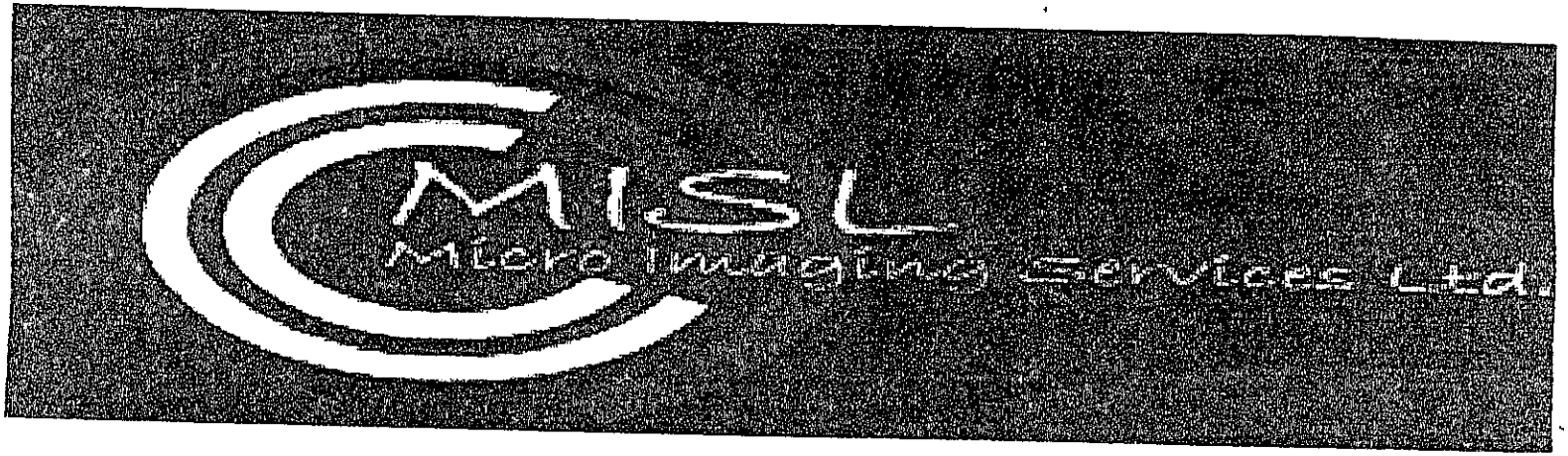
1	Your name Address and postcode Phone number	MR & MRS W. HINE THE MEAD CROFT ROAD SHINFIELD BERKS RG2 9EY C/O AGENT
2	Agent's Name Address and postcode Phone number	Jeffrey Charles Emmett Planning and Development Consultancy Stable Court Studio 12a Bell Lane Thame Oxfordshire OX9 3AL Tel: 01844 267990 Fax: 01844 267991
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.	THE MEAD CROFT ROAD SHINFIELD BERKS RG2 9EY
4	Give brief details of the proposal for example, two storey side extension. About the application (SEE COVERING LETTER FOR FULL DETAILS OF PROPOSAL)	EXTENSION AND ALTERATION TO DWELLING - NEW GARAGE

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.	SEE ENCLOSED SCHEDULE OF MATERIALS	
7	Will the proposal change the pedestrian or vehicle access to the site? (SEE COVERING LETTER) 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

9 How many bedrooms does the property have? (NO CHANGE)	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 ☐	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. N/A.		
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.

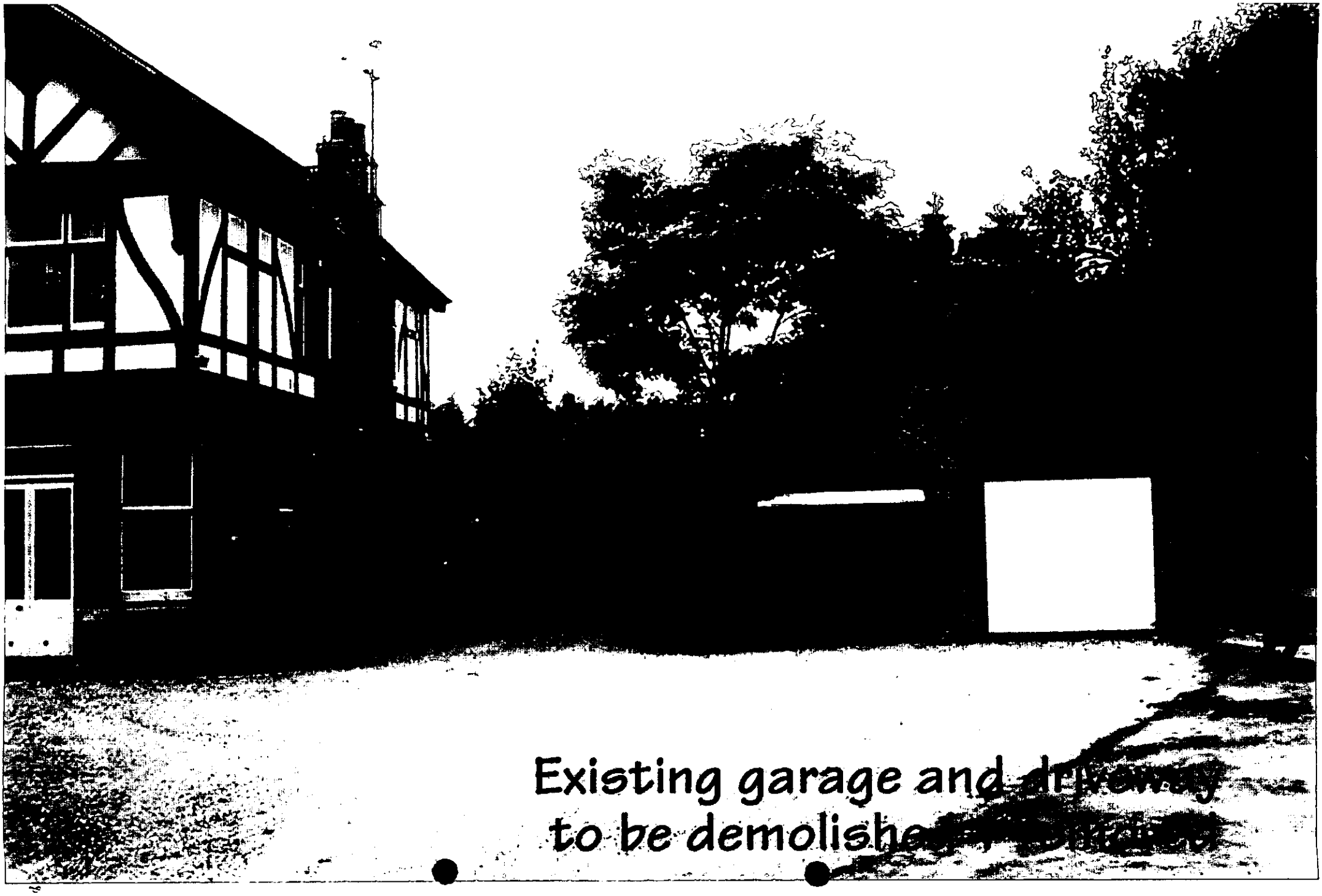
Your signature: J.C. EMMETT

on behalf of MR & MRS W. HINE

Date 02.12.2002

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




Existing garage and driveway
to be demolished

Existing dwelling (semi detached)



DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER DG

SITE DETAILS

PLANNING APPLICATION NUMBER	F/2002/8131
BUILDING CONTROL NUMBER	FP/2003/4228
APPLICANT/AGENT	JEFFREY CHARLES GMMETT
ADDRESS OF SITE	The Mead Croft Road Shurlock
DESCRIPTION OF PROPOSED WORK	Single Storey Side and Rear Extensions + new garage with store and home office

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1 and 2	1 and 2
ELEVATIONS	1 and 2	1 and 2
FLOOR PLANS	1 and 2	1 and 2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13.03.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE 29/5		

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 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 7 July 2003
My ref: F/2002/8131
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr. J. C. Emmett
Stable Court Studio
12a Bell Lane
Thame
Oxfordshire OX9 3AL

Dear Mr. Emmett,

F/2002/8131
PLANNING CONSENT FOR SINGLE STOREY SIDE & REAR EXTENSIONS & ERECTION OF REPLACEMENT GARAGE WITH STORE & HOME OFFICE AT THE MEAD, CROFT ROAD, SHINFIELD.
DETAILS TO COMPLY WITH CONDITION 3

I refer you to your letter dated 16 May 2003 regarding the above-mentioned subject. I would like to take this opportunity to apologise for the delay in responding.

Following comments received from this authority's Countryside Officer, Andy Gelncross, I can inform you that the details supplied are satisfactory and comply with the condition.

I trust this is of use. Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on 0118 974 6296.

Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 7 July 2003
My ref: F/2002/8131
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr. J. C. Emmett
Stable Court Studio
12a Bell Lane
Thame
Oxfordshire OX9 3AL

Dear Mr. Emmett,

F/2002/8131
PLANNING CONSENT FOR SINGLE STOREY SIDE & REAR EXTENSIONS & ERECTION OF REPLACEMENT GARAGE WITH STORE & HOME OFFICE AT THE MEAD, CROFT ROAD, SHINFIELD.
DETAILS TO COMPLY WITH CONDITION 3

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Following comments received from this authority's Countryside Officer, Andy Gelncross, I can inform you that the details supplied are satisfactory and comply with the condition.

I trust this is of use. Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on 0118 974 6296.

Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

Daniel Gigg

From: Andy Glencross
Sent: 04 June 2003 16:30
To: Daniel Gigg
Subject: PA F/2002/8131 The Mead Croft Rd Shinfield

Hi Daniel

I am satisfied that this development is unlikely to adversely affect the local bat population and demolition can proceed.

Cheers

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

Date: 23 May 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8131

Location: The Mead, Croft Road, Shinfield, Reading.

Proposal: Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

Applicant: Mr/Mrs W Hine C/O Jeffrey C Emmett.

Case Officer: Daniel Gigg

The new plans show the following: Bat survey & report, to comply with condition 3.

Comments are required by 02/06/2003.

Should you have any queries regarding this application please contact the case officer Daniel Gigg on 0118 974 6296.

(RING ONE)

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

App. No. F/2002/8131 Date Rec. 16/5/03

Location: The Mead, Croft Road

Parish: Shinfield

Applicant: Mr and Mrs Hine c/o Jeffrey Charles Emmett

Description of attached plans:

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER DFG

Consultations Sent by Admin. on 23.05.03

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2002/8131 Date Rec. 16/5/03

Location: The Mead, croft Road

Parish: Shirfield

Applicant: Mr and Mrs Hine c/o Jeffrey Charles Emmett

Description of attached plans:

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER DPC

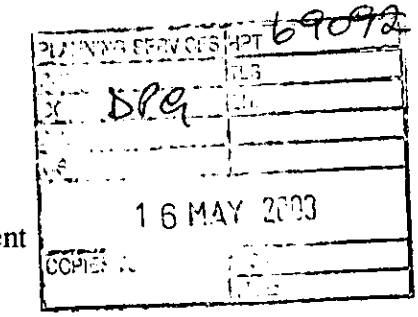
Consultations Sent by Admin. on 23.05.03

Yellow - Case Officer Copy
Green - Part One Copy

Jeffrey Charles Emmett

PLANNING & DEVELOPMENT CONSULTANCY

Our Ref: 464/JCE



15th May 2003

Mr Daniel Gigg
Planning Officer
Planning Services, Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANS TO MEET CONDITIONS

8131.03

Dear Mr Gigg

Ref: Proposed alterations, single storey extensions and replacement garages at The Mead, Croft Road, Shinfield, Berks for Mr & Mrs W Hine
Planning Permission reference: F/2002/8131

Please find enclosed a Bat Survey and Report complied by Mike Jennings, who is our Consultant Ecologist.

As you will see from the conclusions in this document there are no signs of bat use, either now or in the recent past, within the double garage to be demolished.

Therefore no DEFRA bat license is required.

I therefore consider that my clients have now fulfilled the obligations under Condition 3 imposed on the above Planning Permission and I would be grateful if you could confirm in writing that Condition 3 has been fully discharged.

I look forward to hearing from you.

Kind regards

Yours sincerely

J C Emmett Tech R.I.C.S.

cc. Mr & Mrs W Hine - Applicants

Partners: J. C. EMMETT Tech. R.I.C.S. K. EMMETT HND Business & Finance (Admin Partner)

CHARTERED TOWN PLANNER: DAVID HIGNELL Dip TP MRTPI

STABLE COURT STUDIO • 12A BELL LANE • THAME • OXFORDSHIRE • OX9 3AL
TELEPHONE: (01844) 267990 FAX: (01844) 267991
Email: jeff@jcemmett.co.uk david@jcemmett.co.uk

RICS

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8131

Applicant : Mr/Mrs W Hine C/O Jeffrey C Emmett.

Location : The Mead, Croft Road, Shinfield, Reading.
Proposal : Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/12/2002

Earliest Date for Decision : 13/01/2003

Latest Consultation Date/Site Notice Expiry Date : 13/01/2003

This application will have expired on: 30/01/2003. 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 :

Planning Issues :

Impact upon neighbouring properties
" " character of the area
" " Bats
" " trees

Application Number: F/2002/8131 – The Mead, Croft Road, Shinfield

Appraisal:

Proposed Development

The proposed development is a single storey side and rear extensions and erection of replacement garage with store and home office.

The side extension will form a kitchen / breakfast room and utility room. It will project 9m from the side of the property, be 7.4m at its widest point and will be 5.1m to the ridge of the roof. The rear extension will form a dining room that will project 1.7m, it will be 3m in width and have a maximum height of 2.5m.

The proposed garage and office outbuilding will be located approximately 30m to the east of the dwelling. The building will be 6.1m in width, it will project 11.1m and will have a maximum height of 5.7m.

Local Plans
Wokingham District Local Plan (as proposed to be modified)
Loddon Area Local Plan

- Rural / Countryside
- Green Gap and Wedge

1. Impact upon neighbouring properties

Firstly, turning to the side and rear extensions.

Overbearing
The main property to consider is Chevin Croft which has a single storey rear extension that projects approximately 5.8m on the north facing elevation.

Although the side extension will project approximately 9m it will not be overbearing given that it will have a height to the eaves of 2.5m and a height to the ridge of the roof of 5.1m.

The single storey rear extension will not be overbearing given that its maximum height will be 2.5m

Overlooking
There is sufficient screening which will mean that there will not be any loss of privacy from the ground floor windows

Overshadowing
Given the relationship of the rear extension and the side extensions to the neighbouring properties there will not be any loss of light.

Secondly, turning to the impact of the outbuilding.

Given its relationship to the neighbouring properties, there will not be any overshadowing, overlooking or be overbearing.

2. Impact upon the character of the area

Firstly, turning to the impact of the side and rear extensions. The extensions will represent a 26.7% increase on the floorspace of the original dwellinghouse. Accordingly, this is acceptable in relation to the Countryside / rural area policies and the Green Gap and Wedge policy. In addition, the extensions are of an appropriate scale and design to the host building. Lastly, materials will match the existing. As such, there will not be any significant detrimental impacts upon the character of the area.

Secondly, turning to the impact of the outbuilding. Although the outbuilding will be 5.7m to the ridge of the roof it will not be an obtrusive feature on the landscape given the level of screening from trees and hedges. Also, the materials (feather edged boarding and clay roof tiles) will be appropriate.

3. Trees

The Tree Officer raises no objection given that there is a sufficient distance between the outbuilding and the trees.

4. Bats

The Countryside Officer recommends a bat survey and mitigation strategy should be submitted given that the proposal is to demolish an outbuilding (garage).

8131

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			**The outbuilding that is proposed to be demolished has a potential to act as a roost for bats. Accordingly, a survey of the buildings by a trained and licensed bat worker should be submitted.**

			Reason: To ensure there is no harm to bats which are a legally protected species.
Informatives for approvals			
1	**This approval is in respect of the OS Site Location Plan and Plan No.s 464/1 and 464/2 received by the LPA on 5 December 2002.**		
N04			
N16			

Loddon Area Local Plan	**LTV2, LC15, LC19**
South East Area Local Plan	
Wokingham District Local Plan	**WCC1, WCC2, WCC7, WNC3**
Green Belt Local Plan	
Berkshire Structure Plan	**C2, C6**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: _____

Date: 13/03/03.

RECORD OF SITE VISIT

SITE ADDRESS: The Mead Croft Road Shinfield Reading.

APPLICATION NUMBER: F/2002/8131

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 7/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

Mock Tudor property. 1 of 3 properties. Part brick built. Wooden fascia and painted white.

4. RELATIONSHIP TO ADJOINING PROPERTIES

~~Single Storey rear extn~~
NW boundary is a 2m high Close boarded fence.
Side extn
NW boundary is a 1.8m high Close boarded fence and then a 2m high conifer hedge.
* Cheviot Croft has had a flat roofed extn to rear.

South boundary is a conifer hedge of 2m

5. SITE CONSTRAINTS

TREES Possible impact from proposed extn and garage speak to Tree Officer

ACCESS/PARKING — Demolition of garage

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

MEMO

DEVELOPMENT CONTROL

Date: 10 January 2003

From: Daniel Gigg (D.C.)

To: Neil Etherington

Subject: F/2002/8131
The Mead Croft Road Shinfield
Proposed single storey side and rear extensions and erection of replacement garage with store and home office

Comments:

Please could you assess the impacts on the trees of the proposed developments? I enclose the plans. I would appreciate comments before the expiry date of 30 January 2003.

The proposals are acceptable in relation to trees.

I enclose some information on protecting the trees during development which the applicants may find useful.

Neil Etherington

20/2/03

Daniel Gigg

From: Andy Glencross
Sent: 03 January 2003 14:19
To: Daniel Gigg
Subject: PA F/2002/8131 The Mead Croft Rd Shinfield

Hi Daniel

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 application involves the demolition or conversion of a barn or outhouse then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

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

Application Number: F/2002/8131

Case Officer :

Valid Date : DPG.

Map No : 87

Site Area :

Received Date: 05/12/2002

Level : Delegated Application

Description : Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

Location : The Mead, Croft Road, Shinfield, Reading.

Parish : SH **Ward : SHI** 23·12·02 B.

Applicant : Mr/Mrs W Hine C/O Jeffrey C Emmett.

Fee Required: £110 **Fee Received: £110** (£)

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

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	Is there a first floor to the garage - door shown on the east elevation.	Phoned 11/12	
NO SCALE OR SCALE IS IMPERIAL		left message *	
ENCROACHMENT LETTER REQUIRED			
OTHER	* returned call. Roof is for storage only the door is the only access		18/12

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 23.12.02 JD

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

Dinton Pastures ✓ demolition.

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

Green Gap. Rural Area. Country-side.

NEIGHBOURS

S/N & see map.

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	CHEVIN CROFT	CHEVIN CROFTCROFT ROADREADING	RG2 9EY
	CROFT HOUSE	CROFT HOUSECROFT ROADREADING	RG2 9EY
	THE MEAD	THE MEADCROFT ROADREADING	RG2 9EY

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

Tel: 0118 974 6296

Date: 23 December 2002

My ref: F/2002/8131

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/2002/8131
The Mead, Croft Road, Shinfield, Reading.
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

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/2002/8131**
The Mead, Croft Road, Shinfield, Reading.
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.
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: 23 December 2002

My ref: F/2002/8131

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

Application Number: F/2002/8131
The Mead, Croft Road, Shinfield, Reading.
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

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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/2002/8131**
The Mead, Croft Road, Shinfield, Reading.
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.
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: 23 December 2002

My ref: F/2002/8131

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/2002/8131
The Mead, Croft Road, Shinfield, Reading.
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

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/2002/8131**
The Mead, Croft Road, Shinfield, Reading.
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.
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**********

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8131

Proposal:
Proposed single storey side and rear extensions to dwelling and erection of replacment garage with store and home office.

Location:
The Mead, Croft Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/8131 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 13/01/2003. 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

23 December 2002

Jeffrey Charles Emmett
PLANNING & DEVELOPMENT CONSULTANCY

05 DEC 2002 8131

2nd December 2002

Chief Planning Officer
Planning Services, Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

8131

05 DEC 2002

Dear Sirs

Ref: Proposed alterations, single storey extensions and replacement garages at The Mead, Croft Road, Shinfield, Berks for Mr & Mrs W Hine

Please find enclosed a Householders Application in respect of the above proposal together with my client's cheque in the sum of £110.00 to cover the statutory application fee.

The Proposal

The proposal covers the following: -

1. Single storey extension to the existing kitchen/utility/shower room area, removal of internal walls to create dining room.

2. Single storey extension to form new kitchen and utility room.

3. Demolition of existing garages. Proposed new double garage, garden store and work from home office in new location with alterations to existing driveway.

Formation of new dining area

The existing kitchen is far too small to be practical. It is therefore proposed to combine the kitchen area with utility and shower room by the removal of internal partitions and with a small single storey extension, to create a new dining room.

The existing accommodation is under a felted flat roof and the proposal includes for the removal of the felted roof and its replacement by a leaded flat roof incorporating a lantern rooflight. The retention of the flat roof and the incorporation of the rooflight will respect the privacy of the attached neighbouring property.

Main single storey extension to form new kitchen and utility

This extension has been designed to create a good-sized kitchen and utility area. The ridge has been centralised on the existing chimneystack and the pitch of the roof designed to avoid existing first floor bedroom windows. Gables have been introduced and treated to reflect the design features of the main house.

Partners: J. C. EMMETT Tech. R.I.C.S. K. EMMETT HND Business & Finance (Admin Partner)
CHARTERED TOWN PLANNER: DAVID HIGNELL Dip TP MRTPI
STABLE COURT STUDIO • 12A BELL LANE • THAME • OXFORDSHIRE • OX9 3AL
TELEPHONE: (01844) 267990 FAX: (01844) 267991
Email: jeff@jcemmett.co.uk david@jcemmett.co.uk

RICS

This extension has also been designed to eliminate any possibility of overlooking of the neighbouring property. The extension goes out towards the open garden area and the garages to be removed. The garden area is generous and will be further enhanced by the removal of the shortening of the existing driveway.

Proposed replacement garages

It is proposed to create an attractive outbuilding incorporating double cart shed carports, a garden store and a small work from home office. Mature trees exist on the site and therefore this building is proposed to be sited in order that those trees can be retained.

The applicants wish to stress that the work from home office facility is for their own personal use and not for any third party use and accordingly they will accept a planning condition to this effect.

External Materials

a) Proposed extension

The proposal has been designed to reflect the existing style of dwelling and the proposed materials will match those existing. The existing brickwork of the main dwelling is therefore to be matched including the existing brick detailing. The timbered gables on the north and east elevation are to be rendered, again to match the gables of the main dwelling. The proposed roof to the main extension is to be in plain clay tiles to match the main house roof.

b) Proposed replacement garage

This is of "cart shed" design and as such will be clad in 225mm wide tanalised feather edged boarding left unstained to weather naturally. The roof of the garage is to be in plain clay tiles to match the main roof of the house.

Conclusion

The Applicants have recently moved into this dwelling and wish to utilise it as a family home with a work from home facility. These proposals together with other improvements are intended to upgrade and update the dwelling to meet my clients family needs. I trust therefore that you will find the application acceptable in all respects but should you have any queries please do not hesitate to contact me.

Yours faithfully

J C Emmett TechR.I.C.S.

cc. Mr & Mrs W Hine – Applicants
Councillor Bryant – Local Member
Mrs Barnes – Clerk to Shinfield Parish Council

Environmental Services

For office use only.
Application number:

Householder planning application form

05 DEC 2002

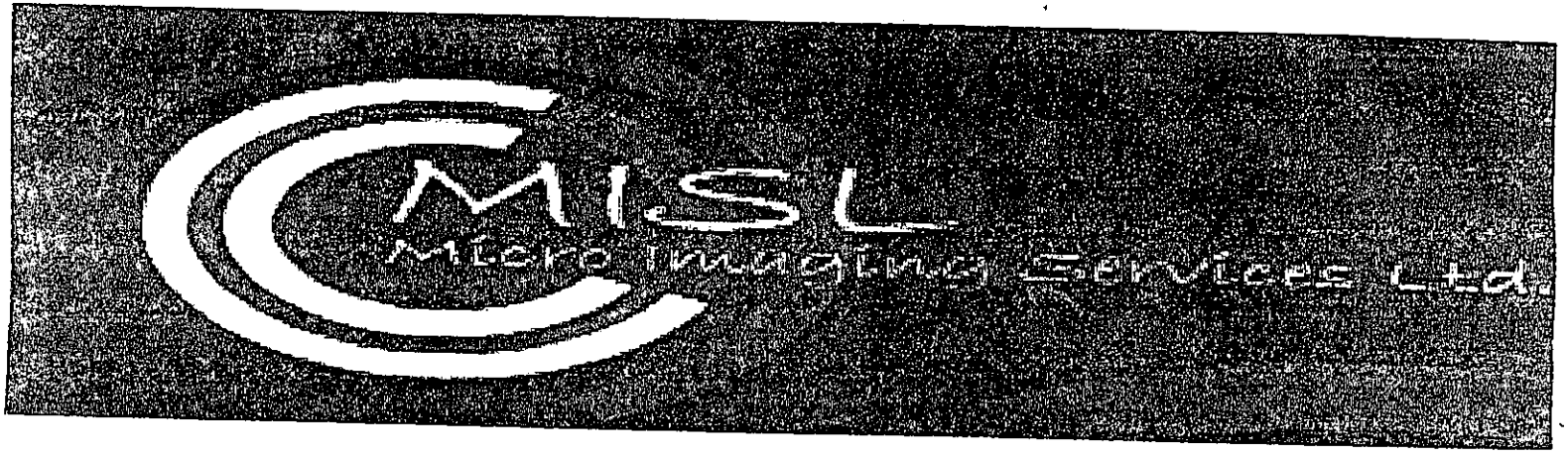
Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please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

1	Your name Address and postcode Phone number	MR & MRS W. HINE THE MEAD CROFT ROAD SHINFIELD BERKS RG2 9EY C/O AGENT 0118 9885527
2	Agent's Name Address and postcode Phone number	Jeffrey Charles Emmett Planning and Development Consultancy Stable Court Studio 12a Bell Lane Thame Oxfordshire OX9 3AL Tel: 01844 267990 Fax: 01844 267991
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.	THE MEAD CROFT ROAD SHINFIELD BERKS RG2 9EY
4	Give brief details of the proposal for example, two storey side extension. About the application (SEE COVERING LETTER FOR FULL DETAILS OF PROPOSAL)	EXTENSION AND ALTERATION TO DWELLING - NEW GARAGE
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.	SEE ENCLOSED SCHEDULE OF MATERIALS
7	Will the proposal change the pedestrian or vehicle access to the site? (SEE COVERING LETTER) 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

9	How many bedrooms does the property have? (NO CHANGE)	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 ☐	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. N/A.		
	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: J.C. EMMETT

on behalf of MR & MRS W. HINE

Date 02.12.2002

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

✓ ADDRESS THE MEAD PARISH SHINFIELD

PLOT No. CROFT ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 5480	MR. D. MCGUALL	EXTENA GARAGE	EXEMPT	
F/2002/8131	Mr/Mrs Hine	S/St S+R ext repl. gar NthStore + home office		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074