APPLICATION NO:
F/2000/0582

LOCATION:
Upper Mosses Foxhill, Farley Hill Reading.

APPLICANT:
Mr & Mrs Chawner-Davis C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Chawner-Davis
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AB

Application Number: F/2000/0582

Parish: **SWALLOWFIELD**

Location: **Upper Mosses, Foxhill, Farley Hill, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

Condition
2. All new external work 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: 20 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. 6 September, 2000
My ref. BC/DC/F/2000/0582
Your ref.

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

Mr & Mrs Chauner-Davis
C/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
CROWTHORNE
Berkshire
RG45 7AD

Dear Sirs

PLANNING PERMISSION F/2000/0582
SITE: UPPER MOSSES, FOXHILL, FARLEY HILL, READING

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 F/2000/0582 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

ELAINE CONNOR
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0582	EC
BUILDING CONTROL NUMBER.	Rf 2000/1075 Howard	
~~APPLICANT~~/AGENT	4th Dimension	
ADDRESS OF SITE	Upper Mosses ~~Church Road~~ Foxhill, Farley Hill SUTTON COLDFIELD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5096/03A	5096/03
FLOOR PLANS	- c	- c

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	19/00	

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	

Tel: (0118) 974 6451

Date: 6.4.00

My ref: F/2000/0582

CONFIDENTIAL

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/2000/0582
Upper Mosses , Foxhill, Farley Hill, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/4/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0582**
Upper Mosses , Foxhill, Farley Hill, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Ref RTH/ 5096

22 August 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

PLANNING SERVICES	HPT 33552
POL	TLS
DC EC	ENF
APP	
CS	
25 AUG 2000	
COPIES TO:	ACK:
	FILE:

Reply rcvd

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: APP No F/2000/0582 – EXTENSION: 'Upper Mosses', Church Road, Farley Hill

Further to our recent planning approval for the above project, our client now wishes to revise to scheme by enlarging the window on the rear elevation as indicated on enclosed drawing 5096/ 03A.

We formally request this alteration is treated as a minor amendment to the original approval and look forward to hearing from you in the near future.

Yours faithfully,

Richard Hart.
4th Dimension Architectural Design

C:C Mr & Mrs Chauner- Davis

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 26 September, 2000

My ref: EC/F/2000/0582

Your ref:

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

Mr R Hart
4th Dimension
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Mr Hart

RE: SINGLE STOREY SIDE EXTENSION AT 'UPPER MOSSES,' CHURCH ROAD, FARLEY HILL
APP NO. F/2000/0582

I refer to your letter of 25th August 2000 and apologise for the delay in replying.

I write to inform you that the proposal to enlarge the window on the rear elevation of the approved single storey side extension can be treated as a minor amendment to planning approval F/2000/0582.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Received by Wokingham District Council

Application No: F/2000/0582

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Upper Mosses , Foxhill, Farley Hill, 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 13/03/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0582

Applicant : Mr & Mrs Chawner-Davis C/O 4th Dimension Architectural Design.

Location : Upper Mosses, Foxhill, Farley Hill, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1·3 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 1·3·2000

Date Registered : 09/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 05/04/2000

Consultation Responses :

TREES/LANDS. - No comment.

HIGHWAYS - No objection, no conditions recommended.

Planning Issues :

* IMPACT UPON CHARACTER OF AREA
  - Area of Special char.
  - Area of Special L'scape Imp.

* IMPACT UPON NEIGHB. PROP.

Application Number: F/2000/0582
PROP: S. ST. REAR EXTENSION.
Appraisal :

IMPACT UPON CHARACTER OF AREA :

The existing property on site is a 2 storey detached property. The proposal to extend the property will result in a single storey side extension to form a 'family room'. The proposed extension will provide additional floor area of approx. 30m².
The area in which this property is located is designated by the local dev. plan as both are of Special Landscape Importance & Special Character.
It is considered that given the scale of the proposed extension & its siting along the southern elevation of the property, the development is considered appropriate & will not have an adverse negative impact upon the character of the area.

IMPACT UPON NEIGHB. PROPS :

'Hilltop' is the closest neighb. property to the side of the proposed extension. This property is a bungalow with an integral garage closest to the boundary with 'Upper Mosses'
It is not considered that the proposed extension will have an adverse negative impact upon this neighb. property, given the distance from the prop. extension.

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

Application Number F/2000/0582
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Upper Mosses Foxhill Farley Hill Reading.

APPLICATION NUMBER: F/2000/0582

OFFICER: Elaine Connor

DATE OF SITE VISIT: 1·3·2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
established residential & area in Farley Hill

3. DESCRIPTION OF SITE/BUILDING
2st · detached dwellig, set back from main road
1·8m boundary fence

4. RELATIONSHIP TO ADJOINING PROPERTIES
1·8m fence along side bound. w. neighb. prop.
neigh prop - bungalow w. garage closest to b. with Upper Mosses.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT AS ABVE

OTHERS —

ADDRESS 1 Upper Mosses PARISH Swallowfield

PLOT No. Farley Hill ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
403/71	Mr. Beauchamp Cooksey	Double Garage	13/5/71	App c/A
98/67489/F	Camilla Chawner-Davis	Re-roofing of Dwelling	9/6/98	c/
FP98/7719	"	Reconstruct. of roof	7/7/98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Enquiry - Conver. of 2 dwellings into 1 - 6.1.98

DRAINAGE P.P. Enq. - Alts of roof - Ms. C. Chawner-Davis - 26.2.98

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 18 February 2000

Application Number: F/2000/0582

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
Upper Mosses , Foxhill, Farley Hill, Reading.

Applicant:
Mr & Mrs Chawner-Davis C/O 4th Dimension Architectural Design.

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).

Signed: N.S. Trotter **Print name:** N TROTTER

2-3-00

To:
Neil Etherington
Senior Arboricultural Officer

22 FEB 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

From: Elaine Connor

Date: 18 February 2000

Application Number: F/2000/0582

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
Upper Mosses , Foxhill, Farley Hill, Reading. Swallowfield

Applicant:
Mr & Mrs Chawner-Davis C/O 4th Dimension Architectural Design.

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

NO TPO

TO: DEVELOPMENT CONTROL

Laurie Connor

FROM: Environmental Design

DATE: 13th March 2000

Location: Upper Mosses, Foxhill, Church Road, Farley Hill Reading.

Proposal: Proposed single storey rear extension to dwelling.

Application Number: F/2000/0582

In response to your consultation dated 18 February 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 FEB 2000	Map No. 104 Site 0.11
Officer: EC / Application No. F/2000/0575 0582	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

09.FEB.2000* 0582

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: UPPER MOSSES FOXHILL, FARLEY HILL ~~CHURCH ROAD~~

Parish: SWALLOWFIELD Ward: Swallowfield 18.2.2000

Applicant: MR/MRS CHANNER/DAVIS

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

(3)

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 : 18.2.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape (Area of Special Landscape Importance)	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: (Area of Traditional local Character & Rural Area)

.....

.....

.....No. pre-apps.....

NEIGHBOURS:

.....S/r + Hilltop, Foxhill, House Farley Hill, Reading. ✓

.....Fairlands, Foxhill, " "

.....

.....

.....

.....

.....

.....

.....

09.FEB.2000* 0582

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5096

7 February, 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSION: 'Upper Mosses', Church Road, Farley Hill

Please find enclosed six copies of our drawings 5096/ 01 & 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

ADDRESS 1 Upper Moosies PARISH Swallowfield

PLOT No. Farley Hill ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
403/71	Mr Beauchamp Cockey	Double Garage	13/5/71	App c/
98/67489/X	Camilla Chawner-Davis	Re-roofing of Dwelling	9/6/98	c/
FP98/7719	"	Reconstruc. of roof	7/7/98	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Enquiry - Conver. of 2 dwellings into 1 - 6.1.98

DRAINAGE P.P. Enq. - Alts of roof - Ms. C. Chawner-Davis - 26.2.98

1305 **ENVIRONMENTAL SERVICES** 09.FEB.2000* 0582

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 ADDRESS POST CODE	MR + MRS CHARNER-DAVIS 'UPPER MOSSES' CHURCH ROAD FARLEY HILL BERKS TEL NO
2	AGENT'S NAME ADDRESS POST CODE	ALK DENNISON ARCHITECTURAL DESIGN 95 HIGH ST. CROWTHORNE BERKS RG45 7AB TEL NO 01344 761727
3	SITE LOCATION 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	'UPPER MOSSES' CHURCH ROAD FARLEY HILL BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	S/S REAR EXTENSION
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.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	BRICK + SLATE TO MATCH EXIS
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

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 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		
	(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.

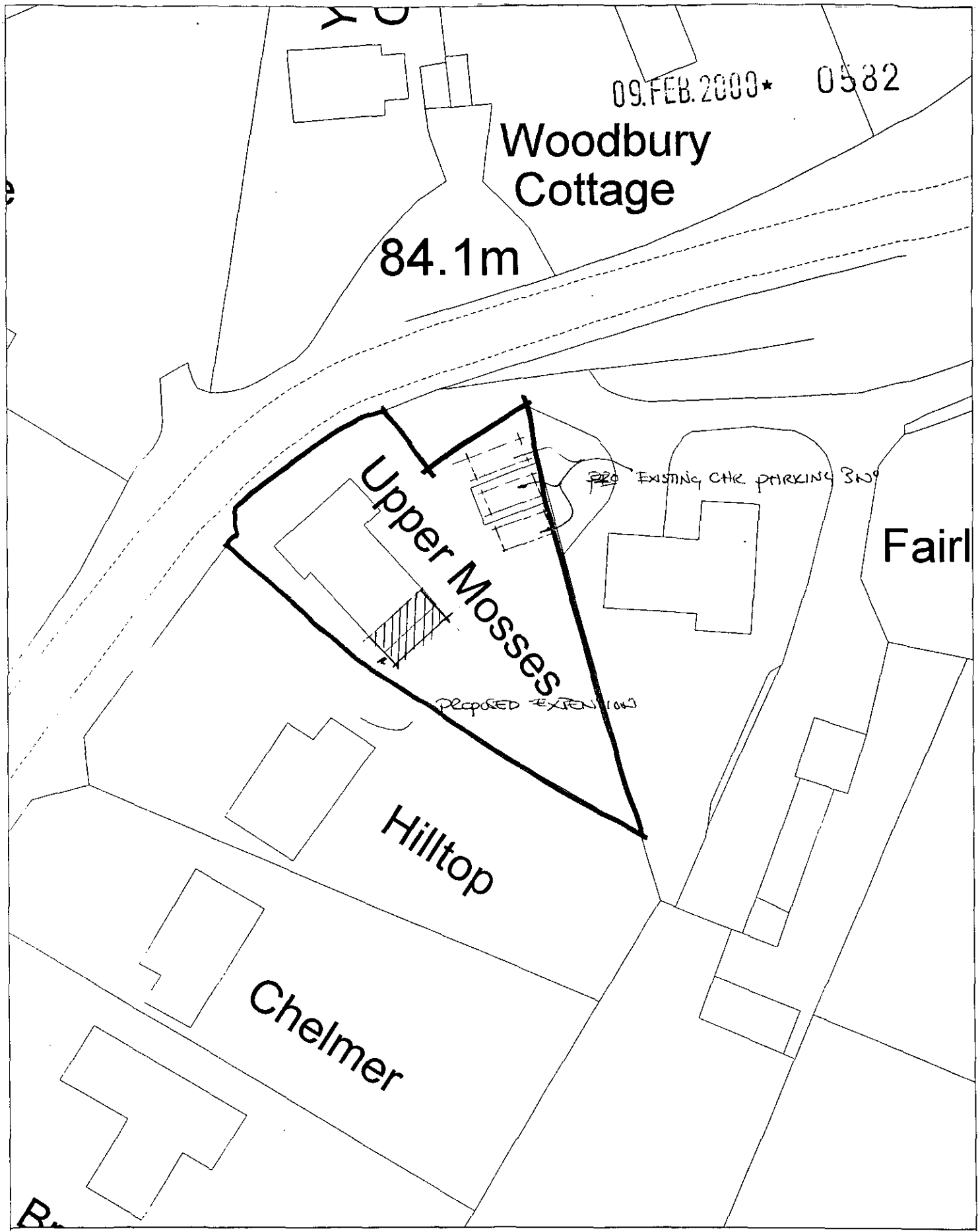
Owner's (a) name	Address at which notice was served	Date on which notice was served

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

SIGNED 4th DIMENSION ARCHITECTURAL DESIGN. ON BEHALF OF MR+MRS CHAUNER-DAVIS

DATE 7/2/2000

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



Site Plan, Scale: 1 to 500

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Date: 4 February 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 4 February 2000

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