APPLICATION NO:
F/2000/0501

LOCATION:
The Brambles Charlton Lane, Swallowfield Reading.

APPLICANT:
Mr J Firlott C/O Mr J E Fraser

PROPOSAL:
Proposed two storey side/rear extension to dwelling plus detached garage.

EARLIEST DATE FOR DECISION: **05/03/2000**

APPLICATION EXPIRY DATE: **31/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Firlott
C/O Mr J E Fraser
7 Upper Gordow Road
Camberley
Surrey
GU15 2HJ

Application Number: F/2000/0501

Parish: **SWALLOWFIELD**

Location: **The Brambles, Charlton Lane, Swallowfield, Reading.**

Proposal: **Proposed two storey side/rear extension to dwelling plus detached garage.**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 11 April 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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 15 June, 2000
My ref. BC/DC/2000/0501

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr J Firlott
c/o Mr J E Fraser
7 Upper Gordon Road
Camberley
Surrey
GU15 2HJ

Dear Sirs

PLANNING PERMISSION 2000/0501
SITE: THE BRAMBLES, CHARLTON LANE, SWALLOWFIELD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0501 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Elaine Connor
Planning Assistant

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0501	EC
BUILDING CONTROL NUMBER	FP 2000/0692	Martin
APPLICANT/AGENT	W J. E. Fraser.	
ADDRESS OF SITE	Brambles Charlton Lane SWALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear (+ detached garage - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99/1	99/1
ELEVATIONS	99/8 + 99/9	99/4 + 99/5
FLOOR PLANS	99/6	99/3

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - ground floor elevation - door changed to window	N
DATE	11/6/00.	

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	

Application Number F/2000/0501
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'

RECORD OF SITE VISIT

SITE ADDRESS: The Brambles
Charlton Lane Swallowfield Reading.

APPLICATION NUMBER: F/2000/0501

OFFICER: Elaine Connor

DATE OF SITE VISIT: 25.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
rural / countryside area.

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling
set well back from adj. highway.
lge rear garden - well screened to front

4. RELATIONSHIP TO ADJOINING PROPERTIES
hedging along bound w. prop Charltons &
Ampress Cottage.
some distance away from other prop.

5. SITE CONSTRAINTS

TREES None to be affected

ACCESS/PARKING lge site

LEVELS flat

BOUNDARY TREATMENT as above

OTHERS N/A.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0501

Applicant : Mr J Firlott C/O Mr J E Fraser.

Location : The Brambles , Charlton Lane, Swallowfield, Reading.

Proposal : Proposed two storey side/rear extension to dwelling plus detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 25.2.2000

Date Registered : 04/02/2000

Earliest Date for Decision : 05/03/2000

Latest Consultation Date/Site Notice Expiry Date : 05/03/2000

Application Expiry Date: 31/03/2000

Consultation Responses :

SWALLOWFIELD P. COUNCIL : NO OBJECTION

Planning Issues :

* IMPACT UPON CHARACTER OF AREA.

Application Number: F/2000/0501
PROP: 2 ST. SIDE/REAR EXT, PLUS DETACHED GARAGE.
Appraisal :

IMPACT UPON CHARACTER OF AREA
2 ST. SIDE/REAR EXT.

The site which is the subject of this application is located in an area of ~~Special Landscape~~ separation of settlement as designated by the LALP & is also contained within the River Valley Policy Area.
The proposal to enlarge the existing 2st. detached property includes a 2 st. side & rear extension. The extensions have been designed so that the ridge height of the new extension is lower than that of the existing dwelling & is set back at the front, meaning that the main bulk of the extensions will be to the rear of the property. The proposal also includes a verandah to the front & side of the dwelling.
In total the proposed extensions amount to approx. 53% of the original floor area, so are considered acceptable in terms of scale. It is therefore considered that the proposed extensions will not have an adverse negative impact upon the char. of this rural area.

GARAGE:
The proposed new garage will be located towards the rear of the dwelling & will be 4m high to the ridge. It is considered that this is of a scale & massing appropriate to the area.

IMPACT UPON NEIGHB. PROPS.
Given the sufficient distance between the application dwelling & its neighb. props, it is not considered that the proposed development will have an adverse negative impact upon either

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

FAX TO PLANNING DEPT
ATT: ELAINE CONNOR

FROM: Elaine Connor

DATE: 10 February 2000

Swallowfield Parish Council Consultation Sheet

POL
CS
COPIES TO:
ACK:
FILE:

Application Number: F/2000/0501

Proposal: Proposed two storey side/rear extension to dwelling plus detached garage

Site Address: The Brambles , Charlton Lane, Swallowfield, Reading.

Applicant: Mr J Firlott C/O Mr J E Fraser.

Your observations are required in respect of this application **by 05/03/2000**

The Parish Council has no objection to this application.

SIGNED: C Adams DATE: 24-2-00

CLERK TO Swallowfield Parish Council

No.0397 P.1/1 SWALLOWFIELD PARISH COUNCIL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 FEB 2000

Officer: EC | Application No. F/2000/0501

Map No. 103 Site 0:23

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING PLUS DETACHED GARAGE

Location: BRAMBLES CHARLTON LANE

Parish: SWALLOWFIELD Ward: ~~Swallowfield~~ 10.2.2000

Applicant: MR J FIRLOTT

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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 : 10:2:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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Environmental Services

For office use only.
Application number: 04.FEB.2000* 0501

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	MR J. FIRLOTT
	Address and postcode	BRAMBLES' CHARLTON LANE SWALLOWFIELD. READING BERKS. RG7 1RT.
	Phone number	0118 9883521
2	Agent's Name	MR J. E. FRASER
	Address and postcode	7 UPPER GORDON ROAD CAMBERLEY SURREY. GU15 2HJ
	Phone number	01276 28588
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.	DRAWING NO 99/1
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENTION TO SIDE AND REAR OF EXISTING. DWELLING
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.	RED BRICK TO MATCH EXISTING PLAIN CLAY TILES TO MATCH EXISTING PAINTED JOINERY.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

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 ☐	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: [signature]

on behalf of Mr J. FIRLOTT

Date 20th Feb 00

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

John E. Fraser. Architect.

04.FEB.2000* 0501

7 Upper Gordon Road, Camberley, Surrey, GU15 2HJ.
Tel & Fax (01276) 28588

Ref: 99/PL1-1

2 February 2000

Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR.

Dear Sirs

Planning submission – "Brambles", Charlton Lane, Swallowfield.

On behalf of my client Mr J. Firlott, I submit with this letter a detailed planning application for a proposed extension on the above site.

Enclosed for your attention are the following documents in support of the application.

1. Six copies of the planning application form.
2. Certificate A under Article 7.
3. Six copies of Drawing numbers 99/1, 3-5.
4. Six copies of tree survey.
5. One Copy of perspective sketches.
6. A cheque in the sum of £95-00.

Should you have any queries regarding the scheme I would be grateful for the opportunity to discuss the matter with you further. In the mean time I await confirmation of the validity of the application.

Yours faithfully,

John Fraser.

Enc:

The Brambles

ADDRESS Charlton Lane. PARISH Swallowfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
449/51	SM Blake	additions	11 9 51.	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

"BRAMBLES", CHARLTON LANE

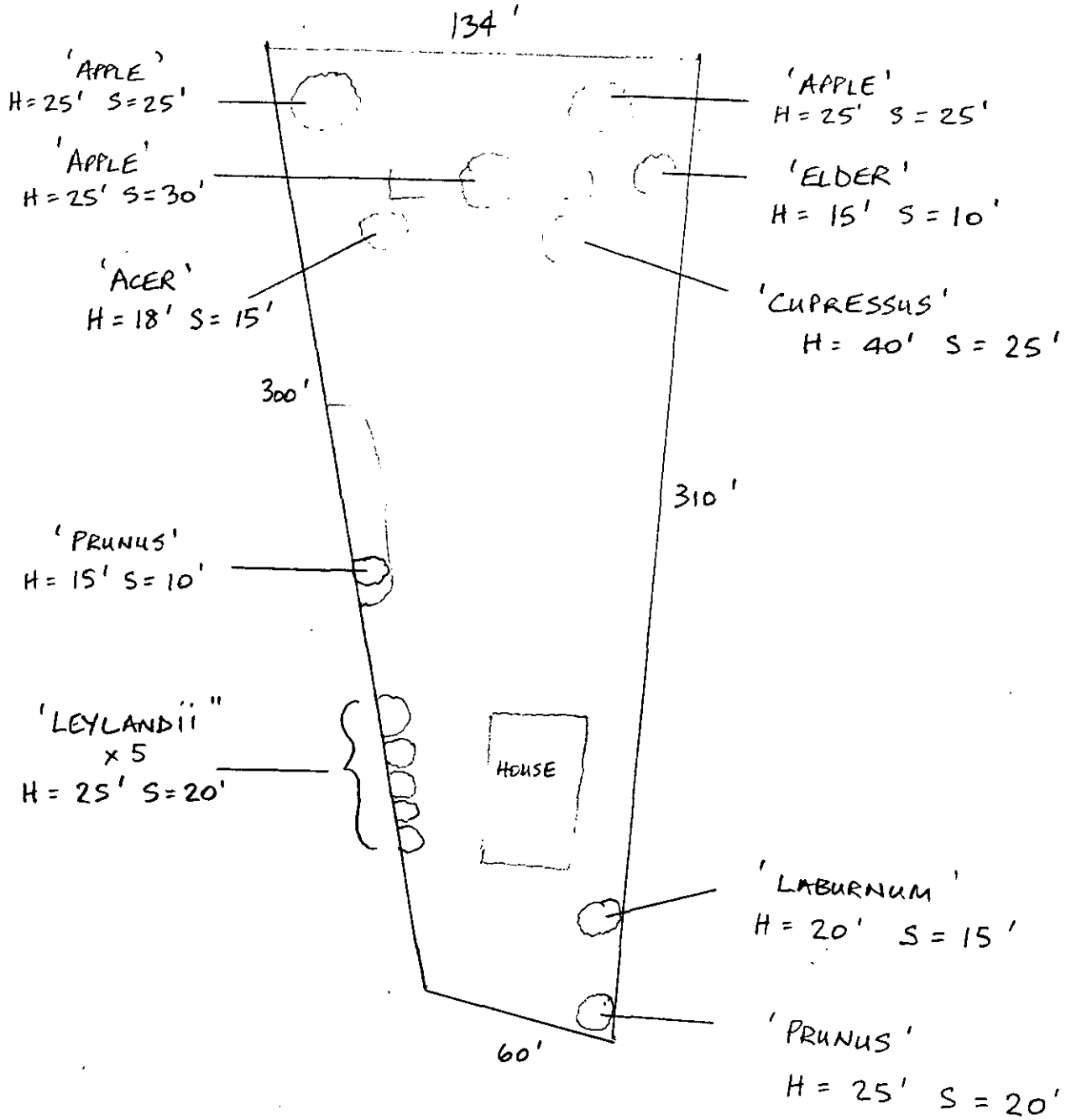
SITUATION OF TREES

04.FEB.2000* 0501

KEY:

H = HEIGHT
S = SPREAD
' = FEET

SCALE = 1 : 6096



"BRAMBLES", CHARLTON LANE

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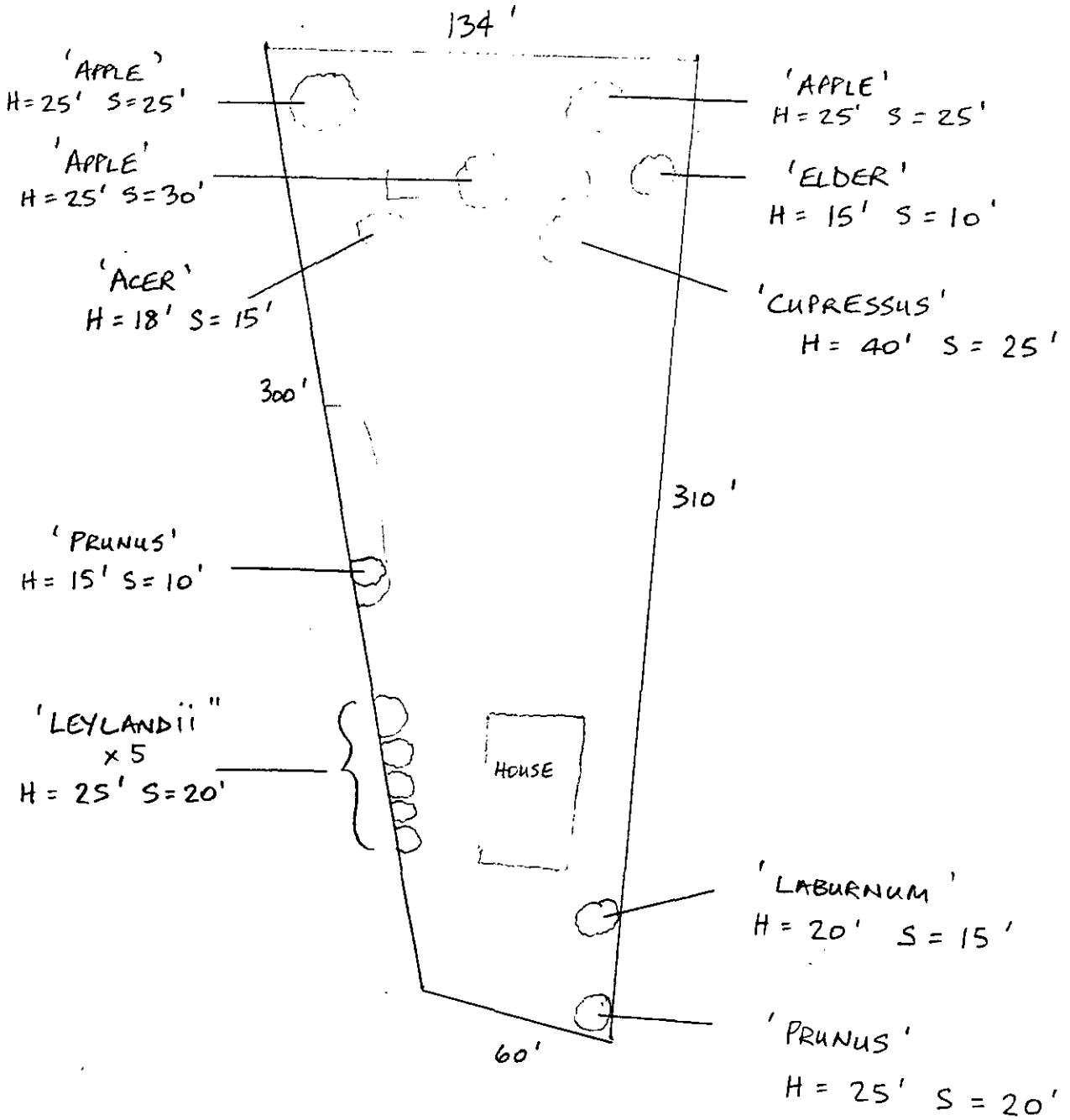

"BRAMBLES", CHARLTON LANE

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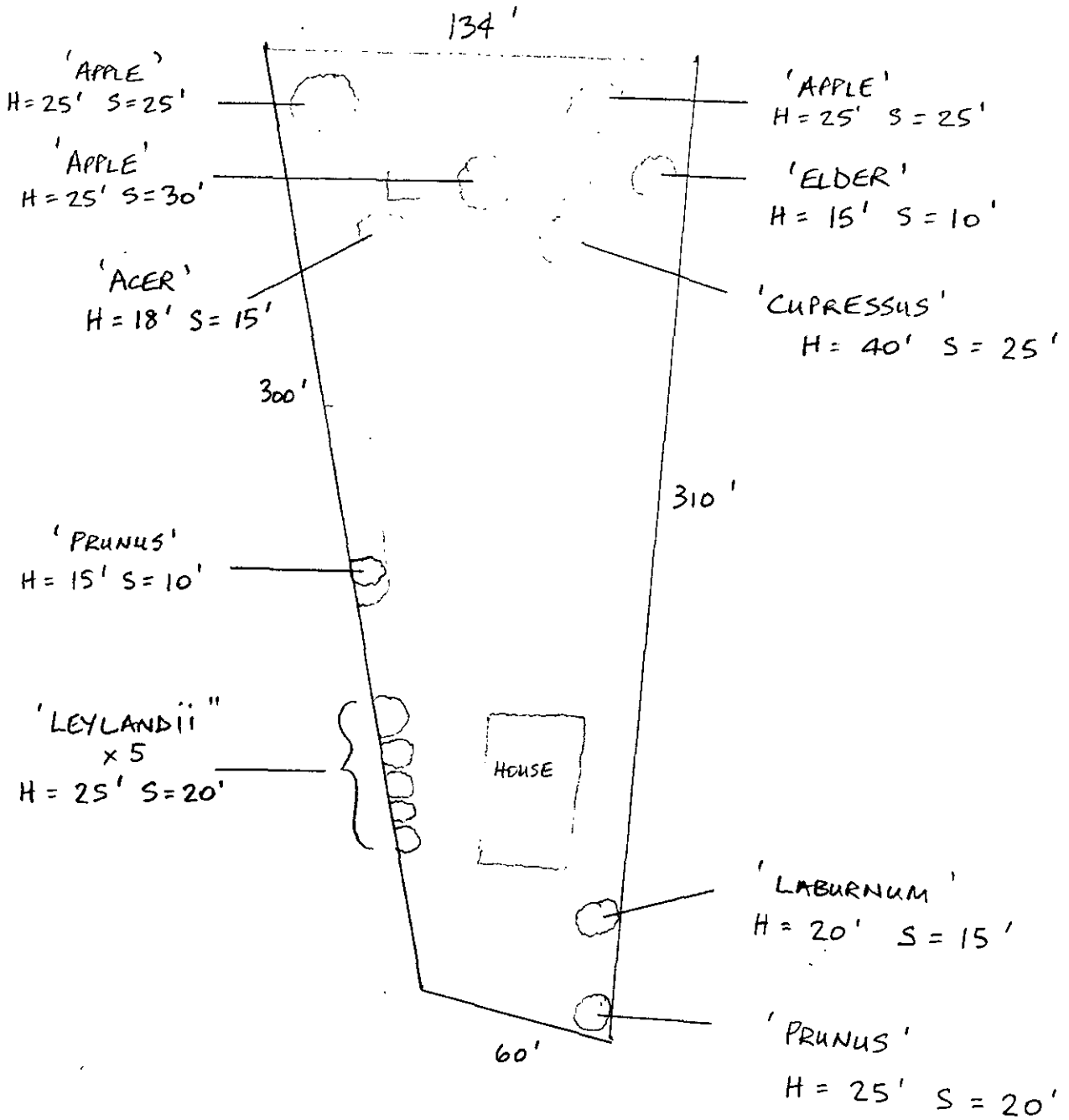

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For office use only.
Application number: 04.FEB.2000* 0501

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Crystal Mark
Clarity approved by Plain English Campaign

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Your signature: [signature]

on behalf of Mr J. FIRLOTT

Date 20th Feb 00

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

Received by Wokingham District Council

Application No: F/2000/0501

Proposal:
Proposed two storey side/rear extension to dwelling plus detached garage.

Location:
The Brambles , Charlton Lane, Swallowfield, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/03/2000. Written comments submitted will become available for public inspection.

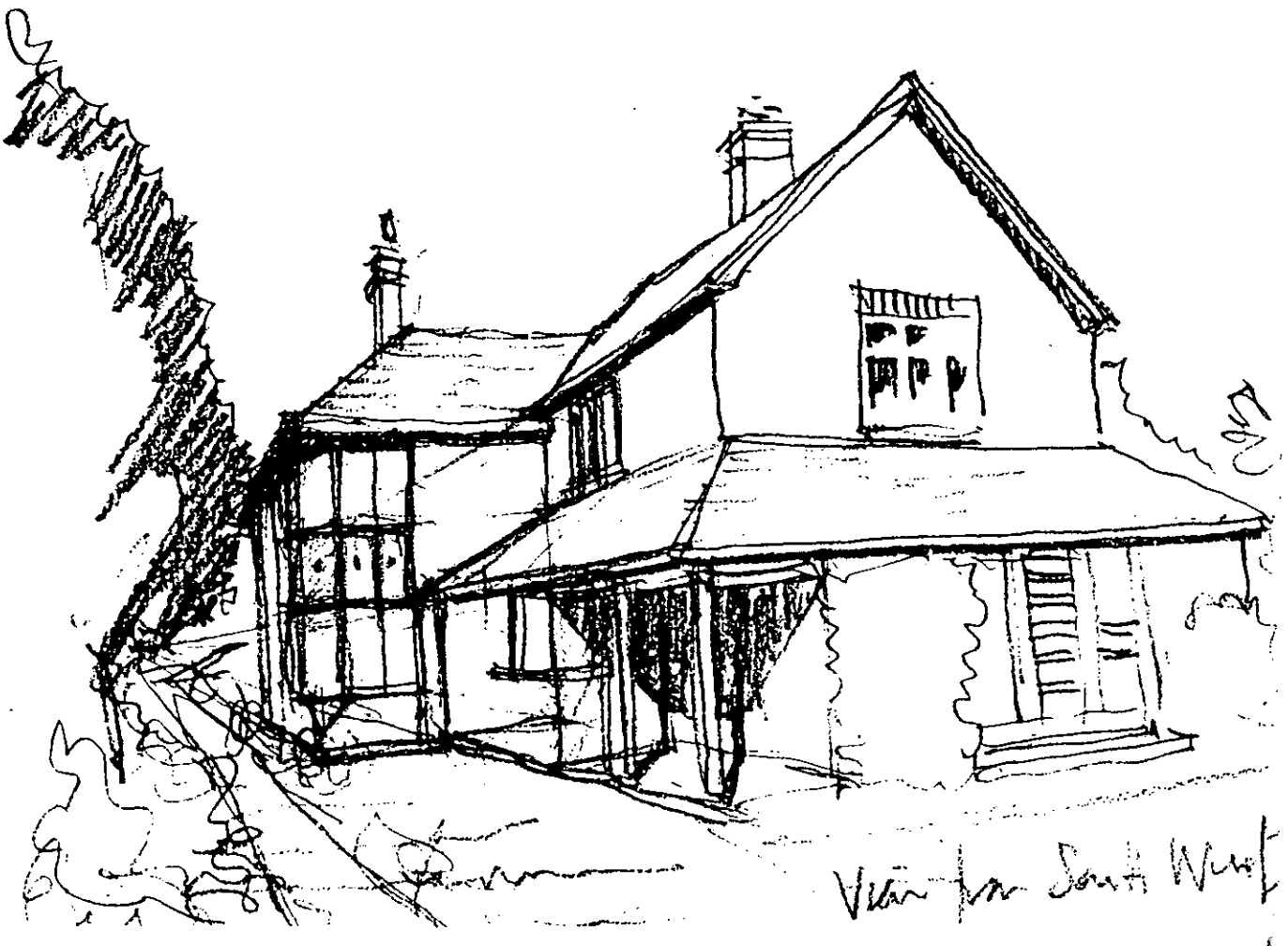
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04.FEB.2008 0501



View from North West



View from South West