APPLICATION NO:
F/2002/8014

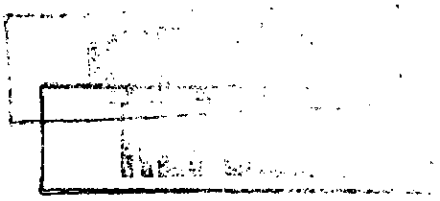
LOCATION:
Corner Cottage Bull Lane, Riseley Reading.
Swallowfield.

APPLICANT:
Mr I Edwards C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **16/12/2002**
28 Day exp 20/12
APPLICATION WILL HAVE EXPIRED ON:
13/01/2003

CASE OFFICER: **Natalie Brown**



RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr I Edwards
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/8014

Parish: **SWALLOWFIELD**

Location: **Corner Cottage, Bull Lane, Riseley, Reading.**

Proposal: **Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposal provides for an additional unit of residential development within the countryside for which no justification has been provided. Furthermore, the proposed development by virtue of its design, size, height, bulk and mass would create an obtrusive feature to the detriment of the rural and special landscape character of the area. As such, the proposed development would be contrary to policies C2 and C8 of the Berkshire Structure Plan, policy LC18 of the Loddon Area Local Plan and to policies WCC1 and WLL2 of the Wokingham District Local Plan (as proposed to be modified).

Informative

1. The applicant is advised that any re-submission of the application would require the following information:

1) A detailed noise assessment (to assess the impact of the adjacent A33).

2) A plan showing visibility to the west from a 2 metre setback and the turning area increased at least 6 metres behind the spaces and the driveway a minimum of 4 metres wide.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8014

Applicant : Mr I Edwards C/O Andrews Kalik Associates.

Location : Corner Cottage, Bull Lane, Riseley, Reading.
Proposal : Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12

Date Registered : 18/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

This application will have expired on: 13/01/2003. 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 :
Woodland Trust - request site plan - faxed 2/12
Biodiversity Officer - bat survey
English Nature - does not affect SSSI
Env Health - concerns re noise from A33.
Landscape + Trees - no likely impact upon trees but considers mass of the two dwellings will be significantly larger than the existing cottage + rural setting will be unacceptable.

Thames Water - no objections
Parish Council - concerned that large pair of dwellings & substantially larger than single dw. it replaces.
Highways - require further info

Planning Issues :
LAP: Rural
WDLP: Countryside/AGLI

Application Number: F/2002/8014

Appraisal :

attached

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

The proposed provides for additional residential development within the country side for which no justification has been provided. Furthermore,

Application Number F/2002/8014
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its design, size, height, mass and ~~bulk~~ would create an obtrusive feature to the detriment of the rural ~~character~~ and special landscape character of the area.
			As such, the proposed development would be contrary to the following local plan policies:
			BSP: C2, C8
			LMP: ~~DD2~~ LC18, ~~EE~~
			WDLP (as proposed to be modified): WCC1, WLL2
			Informative.
			The applicant is advised that any resubmission of the application would require the following information:
			1) A detailed noise assessment (to assess the impact of the adjacent A33)
			2) A plan showing visibility to the west from a 2 metre setback & the turning area increased at least 6 metres behind the spaces & the driveway a minimum of 4 metres wide

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. G Welton
(Development Control Manager)

Date: 21/1/03

RECORD OF SITE VISIT

SITE ADDRESS: Corner Cottage Bull Lane Riseley Reading. APPLICATION NUMBER: F/2002/8014	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front of site.

2. DESCRIPTION OF SURROUNDINGS
Countyside. adj A33 bypass - road can be seen through boundary trees

3. DESCRIPTION OF SITE/BUILDING
Fields surrounding.

2s detached bldg.
Flat roof rear extn
+2 S.S pitched side extn.
('wings on either side)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/8014 – Corner Cottage, Bull Lane

Appraisal:

Development

Proposed erection of two dwellings and associated parking and demolition of existing dwelling.

The site is located within an area designated as countryside and Area of Special Landscape Importance.

Previous History

Application 19434 – for the raising of roof to provide additional bedrooms and single storey extension to provide kitchen.

Relevant Policies

BSP: C2, C8,
LALP: LTV2, LC18, LT5
WDLP (consolidated modified): WCC1, WH1a, WLL2, WT5

1. Impact upon neighbouring properties

   The site is isolated and is not surrounding by any other properties. The nearest property is Woodmans Cottage, Basingstoke Road, which is located over 160m from the application site, and is located the other side of the A33 Swallowfield Bypass.

   It is therefore considered that there would be no adverse impact to neighbouring properties.

2. Impact upon the character of the area

   The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside. Policy WCC1 of the WDLP (as proposed to be modified) reflects the sentiments of policy C2.

   The proposed development is contrary to policy WLL2 of the Wokingham District Local Plan and to Policy C8 of the Berkshire Structure Plan relating to Areas of Special Landscape Importance. Policy WLL2 states that development will not be permitted that would have a detrimental impact upon the open countryside character or special landscape qualities of the area.

   Policy LC18 relates to replacement of dwellings in rural areas and says that replacement would normally be permitted provided that:

"c) The size of the new development will not significantly exceed that of the existing property both in height and floor area and where appropriate the numbers of separate units."

The proposed development seeks the replacement of the existing one dwelling with two dwellings. The two dwellings would be within the same building, i.e. not be detached. The proposal is therefore contrary to policy LC18 which states that new development should not exceed number of separate units.

The existing dwelling covers approximately 116m^2 floor area whilst the proposed dwellings would covers 252m^2. This is a 117% increase over the existing floor area.

The design of the dwellings are such that they have a large and bulky appearance, and the mass is greater than the existing dwelling, coupled with the increase in floor area significantly alters the scale of the development of site to the detriment of the rural character of the area.

The site is also visible from long views and is visible from the A33 Swallowfield by-pass. Therefore any increase in size, scale and bulk will be prominent within the area and therefore have a detrimental impact upon the character of the area, and so is considered contrary to the rural policies WCC1, C2 and SC18, outlined above.

The proposed development is also contrary to Area of Special Landscape Importance polices which state that permitted development should not have a detrimental impact upon the open countryside character or special landscape qualities of the area.

3. Impact upon highway safety (parking provision)
   The Highway Officer requested revised plans to show visibility and a turning area. This was not requested as the application was to be refused on other grounds. The Highway Officer has advised that the application could not be refused on highway matters. Therefore, an informative is to be added to the decision notice advising the applicants that visibility and turning area would be required on any new submission of the scheme.

4. Noise issues
   The Environmental Health Officer has advised that a noise survey is required to assess the impact of the adjacent A33 dual carriageway. This was not requested due to the application being refused on other grounds. The Environmental Health Officer has advised that the application can be refused on this basis.

5. Letters of representation
   None have been received

~~**Approval:**~~ **Refusal: ✓**

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 14 April 2003
My ref: NB/TW/8014/Post-App

Julian Pacey
Pacey Land and Development
25 Cintra Close
Reading
Berks
RG2 7AL

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

Dear Mr Pacey,

PROPOSED ERECTION OF REPLACEMENT DWELLING AT CORNER COTTAGE, BULL LANE, SWALLOWFIELD

I refer to your letter and drawings received on the 26 February 2003 with reference to the above, and apologise for the delay in replying.

Having reviewed your proposals, I do not consider that they adequately overcome the reason for refusal on application F/2002/8014.

The site is located within a rural location and within an Area of Special Landscape Importance. Therefore, regard has to be given on the impact of development upon the countryside, and in this case, whether the proposed development would cause greater impact to the character of the area than the existing dwelling on site (especially given that the site is visible from the adjacent A33 Swallowfield by-pass).

The Council's Draft Countryside Supplementary Planning Guidance (copy attached), states that a more than 50% increase in volume when compared to the volume of the "original" dwelling is likely to be considered unacceptable. Furthermore, it states that development below this threshold may be considered unacceptable as issues such as bulk, scale, massing and design of the dwelling are critical in terms of impact. It also states that the height of any replacement dwelling should not significant exceed that of the existing, therefore, any increase in height of more than one metre will not normally be allowed (due to increase in massing).

The ridge height of the existing dwelling is approximately 7m, with the proposed at 7.4m. The proposed increase in volume compared to the original dwelling equates to approximately 47%. Whilst the percentage increase would be inline with draft supplementary guidance, increase in volume is not the only consideration when determining applications.

I consider that the increase in size and increases in the length and width (at a two-storey level) substantially increases the bulk, scale and mass compared to the existing dwelling, and so the proposal would cause greater harm to the rural character of the area and Area of Special Landscape Importance.

In order for a replacement dwelling scheme to be considered acceptable on the above site, I suggest you reduce the bulk and mass of the proposed dwelling and follow the advice contained within the attached supplementary planning guidance. I also emphasis the point that it is not only increase in volume that is a consideration in the determination of applications. Factors of bulk, scale and massing are equally important, together with the likely impact and whether the development would cause greater harm to the character of the area than the existing development. This is particularly important in this case, given how visible the site is.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

NATALIE BROWN

Planning Officer

Enclosure: Draft Countryside Supplementary Planning Guidance

Pacey Land & Development

Land Development and Planning Consultancy

25 Cintra Close, Reading, Berkshire RG2 7AL
telephone 0118 933 1800 fax 0118 986 1234
e-mail: julianpacey@paceyland.freeserve.co.uk

66535
NAB
20 FEB 2003

24th February 2003

Natalie Brown
Wokingham District Council
Planning & Transportation
Council Offices
Shute End
Wokingham RG40 1WR

Dear Ms Brown

Re: Corner Cottage, Bill Lane, Riseley – F/2002/8014

I telephoned you a week or so ago regarding your Council's recent refusal of permission to erect two dwellings on the site of the above. This property was at one time two cottages but was converted into a single dwelling some years ago.

I now enclose plans for an alternative which proposes a single dwelling on which I would seek your pre-application views. Any further application will be accompanied by a noise assessment which I am in the process or arranging. The plans enclosed represent a gross floor area of 190 sq m which is within 50% additional allowance over the existing gross area of 130 sq m.

I would like to meet you at your earliest convenience to discuss this matter. Alternatively I look forward to receiving your written observations on the acceptability or otherwise of this proposal in the context of your local plan policies. I would like to be in a position to submit a revised planning application by mid March at the latest.

Yours sincerely

Julian Pacey
Pacey Land & Development

cc Mr I Edwards

Pacey Land & Development

Land Development and Planning Consultancy

25 Cintra Close, Reading, Berkshire RG2 7AL
telephone 0118 933 1800 fax 0118 986 1234
e-mail: julianpacey@paceyland.freeserve.co.uk

PLANNING SERVICES | HPT 67171
POL | TLS
DC NAB | EHF
APP
CS
17 MAR 2003
COPY

15th March 2003

Natalie Brown
Wokingham District Council
Planning & Transportation
Council Offices
Shute End
Wokingham RG40 1WR

Dear Ms Brown

Re: Corner Cottage, Bull Lane, Riseley

I refer to my letter of 24th February with accompanying plans and my subsequent telephone call yesterday.

I shall look forward to receiving your informal views on the acceptability of this revised proposal within the next two weeks. On the matter of Informative 2 of refusal notice F/2002/8014 I can advise you a survey is in the process of being carried out and will accompany any revised planning application.

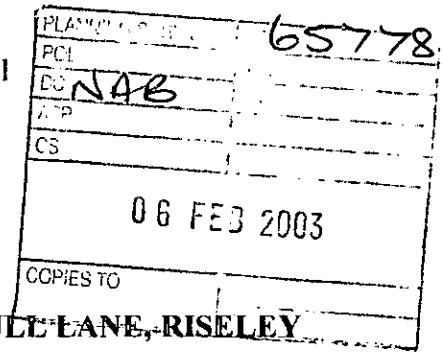
Yours sincerely

Julian Pacey
Pacey Land & Development

COPY
TO NATALIE BROWN
RE: F/2002/8014

Please file on appl file.

Highways Department
Wokingham District Council
Shute End
Wokingham
Berks



4 Caroline Court
Bath Road
Reading
Berks
RG1 6HW
05/02/03

Dear Sir/Madam

CORNER COTTAGE, BULL LANE, RISELEY

I write further to my letter of 23rd September last year, (copy enclosed). Please can you let me have a reply on this matter or alternatively tell me who I should be contacting about this.

Before the A33 Swallowfield bypass was built, (over 20 years ago now), Corner Cottage was an isolated country cottage. When the bypass was built, Berkshire County Council considered several options to visually screen the cottage from the bypass and to provide sound protection. They considered piling up earth banks or erecting a closeboard wooden fence. In the end they chose to plant two approximately triangular areas of tree seedlings just to the North and South of Bull Lane and just to the West of the new road, between the road and the cottage.

The area to the North of Bull Lane is now mature and provides a fairly good visual screen. The area to the South of Bull Lane was largely destroyed by cattle not long after being planted. A Solicitor wrote to Berks CC on my behalf in March 1983 explaining this and some other problems. Berks CC replied, denying that there was any problem with the trees and consequently they never repaired the fence or replanted the tree seedlings. I couldn't afford to pursue this matter via Solicitors and so reluctantly let the matter drop.

I put a Planning Application in for this site before Christmas and this has been refused. Although not the main reason for refusal, the visibility/obtrusiveness of the proposed development and the noise from the road were mentioned. Part of the problem would appear to be the visibility of the cottage from the A33 and surrounding countryside. If the area of trees to the South of Bull Lane were now mature the property would not be so visible or so noisy. This may or may not have had an effect on the application but it would have made the view from the cottage more pleasant.

I realize that I can't turn the clock back 20+ years and I also realize that Wokingham District Council was not originally responsible for this area, but I would ask if the area in question could be re-fenced and re-planted. The land was after all obtained by Berks CC for planting with trees and I would not like to see this area become absorbed as part of the neighbouring farmland. Thank you for your assistance.

Yours sincerely

Ian Edwards (Tel: 0118 9584559, E-mail: ICEdwards@aol.com)
cc. Natalie Brown, (Planning), Harold Sanders, (Landscape and Trees)

4 Caroline Court
Bath Road
Reading
Berks
RG1 6HW
23/09/02

Highways Department
Wokingham District Council
Shute End
Wokingham

Dear Sir/Madam

CORNER COTTAGE, BULL LANE, RISELEY, RG7 1TA

Further to my letter of 22/08/02, (copy enclosed), I now find that I have another matter to ask for your assistance with. I initially directed my enquiries to Reading Borough Council in the belief that they had taken over from Berkshire County Council in this regard. They advised that the matter was under the control of Wokingham, hence this letter. If I have addressed my enquiries to the wrong department please advise me which department I should direct them to.

The situation is this:

> When the A33 Swallowfield by pass was built, Berkshire County Council acquired areas of land to the West of the A33 and to the North and South of Bull Lane in Riseley. These were fenced and planted with tree seedlings.
>
> The trees in the area to the North of Bull Lane are now fairly mature. The fence dividing this area from the adjoining farmland has fallen into disrepair however.
>
> The fence around the area to the South of Bull Lane was destroyed many years ago and cattle destroyed most of the tree seedlings.

Please would you reinstate the fences around both areas and if possible, replant the Southern area. There are a few young trees in the Southern area but I believe proper management and/or protection could enhance their chances of survival, promote their growth and deter attack by rabbit, moles and deer as occurs as present. The Southern area has not been identified as woodland on the latest Ordnance Survey map that I own and I am concerned that, over time, this area may revert to use as farmland, when it was purchased by the Council and planted as woodland.

I note that the banks and hedges in Bull Lane have been cut since my earlier letter to you. Thank you for this. The other matters are still outstanding however and I eagerly await your reply to my earlier letter.

Yours sincerely

Ian Edwards (Tel: 01189 584559, E-mail: ICEdwards@aol.com). Encs: Letter of 22/08/02

Corner Cottage, Bull Lane F/2002/8014

Re, Refusal ~~[illegible]~~ appn ~~[illegible]~~

Mr Kalik called: 2.30 - 2.50pm 31/1/03. v. rude & not willing to listen & didn't seem to understand why appn refused.

- Said he had left a msg & I hadn't returned call as no phone No left.
  he said I'm sure phone No is somewhere in office. I said msg just said Mr Kalik called - & how was I to know from Andrews Kalik Associates?

- He wanted to know why appn refused (I didn't have file in front of me)
  - I said impact upon rural character area, bulk, mass etc (> than existing) (*)
  & as 1dw → 2 dw & no justification of 2nd dwelling
  & ∴ contrary to policy & basically said I was 'unprofessional' in refusing appn.

- He didn't believe that this the case & keep saying that impacting upon what as nothing surrounding to impact upon - I reiterated impact to rural character area & would be more prominent & can be viewed over long views ∴ would have greater impact compared to existing ∴ detrimental to rural character → he didn't agree
  + contrary to policies

- He said policies are there to help people & not for appns to be refused?!
  (o) interpretation of policy. I said even if appn 'in middle nowhere' if greater impact than existing & considered contrary to policies (which state that dev. should be appropriate re/ scale, bulk, mass - it would be refused)

- He also queried 50% ↑. I said this a 'tool' & is 50% over original or as was in 1948. If existing (as in this case) has already been extended then we would look at reconsolidation of existing floor area/volume but that bulk, mass etc would be a factor → not just about pure increase in floor area/volume & if the development is within these guidelines

(*) He implied ~~[illegible]~~ used to be 2 dwellings, since knocked into 1 & tried to imply that Angi had suggested putting back to two units again? Nothing of this in her pre-apps & he said well do you write everything down? & nothing to suggest on history card that once 2 units on the ~~[illegible]~~ site.

He also allegedly phoned me at some point during appᵉ & was told I on leave. — (I never had any msgs during appᵉ to call him → he never said he had left me any messages) — then the next thing - he gets refusal through.

- he aggrieved that apᵖᵉ refused & he not consulted & had chance to amend or W/D - feels apᵖᵉ prior refused to meet 8 week targets.
- I pointed out that if major alterations/changes were req'd to make acceptable in terms of planning (ie in this case reducing Nᵒ units from 2 to 1 & scaling down significantly) then we wouldn't negotiate as what req'd to make acceptable substantially different from scheme submitted.
  - he said we prior refusing to get 8 week targets - I said this not the case & re-iterated that apᵖᵉ was unacceptable in terms of impact, contrary to policy & what req'd to make acceptable major change

- suggested if he had concerns the way apᵖᵉ dealt with & our procedures he should contact Trevor Watson, DC Manager. He allegedly done so in past & seemed reluctant to do so again.
  (He also went on about our 'silly weeks - where no-one could contact us' etc - think he meant report week).

- Suggested he either submits a revised apᵖᵉ or takes to appeal - he said he taking to appeal & said 'thank you for being unhelpful'!

NAB 31/1/03.

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 22 November 2002

Application Number: F/2002/8014

Proposal: Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.

Parish: SWALLOWFIELD PARISH

Site Address:
Corner Cottage, Bull Lane, Riseley, Reading.

Applicant:
Mr I Edwards C/O Andrews Kalik Associates.

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).

Site visit carried out: ☐ **No** ☑ **Yes - Date & Time:** 1530 28/12

Request revised plan showing visibility achievable to the ~~east~~ west from a 2-metre setback.

Also the turning area must be increased with at least 6 metres behind the spaces and the driveway a minimum of 4 metres wide.

Signed: _____ **Print name:** AR 22/12/02

SWALLOWFIELD PARISH COUNCIL
PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

12 DEC 2002

11th December 2002
FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/8014
Location: Corner Cottage, Bull Lane, Riseley, Swallowfield Parish
Proposal: Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.
Case Officer: Natalie Brown

The Parish Council considers that the proposed structure is an interesting design, and considerably superior to the majority of new dwellings erected in the Parish over the last ten years.

However the Parish Council is concerned that this relatively large pair of dwellings is substantially larger than the single dwelling it replaces. The countryside to the immediate north, west and south of this site is very open, and consequently a much larger structure such as this proposal will be visually dominant in the immediate area.

The risk of such visual domination could be ameliorated by substantial planting around the perimeter of the curtilage of the proposed dwellings.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

11.Dec. 2002 17:21 SWALLOWFIELD PARISH COUNCIL No.1666 P. 1/3
SWALLOWFIELD P C

SWALLOWFIELD PARISH COUNCIL
PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

16 DEC 2002

11th December 2002
FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/8014
Location: Corner Cottage, Bull Lane, Riseley, Swallowfield Parish
Proposal: Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.
Case Officer: Natalie Brown

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However the Parish Council is concerned that this relatively large pair of dwellings is substantially larger than the single dwelling it replaces. The countryside to the immediate north, west and south of this site is very open, and consequently a much larger structure such as this proposal will be visually dominant in the immediate area.

The risk of such visual domination could be ameliorated by substantial planting around the perimeter of the curtilage of the proposed dwellings.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Our Ref. **15511**
Your Ref. Natalie Brown /F/2002/8014
Date. 06 December 2002

644140
NAB
13 DEC 2002

NATALIE BROWN
FAO ~~Heidi Lynch~~
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Corner Cottage
Riseley
Reading

I refer to your consultation received in this office on 22/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To:
Landscape and Trees

From: Natalie Brown

Date: 22 November 2002 26 NOV 2002

Application Number: F/2002/8014

Proposal: Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling..

Site Address:
Corner Cottage, Bull Lane, Riseley, Reading.

Applicant:
Mr I Edwards C/O Andrews Kalik Associates.

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

THE SITE IS IN AN AREA OF SPECIAL LANDSCAPE IMPORTANCE.

THE EXISTING COTTAGE IS MODEST IN SCALE AND MODIFIED / EXTENDED IN THE 1950's.

THE RURAL QUALITY OF THIS AREA MUST BE RESPECTED WITH ANY DEVELOPMENT ON THE SITE.

THE SITE IS CLEARLY VISIBLE FROM THE CUTTHORNFIELD BY-PASS AND THEREFORE THE BULK, SCALE, MASSING AND DESIGN SHOULD HAVE A MINIMAL VISUAL IMPACT ON THE IMMEDIATE AND LONG VIEWS. (REF. PLANNING GUIDANCE 15.)

I CONSIDER THE MASS OF THE PROPOSED TWO DWELLINGS WILL SIGNIFICANTLY LARGER THAN THAT OF THE EXISTING COTTAGE AND ITS IMPACT ON THE RURAL SETTING WILL BE UNACCEPTABLE.

THERE IS UNLIKELY TO BE ANY IMPACT ON THE EXISTING TREES.

Harold Sanders.
LANDSCAPE + TREES.
09.12.02.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Natalie Brown
Development Control

Your Ref: F/2002/8014

From: John Mullaney
Environmental Health

My Ref: 3847

Date: 5/12/02

PROPOSED ERECTION OF 2 DWELLINGS

CORNER COTTAGE, BULL LANE, RISELEY, READING

These proposals have been evaluated and I have the following comments:

The site is located close to the A33, this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

PLANNING SERVICES HPT 63849
PCE
DC NAB
APP
CS
02 DEC 2002
COPIES TO

Natalie Brown
Environmental Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Your ref: F/2002/8014
Our ref: SU76
Date: 28 Nov 2002

Dear Natalie

CORNER COTTAGE, BULL LANE, RISELEY- DEMOLITION & REDEVELOPMENT

Thank you for your letter of 22 November 2002 consulting English Nature on the above application. English Nature's advice is set out below:

English Nature advises that the development outlined in the application does not affect a Site of Special Scientific Interest.

However, given the location I advise that the authority checks for the presence of bats and badgers using readily available information.

If protected species are suspected or present on a proposed development site then the following information should be requested from the applicant, usually in the form of an ecological survey by an appropriately qualified consultant, prior to the planning application being determined.

1. What species are involved?
2. What is the population level at the site, or likely to be affected by the proposal?
3. What impact is the proposal likely to have upon the species present?
4. What can be done to mitigate this impact?
5. Is the impact necessary or acceptable?
6. Will a licence be required from English Nature or DEFRA?

Once English Nature has received a copy of this information we will be able to comment further. I trust my comments are helpful. Thank you for consulting English Nature.

Yours sincerely

REBECCA LLEWELLYN
Species Officer
rebecca.llewellyn@english-nature.org.uk

Readily available information
Berkshire & South Bucks Bat Group
01189 015201
Bucks Badger Group 01280 824612
Bucks Environmental Records Officer
01296 624519
BBOWT 01865 775476

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Natalie Brown

From: Andy Glencross
Sent: 29 November 2002 12:58
To: Natalie Brown
Subject: PA F/2002/8014 Corner Hse Bull Lane Riseley

Hi Natalie

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 of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Due to the well wooded nature of this area it is particularly important that the surevy is done prior to determination.

Cheers

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

+441529488520

WOODLAND TRUST

The Woodland Trust
Autumn Park
Dysart Road
Grantham
Lincolnshire
NG31 6LL

Telephone
01476 581111
Facsimile
01476 590808
Website
www.woodland-trust.org.uk

PLANNING 63707
PO: JAB
D:
I:
C:
27 NOV 2002
COPIES:

Fax Transmission

For the attention of: Natalie Wood

At: Wokingham District Council

Fax Number: 0118 974 6484

Re: Cornet Cottage, Bull Lane, Ridley

Number of pages: 1

From: Graham Bradley

Date: 27/11/2002

Message: Planning Consultation 8014

Please reply to:

Southgate Spinneys
South Rauceby
Nr SLEAFORD
Lincs
NG34 8QF

Telephone
01529 488520/fax
Mobile
078 31 524846
grahambradley@woodland-trust.org.uk

We have received a notification about a planning application possibly threatening ancient woodland – reference: F/2002/8014.

We note there is Semi Natural ancient woodland in two locations close to Bull Lane. However, the details forwarded are insufficient for us to be able to identify the location of the proposal site and would and we therefore request a site location plan is forwarded (by fax, if possible).

Graham Bradley
Planning Casework Officer – Woods Under threat

Founded in 1972 by Kenneth Watkins, OBE. Registered Charity No.294344. A non-profit making company limited by guarantee. Registered in England N°.1982873 The Woodland Trust logo is a trademark of the Woodland Trust.

WOKINGHAM UNITARY
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PLANNING SERVICES

Fax Cover Sheet

DATE: 2/12/03.

TO: Graham Bradley.

FROM: Natalie Broom **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01476 590808.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Application 8014 - Corner cottage, Bull Lane, Riseley

NOTES: Site plan as requested.

* * * COMMUNICATION RESULT REPORT (2.DEC.2002 18:32) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
367	MEMORY TX		901476590808	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/8014	Map No : 110
Case Officer : NAB	Site Area : 0·30
Valid Date : 18·11·02.	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.

Location : Corner Cottage, Bull Lane, Riseley, Reading.

Parish : SW Ward : SWA

Applicant : Mr I Edwards C/O Andrews Kalik Associates.

Fee Required: £440 Fee Received: £440 (1)

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			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape – Area of Special LS importance – River Valley Policies Area.

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

● D. Pastures – Demolition – Ancient woodland consultation.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water

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

Forestry Comm. / English Nature / Woodland Trust } Ancient Woodland Cons.

CPRE

OTHERS

.....

Rural Area / Countryside

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N Sufficient

.....

.....

Pre-app attached.

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

Tel: (0118) 974 6492

Date: 22 November 2002

My ref: F/2002/8014

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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/2002/8014
Corner Cottage, Bull Lane, Riseley, Reading.
Proposed erection of 2 dwellings with associated parking.
Demolition of existing dwelling.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/8014**
Corner Cottage, Bull Lane, Riseley, Reading.
Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Beatty

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

Received by Wokingham District Council

Application No: F/2002/8014

Proposal:
Proposed erection of 2 dwellings with associated parking. Demolition of existing dwelling.

Location:
Corner Cottage, Bull Lane, Riseley, 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/2002/8014 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. 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

22 November 2002

18.NOV.2002 8014

8014

18 NOV 2002

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/JDF/1685

15 November 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

CORNER COTTAGE BULL LANE RISELEY

Our Client, Mr Edwards, has asked us to prepare a scheme for the replacement of an existing dwelling with 2 new dwellings.

I therefore enclose

6 sets of our drawing nos 1685/01, 02, 03 and site plan
6 application forms duly completed
Certificate A
and a cheque for £440.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

S Kalik

cc Mr I Edwards

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

1509/ab

18.NOV.2002 8014

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

18 NOV 2002

For office use only
Application No.

1.	YOUR NAME	MR. I. EDWARDS
	ADDRESS	C/O ANDREWS KALIK ASSOCIAT.
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON RD. READING
	POST CODE	RG1 5BY Tel No. 0118 9669669
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	CORNER COTTAGE, BULL LANE, RISELEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.05 HA
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 2 NEW HOUSES WITH ASSOCIATED PARKING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:2500 Location Plan	✓	1:100 Floor Plan	✓
1:~~500~~ 200 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK TO LOCAL AUTHORITY APPROVAL

PLAIN TILES TO L.A. APPROVAL

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	1
	4	1
	5 or more	
	TOTAL	2
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 440

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF ANDREWS KALIK ASSOC. DATE 15.11.2002

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

18.NOV.2002 8C

Application No.

18 NOV 2002

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . ANDREWS KALK ASSOCIATES . . .

Date . . . 15.11.2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS Bull Lane PARISH Swallowfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 20595	Mr. I Edwards	Alts - Adds, Septic Tank	5-5-83	App N/A
19434	"	S/St. Gt, Roof Conv.	30 6 83	N/A Ch
F/2002/8014	Mr. I. EDWARDS	Erect 2 dwellings & parking		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Repairs / internal improvements - Mr Edwards - 05/05/00

DRAINAGE

091074

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

PJT/CB/ LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr I Edwards
1 Norton Road
Riseley
Berks

WOKINGHAM DISTRICT COUNCIL
CIVIC OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1PR

Application No. 19474 (F)

Proposal Increase roof height to provide 2 additional bedrooms; also single storey rear extension to create kitchen at Corner Cottage, Mill Lane, Riseley, Shallowfield

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are set out thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON: This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971.

2. All the materials to be used in the elevations of the proposed development shall match those of the existing building to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application.

   REASON: To ensure that the materials are in keeping with those existing. (6)

   INFORMATIVES:-

   The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly. (659) /...

17 JUN 1983

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.