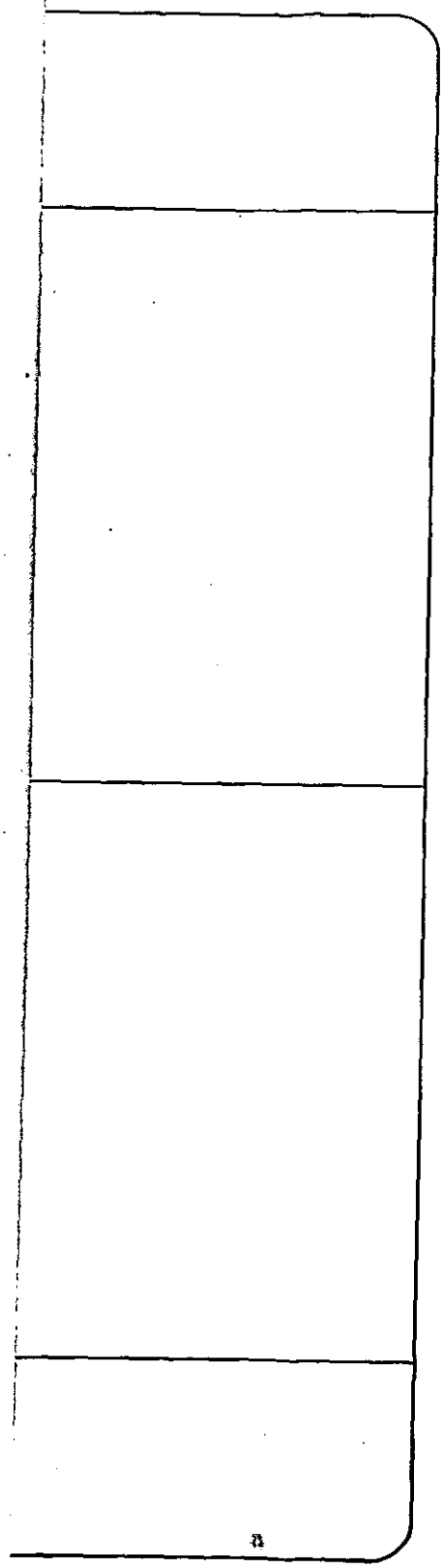


APPLICATION NO:
F/2001/4671

LOCATION:
Riseley Lodge Part Lane, Swallowfield Reading.

APPLICANT:
Mr & Mrs Makings C/O BDS Chartered Surveyors

PROPOSAL:
Proposed conversion of garage to granny annexe.

EARLIEST DATE FOR DECISION: ***24/09/2001***

APPLICATION WILL HAVE EXPIRED ON:
11/10/2001

CASE OFFICER: **Ron Madell**

RAILEX
Marbleboard

EASIFILE EP7

D1

1260

(RM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Makings
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
Shinfield, Reading
Berks
RG2 9AB

Application Number: F/2001/4671

Parish: **SWALLOWFIELD**

Location: **Riseley Lodge, Part Lane, Swallowfield, Reading.**

Proposal: **Proposed conversion of garage to granny annexe.**

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

Condition
4. The Granny Annexe hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Condition
5. The proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

Condition
6. Notwithstanding the provisions of theTown and Country Planning (General Permitted Development)Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no external alterations, or extensions) to the 'Granny Annexe' hereby approved shall be carried out without the express consent in writing of the Local Planning Authority.

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

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
5. In the interests of visual amenity and to safeguard the setting of the Area of Special Character in which the property is situated.

Reason
6. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C2 and EN5.
Loddon Area Local Plan Policies LTV2, LC20 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WCC1 (D).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 24/09/2001

Notice checked by: C Hussey

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4671	RM
BUILDING CONTROL NUMBER.	FP 2001/2055	
APPLICANT/AGENT	BDS Chartered Surveyors	
ADDRESS OF SITE	Risley Lodge Fort Lane Smethwick	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5238-01-1A	5238-01-1
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	ground floor windows deleted	
DATE	22/11/01	

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	

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

Tel: (0118) 974 6229

Date: **24 August 2001**

My ref: F/2001/4671

CONFIDENTIAL

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2001/4671
Riseley Lodge, Part Lane, Swallowfield, Reading.
Proposed conversion of garage to granny annexe.

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

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

If you have any questions please do not hesitate to contact **Ron Madell** on **(0118) 974 6229**.

Yours faithfully,

Ron Madell

Development Control Officer

LISTING FORM

Case officer: **Ron Madell** Application Number: **F/2001/4671**
Riseley Lodge, Part Lane, Swallowfield, Reading.
Proposed conversion of garage to granny annexe.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Tel: (0118) 974 6296 (Direct Line)
Email: daniel.gigg@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 19 April 2004
My ref: F/2001/4671
Your ref:
File ref:F/2001/4671

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

Christine Makings
Riseley Lodge
Part Lane
Swallowfield
Berkshire RGH7 1TB

Dear Ms. Makings,

F/2001/4671
PLANNING CONSENT FOR THE CONVERSION OF GARAGE TO GRANNY ANNEXE AT RISELEY LODGE, PART LANE, SWALLOWFIELD
PROPOSED MINOR AMENDMENT

I write further to your letter dated 16 February 2004 regarding the above-mentioned subject. I would like to apologise for the delay in responding.

From the plans and photographs submitted, the proposed replacement garage doors can be treated as a minor amendment. Accordingly, planning permission would not be required.

I trust the above is satisfactory for your records. 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

Enclosure: None









RR

PLANNING SERVICES	HPT 17005
POL	ELS
DC D.Sigg	ENF
APP	
CS	
17 FEB 2004	
COPIES TO:	ACK
	FILE:

Riseley Lodge
Part Lane
Swallowfield
Berkshire
RG7 1TB
☎ 0118 988 3416
fax 0118 988 6624
email PMak1947@aol.com
16 February 2004

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir or Madam

Planning Permission FP1/2001/4671 – Building Regs FP/2001/2455

Please will you permit an amendment to our passed plans.

Please find enclosed a drawing of the existing front elevation for which we have permission and the proposed amendment. I have also enclosed some pictures(sorry not very good quality) of the proposed elevation.

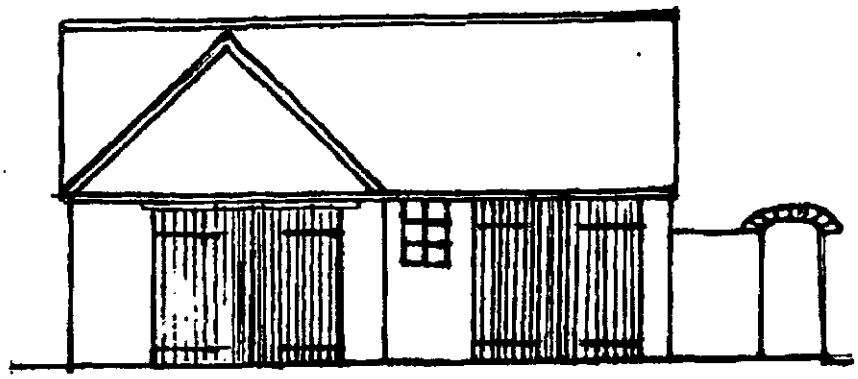
Thank you.

Yours faithfully

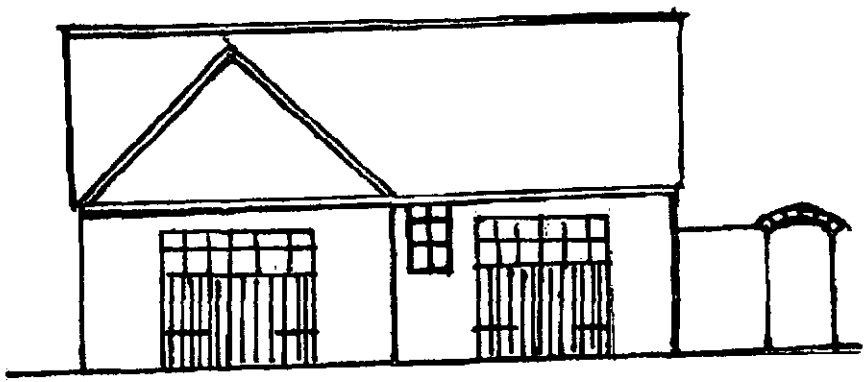
Paul and Christine Makings

PAUL & CHRISTINE MAKINGS
RISELEY LODGE, PART LANE
SWALLOWFIELD
BERKSHIRE RG7 1TB
0118 988 3416(tel) 6624(fax)
email : PMak1947@aol.com

PLANNING PERMISSION FP 1/2001/4671
BUILDING REGS FP/2001/2455



EXISTING



PROPOSED

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
17 FEB 2004	
COPIES TO	ACK
	FILE

WORK SHEET FOR : Ron Madell

Application Number : F/2001/4671

Applicant : Mr & Mrs Makings C/O BDS Chartered Surveyors.

Location : Riseley Lodge, Part Lane, Swallowfield, Reading.

Proposal : Proposed conversion of garage to granny annexe.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/9/01.

Date of Neighbour Notifications : 23/8/01

Date of Site Visit : 5/9/01.

Date Registered : 16/08/2001

Earliest Date for Decision : 24/09/2001

Latest Consultation Date/Site Notice Expiry Date : 24/09/2001

This application will have expired on: 11/10/2001. 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 :

Env. Health – No objection

Highways – No objection subject to parking + turning condition & ancillary use only

Swallowfield Parish Cl – No ~~reply to date~~ objection subject to condition requiring converted garage to remain part of existing property.

Neighbours – No replies to date (expires 13/9)

Planning Issues :

General Rural Area +
Area of Sp. Character (E + W of Part Lane/Curtilage of farm Bldgs)

– Minor elevational changes to post war double garage – Not Material to Rural Character or Sp. Character around Riseley farm.

Application No: F/2001/4671

APPRAISAL

Site: Riseley Cottage, Part Lane, Swallowfield

Proposal: Conversion of garage to granny annexe

History: 1498/72 - conversion and extensions (appd 1972); 1478/73 - conversion and extensions (appd 1973); 44798 - conservatory (appd 1995); F/2001/3508 - conversion of garage to granny annexe, with rear dormer and rooms in loft space (refused May 2001).

Consultations and Representations:
Environmental Health - no objection
Highways - no objection subject to conditions Re: parking and turning provision and ancillary occupation of accommodation
Landscape - N/A

Swallowfield Parish Council – ~~no reply to date~~ no objection · subject to condition requiring converted garage to remain part of exty property
Neighbours: no replies to date (letters and site notice expire on 13.9.01)

Consideration:
The site lies in a defined Rural Area in both the Loddon Area and draft Wokingham Local Plans. The area comprising the Riseley Farm buildings, Riseley Lodge and a frontage area on the facing west side of Part Lane is now designated as an Area of Special Character in the WD Local Plan, and Policy WHE8 requires close control of alterations and extensions, with regard to historic and architectural features and paying attention to the scale and proportion of the original building, shape and volume of the roof, fenestration and materials. (Berks Structure Plan Policies C2 + EN5 also apply, and other general design policies in both LPs). WCC1 (D) allows re-use and adaptation of rural buildings

Proposal is for conversion of double garage into an annexe to the house - one bedroom, bathroom and living room/ kitchen. There are no alterations to the front facing elevation (two sets of double doors retained), but new windows in the two side walls, and two pairs of french doors with rooflights above in the rear elevation. Four parking spaces are delineated on the block plan to the front of the garage, which is under 2m from the nearest corner of the house.

Application was made in May 2001 (Ref 3508) for a conversion with similar accommodation, but which proposed also involved a front entrance door and windows, and roof alterations including a new dormer and gable window. Permission was refused on grounds of the height, mass and bulk of the roof extensions and the other inappropriate alterations, contrary to rural areas policies and the proposed Area of Special Character in the draft Wokingham District Local Plan (Policies WHE6 - 8).

Policy WHE8 seeks the minimum possible alteration to existing buildings, and the more 'natural' conversion to a residential annexe now proposed, with no elevational changes now visible from the road and only small windows and side door within the other faces of what is a post war garage, are now considered fully acceptable both in general countryside terms, and even by the more rigorous criteria detailed in Policy WHE8.

Permission should be subject to ancillary use only, with the four parking spaces laid out prior to occupation.

Recommendation: Conditional permission, as above.

RM

Application Number F/2001/4671
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
03	C122	R122	
04	C062	R062	"GRANNY ANNEX"
05	C201 (same words)	→	REASON: In the interests of visual amenity and to safeguard the setting of the Area of Special Character in which the property is situated.
06.		R040.	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 external alterations or extensions to the 'Granny Annex' hereby approved shall be carried out without the express consent in writing of the Local Planning Authority

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV2 ; LC20; LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	~~TC6~~ WCC1 (D)
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	C2 ; ENS
MINERALS LOCAL PLAN POLICIES:	—

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

Date: 24.9.01

RECORD OF SITE VISIT

SITE ADDRESS: Riseley Lodge Part Lane Swallowfield Reading. APPLICATION NUMBER: F/2001/4671	OFFICER: Ron Madell DATE OF SITE VISIT: 5/9/01.

1 SITE/~~STATUTORY~~ NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Rural - House separated from farm Bldgs. by access drive + 3m high hedge/shrubs. - ~~Small~~ limited views from E/Rear only.

3. DESCRIPTION OF SITE/BUILDING Red Brick Det gabled house (c. 8m to ridge) + Matching garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Well separated from farm Bldgs - fields / open Cotryside to E/S/W.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

N/A - use of exg Bdg

Received by Wokingham District Council

Application No: F/2001/4671

Proposal:
Proposed conversion of garage to granny annexe.

Location:
Riseley Lodge, Part 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 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 take this letter with you or quote application number F/2001/4671 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Ron Madell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/09/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

24 August 2001

RM

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4671. relates.

Address of site PAUL & CHRISTINE MAKINGS
RISELEY LODGE, PART LANE
SWALLOWFIELD
BERKSHIRE RG7 1TB
0118 988 3416(tel) 6624(fax)
email : PMak1947@aol.com

Signed Christine Makings

Date 31. AUGUST 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



Business reply service
License no. RG147

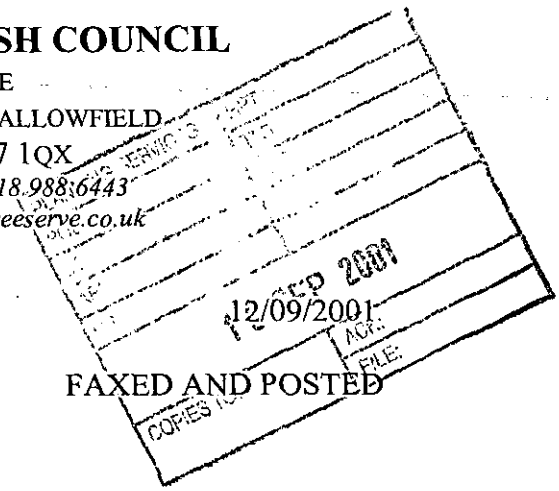


Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk



FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2001/4671
Location: Riseley Lodge, Part Lane, Swallowfield
Proposal: Proposed conversion of garage to granny annexe
Case Officer: Ron Madell

The Parish Council considers that this conversion has been cleverly conceived in that the front elevation will not be altered, the overall building envelope will not be varied, and that the extra openings for doors and windows have been kept to a minimum.

The Parish Council therefore considers that this conversion is entirely in keeping with the existing dwelling, and will not affect the surrounding countryside. Consequently the Parish Council has no objection to this proposal.

However the Parish Council is concerned that if this conversion is granted planning permission, then it could, in due course, be separated from the existing dwelling. The Parish Council therefore requests that if planning permission is granted, then a condition is attached requiring the converted garage to remain part of the existing property.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

RM

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Ron Madell *Development Control*	*Your Ref:*	F/2001/4671
From:	John Mullaney Environmental Heath	My Ref:	JRM/JS/20013994
		Date.	September 4, 2001

PROPOSED: CONVERSION OF GARAGE TO GRANNY ANNEXE

LOCATION: RISELEY LODGE PART LANE SWALLOWFIELD

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney
Principal Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Ron Madell **Date:** 24 August 2001

Application Number: F/2001/4671

Proposal: Proposed conversion of garage to granny annexe.

Parish: SWALLOWFIELD PARISH

Site Address:
Riseley Lodge, Part Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs Makings C/O BDS Chartered Surveyors.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1, C122, R122.

2, The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins 29/8/01

ADDRESS KISELEY LODGE PART LANE PARISH SWALLOW*

PLOT No. 6 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1498 72	Mr. W.C. Goulding	Conversion & Extens	28. 9. 72	— C/A
1478/73	"	Conversion & Extens	27. 9. 73	— C/A
44798	MR & MRS HAKINGS	CONSERVATORY	09. 9. 95	C/A
RS/60889/Z				
F/2001/3508	"	Garage to granny annexe + R/dormer + roofs in loft space	24.5.01	REF

DATE OF COMPLETION

MINISTRY DECISION 16. AUG. 2001* 4671

SPECIAL ORDERS

DRAINAGE

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

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

		For office use only. Application No.:
1	YOUR NAME	**MR AND MRS P MAKINGS**
	ADDRESS	**RISELEY LODGE**
	16. AUG. 2001 * 4671	**PART LANE**
		SWALLOWFIELD
	POST CODE	**RG7 1TB** TEL.NO.
2	AGENT'S NAME	**BDS Chartered Surveyors**
	ADDRESS	**Windward House,**
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	**RG2 9AB** TEL.NO. **0118 988 4477**
3	SITE LOCATION	**RISELEY LODGE,**
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**PART LANE**
		SWALLOWFIELD
		RG7 1TB
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**CONVERSION OF GARAGE TO GRANNY ANNEXE**
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**RED BRICK EXISTING** **SLATES EXISTING**
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**NO**
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **4**	Proposed: **5**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**YES**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	RESUBMISSION (F/2001/3508) 16. AUG. 2001 • 4671		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 1:100 or 1:200 scale floor plans and elevations	✓	

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

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

SIGNED [signature] ON BEHALF OF **MR AND MRS P MAKINGS**

DATE **14.08.01**

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 AUG 2001
Officer: RM	Application No. F 2001 4671

Map No. 11.1. Site .....
Easting: ..... Flood P'In .....
Northing: ..... Mineral .....

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

Description: 16.AUG.2001* 4671
(F.) PROPOSED CONUERSION OF GARAGE TO GRANNY ANNEXE

Location: RISELEY LODGE PART LANE

Parish: SWALLOWFIELD Ward: Swallowfield

23/8/01 T.W

Applicant: MR | MRS MAKINGS

fee paid on 2001 | 3508 - refused

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23/8/01 T.W

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas ●
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : ●

OTHERS:

No pre apps
River Valley Policies Area
Rural area

NEIGHBOURS:

Site notice and see map

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

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

		For office use only. Application No.:
1	YOUR NAME	**MR AND MRS P MAKINGS**
	ADDRESS	**RISELEY LODGE**
	16.AUG.2001* 4671	**PART LANE**
		SWALLOWFIELD
	POST CODE	**RG7 1TB** TEL.NO.
2	AGENT'S NAME	**BDS Chartered Surveyors**
	ADDRESS	**Windward House,**
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	**RG2 9AB** TEL.NO. **0118 988 4477**
3	SITE LOCATION	**RISELEY LODGE,**
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**PART LANE**
		SWALLOWFIELD
		RG7 1TB
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**CONVERSION OF GARAGE TO GRANNY ANNEXE**
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**RED BRICK EXISTING** **SLATES EXISTING**
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**NO**
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed: 5
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	YES	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below **RESUBMISSION (F/2001/3508)**	16 AUG 2001 * 4671	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 1:100 or 1:200 scale floor plans and elevations	✓	

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

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

SIGNED _____ ON BEHALF OF **MR AND MRS P MAKINGS**

DATE **14.08.01**

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

ADDRESS KISELEY LODGE PART LANE PARISH SWALLOW

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1498 72	Mr. W.C. Goulding	Convers & Extens	28.9.72	— C/A
1478/73	"	Convers. & Extens	27.9.73	— C/A
44798	MR & MRS HAKINGS	CONSERVATORY	19.9.95	C/A
95/60889/Z				
F/2001/3508	"	Garage to granny annexe + R/dormer & rooms in loft space	24.5.01	REF REF

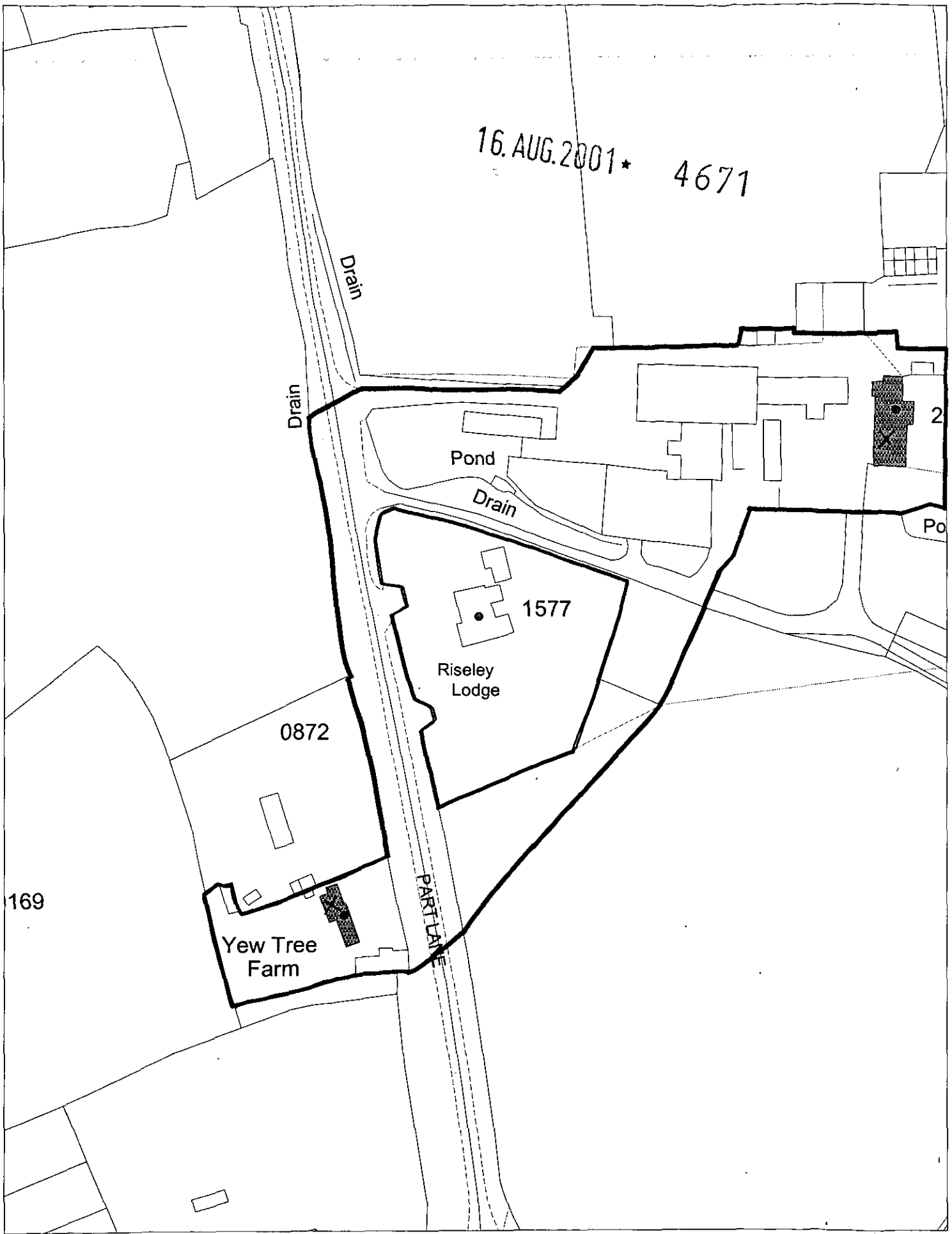
16.AUG.2001* 4671

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
20 August 2001 Scale: 1 : 1250

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