APPLICATION NO:
F/2001/5588

LOCATION:
21 Foxborough, Swallowfield Reading.

APPLICANT:
Mr & Mrs Taylor C/O Aitchison Rafferty

PROPOSAL:
Proposed erection of single storey front and *rear* extension to dwelling plus first floor extension above garage with front dormer windows.

EARLIEST DATE FOR DECISION: **02/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/02/2002

CASE OFFICER: **Helen Pollock**

06

701

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Taylor
C/O Aitchison Rafferty
Kemp House
Station Road
Theale
Berkshire
RG7 5JH

Application Number: F/2001/5588

Parish: **SWALLOWFIELD**

Location: **21, Foxborough, Swallowfield, Reading.**

Proposal: **Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.**

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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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 Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5588	HP
BUILDING CONTROL NUMBER	FI 2002/2986 South	
~~APPLICANT~~/AGENT	Hutchison Rafferty	
ADDRESS OF SITE	21. Foxborough SCALLONFIELD	
DESCRIPTION OF PROPOSED WORK	S/S front + rear ext + first floor ext above garage with front dormer windows	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	H269/06	H269/06
ELEVATIONS	— "	— "
FLOOR PLANS	H269/05B	H269/05A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/2/02	

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	

Applicationo	Name & Address
F/2001/5588	N Weston 19 Foxborough SWALLOWFIELD RG7 1RW
Application Approved	Letters sent 01.03.02

WOKINGHAM UNITARY
Aiming for Excellence

AITCHISON RAFFETY
SURVEYORS & VALUERS

KEMP HOUSE
STATION ROAD
THEALE
READING
RG7 5JH
TEL 0118 930 5603
FAX 0118 930 5613
www.argroup.co.uk

64820

PLANNING SERVICES	RPT
POL	TCS
DC	ENF
APP	
CS	

10 JAN 2003

COPIES TO | FOR

Urgent
Wokingham Unitary Authority
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Attention of: Ms. Karen Lithgow

By post & fax: 0118 974 6484 (page 1 of 4)

Our ref: H269/BRC/CCJ

9th January 2003

Dear Ms. Lithgow

Application No: **F/2001/5588**
Site Address: **21 Foxborough, Swallowfield, Reading**
Proposal: **Proposed Erection of Single Storey Front & Rear Extension to Dwelling plus First Floor Extension above Garage with Front Dormer Windows**

On 5th November 2002 I wrote and faxed to Ms. Pollock relating to the above application, with an inquiry relating to the proposed dormer. I contacted the Planning Department shortly before Christmas, but was informed that Ms. Pollock had left and that the letter had been allocated to yourself, but unfortunately you were on leave.

I now attach a further copy of this letter, and I would be most grateful if you could review the letter and respond at your earliest convenience, as our clients are keen to progress with the works.

Thanking you for your assistance.

Yours sincerely,

BRUCE COPPARD, MRICS
FOR AITCHISON RAFFETY

Enc.

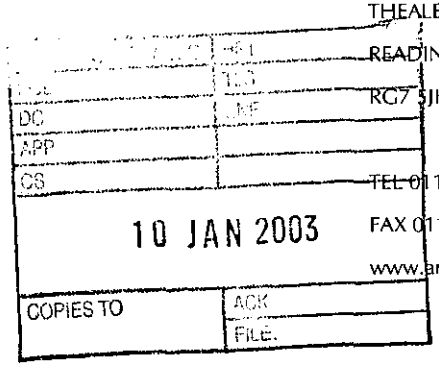
cc. Mr. A. Thomas, Aitchison Raffety
Mr. & Mrs. Taylor, 21 Foxborough

AITCHISON RAFFETY
SURVEYORS & VALUERS

KEMP HOUSE
STATION ROAD
THEALE
READING
RG7 5JH

TEL 0118 930 5603
FAX 0118 930 5613
www.argroup.co.uk

COPY



Wokingham Unitary Authority
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Attention of: Ms. Helen Pollack

By post & fax: 0118 974 6484 **Page 1 of 3**

Our ref: H269/BRC/CCJ

5th November 2002

Dear Sir/Madam

Application No: **F/2001/5588**
Site Address: **21 Foxborough, Swallowfield, Reading**
Proposal: **Proposed Erection of Single-Storey Front & Rear Extension to Dwelling plus First Floor Extension above Garage with Front Dormer Windows**

We write with reference to the above application/approval. As yet works have not commenced, but it is our client's intention to carry out these works early next year.

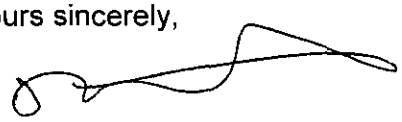
In the meantime we would be most grateful for your assistance and comments on the following points:-

1. We understand that for aesthetic purposes you required two small dormers on the front roof over the garage as has been shown in our design and for which approval was granted. However, the client is wondering whether you would consider a larger single dormer being constructed, but designed so as to appear as two smaller dormers closely positioned. I attach an A4 sketch drawing for a similar project, and our clients would be most grateful to know your thoughts as to whether this might be considered acceptable. If so, would you please advise as to whether this can be considered as an amendment to the application, or whether a new application needs to be submitted.
2. Our clients would also like to insert a door and window at the right hand side of the garage. We assume that this would not require Planning Permission, but perhaps you would be so kind as to confirm whether or not this is the case.

3. Please also note that our clients propose to omit two of the Velux roof windows on the rear roof slope, that were shown on the original planning application drawings.

Thanking you for your assistance.

Yours sincerely,



BRUCE COPPARD, MRICS
FOR AITCHISON RAFFETY

cc. Mr. & Mrs. Taylor, 21 Foxborough
Mr. A. Thomas, Aitchison Raffety


10 JAN 2003
STO
ACK
FILE
exist'g single lap interlocking concrete tiles.
re-use exist'g tiles & mix with new
matching bricks to match exist'g

Post app changes Reply Req'd

AITCHISON RAFFETY

SURVEYORS & VALUERS

SERVICES | RPT 65990 | TLS | ENF

11 FEB 2003

COPIES TO | ACK: | FILE:

KEMP HOUSE
STATION ROAD
THEALE
READING
RG7 5JH

TEL 0118 930 5603
FAX 0118 930 5613
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re allocate to OPG Please.

URGENT
Wokingham Unitary Authority
Planning Department
Environmental Services Department
PO Box 157
Shute End
Workingham
RG40 1WR

***Attention of:* Mr. Ian Jordan**

Mrs. Taylor
0118
9885404

Our ref: H269/BRC/CCJ

7th February 2003

Dear Mr. Jordan

Application No: **F/2001/5588**
Property: **21 Foxborough, Swallowfield, Reading, RG7 1RW**
Proposal: **Proposed Erection of Single Storey Front & Rear Extension to Dwelling plus First Floor Extension above Garage with Front Dormer**

I understand that our client, Mrs. Taylor, has recently been in contact with you relating to the above. 162926

As you may recall, we originally wrote on 5th November to Ms. Pollock with a preliminary inquiry relating to changing the dormer design on the above application. I contacted the Planning Department shortly before Christmas, but was informed that Ms. Pollock had left and that the letter had been allocated to Ms. Lithgow. I was subsequently contacted by Mrs. Taylor on Monday 27th January, who had been in contact with your department and had been advised that Ms. Lithgow would now be on holiday for four weeks, even though no response had still been received to our letters (a copy having been issued once again direct to Ms. Lithgow on 9th January).

We have now amended the drawings and I therefore attach 2 no. copies each of drawings H269/03, H269/05, and H269/06. I understand that you have agreed with Mrs. Taylor that these revisions can be considered as an amendment to the application.

Please do not hesitate to contact me if you require any further information.

Thanking you for your assistance.

Yours sincerely,

Discussed with Trev' who agreed that this could be treated as a minor amendment to an existing Consent - Changes Make to deleting 2 Seperate dormers & Joining them together - thus the effect of creating more internal room but no additional external volume.

BRUCE COPPARD, MRICS
Enc.
cc. Mr. & Mrs. Taylor, 21 Foxborough

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 10 March 2003
My ref: F/2001/5588
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. Bruce Coppard
Aitchison Raffety – Surveyors & Valuers
Kemp House
Station Road
Theale
Reading
Berkshire RG7 5JH

Dear Mr. Coppard,

F/2001/5888
AMENDMENTS TO PLANNING CONSENT FOR THE ERECTION OF A SINGLE STOREY FRONT & REAR EXTENSION PLUS FIRST FLOOR EXTENSION ABOVE GARAGE WITH FRONT DORMER AT 21 FOXBOROUGH, SWALLOWFIELD.

I refer you to your letter dated 7 February 2003 regarding the above-mentioned subject.

I can inform you that the change to the dormer windows (as shown on the plans submitted to this authority on 11 February 2003) can be treated as a minor amendment. Accordingly, planning permission will not be required.

I trust the above is of use. Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on his direct line.

Yours sincerely

Mrs. B. Polnik
Senior Planning Officer

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

PJM/HI

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Swallowfield Parish Council
c/o The Clerk

2 School Road,
Riseley, Reading. RG7 1XD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 20357 (0)

Proposal Mixed housing development up to maximum of 25 units - Old Recreation Ground, Troves Lane, Swallowfield.

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 specified thereunder.

1. Full details of the siting, design and external appearance of all the buildings, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON The application is in outline only and not accompanied by detailed plans. (2)

2. Application for the approval of all the reserved matters shall be made to the District Planning Authority within 3 years of the date of this permission. (3)

3. The development hereby permitted shall be begun on or before whichever is the later of the following dates:

   (a) the expiration of 5 years from the date of this permission.
   (b) the expiration of 2 years from the final approval by the District Planning Authority of the reserved matters, or in the case of approval on different dates from the final approval of the last such matter to be approved.

   REASONS FOR 2 & 3 These conditions are deemed to be attached by virtue of Section 42(2) (a & b) of the Town and Country Planning Act, 1971. (4)

Date 16 OCT 1985

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.

4. A detailed schedule and also samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON: To ensure the use of appropriate materials and the submission of adequate details in this respect. (10)

5. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted as part of the details of the proposed development as required by Condition No. 1 above. (198)

The scheme shall show full details of all the existing and proposed planting and site levels; means of enclosure and ground surface treatment. (201)

The approved scheme shall be carried out in full during the next planting season following the substantial completion of the development and all the planting shall thereafter be maintained or replaced as necessary until well established to the satisfacton of the District Planning Authority. (203)

REASON: In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting (206)

6. Notwithstanding the provisions of the Town and Country Planning General Development Orders, 1977-81, no wall, fence, gate, hedge or any means of enclosure shall be erected or planted beyond the forwardmost part of any wall of any dwelling hereby approved which fronts on a highway, unless permission has been granted by the District Planning Authority on an application made for the purpose.

REASON: In the interests of visual amenity. (230)

7. Full details of all the fencing, screen walls or any means of enclosure to be erected or planted on the site shall be submitted to and approved in writing by the District Planning Authority prior to the erection or planting thereof and this condition shall apply notwithstanding any indications as to these matters given in the application. (235)

The details shall include the siting, design, materials and the appearance of the means of enclosure, as appropriate, together with the proposed heights above ground level. (236)

All the proposed screen walls, fence and other means of enclosure approved by the District Planning Authority shall be erected concurrently with the development of the site. (249)

.....
District Secretary

Statement of applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

REASON In the interests of visual amenity and because insufficient details of the screening have been submitted. (251)

8. Notwithstanding Condition7 brick screen walls and close boarded fences between 1.8 m. and 2 metres in height shall concurrently with the development of the site be erected around any rear garden area which is directly exposed to view from a public open space, road, footpath or footway. (237)

No screen wall or screen fence shall be moved from its approved position, particularly along any flank frontage of a corner plot, without the prior written permission of the District Planning Authority on a formal application made for the purpose. (239)

All the proposed screen walls, fences and other means of enclosure approved by the District Planning Authority shall be erected concurrently with the development of the site. (240)

REASON In the interests of visual amenity and because insufficient details of the screening have been submitted. (251)

9. Should the road layout of the development be based on the principles arising from Design Bulletin 32 all the access ways shall be surfaced with red coloured dense bitumen macadam to comply with BS 4987 before any dwelling served by the respective access way is occupied.

REASON In the interests of amenity and road safety. (123)

10. Before the foundations of any of the proposed buildings are laid, all the roads shown on the approved layout which lead to or adjoin those buildings shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout which lead to or adjoin those buildings shall be satisfactorily completed before any building is occupied.

REASON To ensure a satisfactory access for the occupiers of the new buildings and to help with the accurate setting out of the foundations. (120)

11. No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.

REASON In the interests of amenity and to prevent undue disturbance to existing residential properties. (125)

.....
District Secretary

Application 20367 continued

12. The siting of any site compound, temporary building, storage area and other such activity required for construction work on the site shall be carried out under a scheme to be submitted to and approved in writing by the District Planning Authority before the development of the site commences.

REASON In the interests of amenity and road safety. (127)

13. No development of the site other than the construction of the approved access shall be undertaken until such time as an access into the site from Trowes Lane has been provided to the satisfaction of the District Planning Authority. The developer shall thereafter ensure that all traffic having business within the site during the construction period is able to park off Trowes Lane and that Trowes Lane and its verges and sight lines are not used for unloading or storage of materials, or for parking.

REASON In the interests of traffic flow and road safety. (128)

14. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

REASON In the interests of visual amenity. (130)

15. This permission is in respect of the application as amended by the revised drawing dated December 1983 and numbered ~~[illegible]~~. 2821/001 corrected 20/11/85 A.T. ORIGINAL RETURNED CORRECTED

REASON For the sake of clarity and to ensure a more satisfactory development of the site. (148)

16. The existing hedges and trees along the site boundaries shall be retained and thickened by additional hedge planting as necessary to achieve substantial screening to the satisfaction of the District Planning Authority. If the hedges or any parts thereof are removed or damaged they shall, within six months, be replanted and thereafter maintained as necessary until restored to the satisfaction of the District Planning Authority.

REASON In the interests of visual amenity. (211)

17. Amenity open space and a children's play area shall be provided to the District Planning Authority's approved standards and the detailed site layout shall provide for these accordingly. The open space and play area shall be laid out, landscaped and planted as part of and concurrently with the development and landscaping of the whole site to the satisfaction of the District Planning Authority. These areas shall thereafter be used solely for the purposes of amenity open space and children's recreation respectively.

REASON In the interests of amenity. (215)

District Secretary

Application 20367 continued

Approval shall be obtained for piping/culverting of the ditch beneath the access from Berkshire County Council and from the Thames Water Authority (Thames Conservancy Division). (686)

No public surface water sewer available. (703)

Surface water shall discharge to the existing surface water drainage system. (704)

Soakaways shall not be permitted. (707)

Land drainage is to be provided, prior to the commencement of building operations, to the approval of the Engineer. (711)

Gravity drainage of the site is subject to levels permitting. (712)

The Thames Water Authority advise that if oil storage tanks are proposed, then these should be sited on an impervious base and surrounded by a bund wall. The bunded area should be capable of containing 110% of the volume of the tanks, and all fill and draw pipes should be enclosed within its curtilage.

.....
District Secretary

18. The detailed layout shall comply with the District Planning Authority's standards in respect of sight lines, road widths, turning areas, loading/unloading areas, junction design and parking. This condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON: In the interests of traffic movement and road safety. (562)

19. The access to Trowes Lane shall have a minimum width of 5.5 metres and kerb radii of 10.5 metres.

REASON: In the interests of road safety. (576)

20. Visibility splays of 2.4 metres by 90 metres shall be provided at the centre line of the new access to Trowes Lane at the commencement of development. The visibility splays shall be kept clear of all obstructions to visibility above a height of 0.6 metres.

REASON: In the interests of road safety. (592)

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. (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Councils Engineer and approved by the District Council before commencement of the development. (671)

The developer will be requested to enter into an Agreement under Section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners. (672)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development. (673)

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936. (685)

.....
District Secretary

APPROVAL OF
RESERVED MATTERS

P
AJT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: ROCKFORT HOMES
C/O ANDREWS KALIK ASSOCIATES
4 ALEXANDRA ROAD
READING, BERKSHIRE
RG1 5PD

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 29447 (RM)

Proposal:
RESIDENTIAL DEVELOPMENT FOR 20 DWELLINGS

TROWES LANE SWALLOWFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Approval of Reserved Matters (Outline permission 28728) in respect of the above development 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 specified thereunder.

01 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. 20367 dated 16/10/85 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.(8)

01 REASON The conditions of the outline planning permission remain in force.(6R)

02 No tree or shrub on the site shall be felled, destroyed, damaged or disturbed in any way and no part thereof shall be removed without the prior approval in writing of the District Planning Authority (except for those shown to be felled or lopped on the layout hereby approved). Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree or shrub as the case may be, of similar species. If within a period of 5 years any replacement tree or shrub is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(19)

02 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(19R)

03 Before the development hereby permitted commences, the existing trees

continued/-

and shrubs which are required to be retained on the site shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25 mm or more shall remain unsevered and undisturbed.(192)

03 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

04 The trees and shrubs on adjoining land which encroach on, over or under the application site shall be protected from the development hereby approved by the erection of fencing to coincide with the spread of the branches which hang over the application site to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the application site. (193)

04 REASON To ensure that the trees and shrubs are not damaged during building operations.(192R)

05 This permission is in respect of the application as amended by the revised drawing dated November 1987 and numbered 437/10A. (2868)

05 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

06 None of the dwellings shall be occupied until works for sewage disposal/ drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.(114)

06 REASON In the interests of amenity.(90R)

INFORMATIVES:-
The applicant is advised that a section III legal agreement may be required and is requested to contact the Council's Engineer accordingly.(2869)

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.(609)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

continued/-

The developer will be requested to enter into an Agreement under section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners.(672)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.(673)

Date.....04 JAN 1988

.....
District Secretary

N.B. A statement of the applicant's rights is attached

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.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a

continued/-

Application 29447 continued

means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5588

Applicant : Mr & Mrs Taylor C/O Aitchison Rafferty.

Location : 21, Foxborough, Swallowfield, Reading.
Proposal : Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/12/2001

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 21/02/2002. 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 :

Swallowfield P. C: Concern over visual amenity + overdevelopment.

1x neighbour obj: loss of light + views, overlooking.

highways: C/A

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.
3) Impact upon highway safety.

Application Number: F/2001/5588

Appraisal:
The proposed development is for single storey front and rear extensions to extend the garage and create a reception room to the rear of the garage and to build above the existing garage to form a bedroom. The property is detached with an existing attached double garage.

The proposed front ground floor extension would extend the existing garage out by 1.8m in line with the existing WC and 4.7m back from the front building line of the property. The proposed rear extension would extend out by 2.1m beyond the rear building line and would incorporate 1.8m of the existing garage into the room. The proposed first floor extension would have a ridge height of 6.1m and the roof would have a long slope down to 2.3m high eaves. Two small pitched roof dormers are proposed in the front elevation that would fall 0.5m below the ridge. It is also proposed to insert six velux windows to the rear elevation, three to the ground floor and three to the first.

1) Impact upon neighbouring properties

The proposed extension is 7m from the boundary with the neighbouring property, and around 15m from the closest habitable section of the neighbouring property. The site is enclosed with a 1.8m wall and fence so the ground floor windows would represent no overlooking. The first floor velux windows that are proposed have a bottom sill 1.9m above the finished floor level and would have no overlooking impact. No windows are proposed in the side elevation. It is therefore considered that the proposal would have no significant impact on the neighbouring properties.

2) Impact upon the streetscene

The proposed extension would have no detrimental impact upon the street scene as it is set back from the front building line, the roof is set down from the main ridge and the roof slopes down to ground floor eaves height, and the materials would match existing.

3) Impact upon highway safety

There would be no increase in the number of bedrooms at the property and the rear section of the existing garage to be incorporated as a room would be replaced by the front extension, provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5588
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 21 Foxborough Swallowfield Reading.

APPLICATION NUMBER: F/2001/5588

OFFICER: Helen Pollock

DATE OF SITE VISIT: 15/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post to front.

2. DESCRIPTION OF SURROUNDINGS

Residential enclave in rural area.
relatively
~ New houses.

3. DESCRIPTION OF SITE/BUILDING

2 storey attached house
with attached garage - corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

houses are orientated differently with the rear of 21 facing the front of 19 + the front of the 2 properties opposite facing the side of nº 21 - see map.

5. SITE CONSTRAINTS

TREES non-significant.

ACCESS/PARKING 2 x garage + 2/3 driveway.

LEVELS N/A

BOUNDARY TREATMENT open plan to front / side of existing garage
1.8 - 2m wall to rear.

OTHERS

- See history of nº 19 for plans.
- 3 1st floor front windows to 19 + 1 ground floor + door

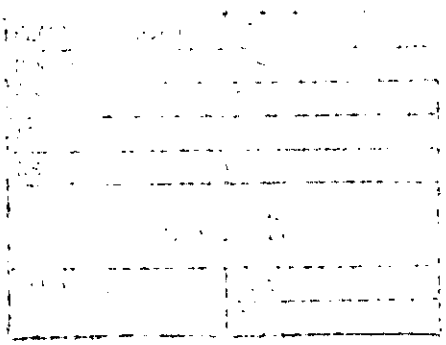
SWALLOWFIELD PARISH COUNCIL

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

01/02/2002

FAXED AND POSTED

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



Dear Sirs,

Application Number: F/2001/5588
Location: 21, Foxborough, Swallowfield
Proposal: Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.
Case Officer: Helen Pollock.

The Parish Council is concerned that :-

1. The increase of unbroken brick walling on the side elevation will have a detrimental effect on the visual amenity of nearby properties in the small cul de sac.

2. The total increase in the footprint of the building results in an over development of the site compared to neighbouring properties.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

01 FEB 2002
01/02/2002
COPIES TO: ACK: FILE:

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5588
Location: 21, Foxborough, Swallowfield
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2. The total increase in the footprint of the building results in an over development of the site compared to neighbouring properties.

Yours faithfully,

Mrs. C. Adams, Clerk

1. Feb. 2002 13:09 SWALLOWFIELD PARISH COUNCIL No. 1423 P. 3/3
SWALLOWFIELD P C

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 28 January 2002 19:01
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: f/2001/5588
Correspondent_FullName: N Weston
Correspondent_StreetAddress: 19 Foxborough
Correspondent_Address2:
Correspondent_Town: Swallowfield
Correspondent_County:
Correspondent_PostCode: RG7 1RW
Correspondent_Telephone: 07798942963
Correspondent_Email:

Comments:

Date 27 January 02
Planning ref. F/2001/5588
21 Foxborough Swallowfield
Dear Helen – Development Control Officer.

Having reviewed the plans over the weekend on this extension to 21 Foxborough I am concerned about the following points;
-The drawing do not show the true building outline to my property, which was extended 3 years ago.
-It is my belief that the height of the planned extension at 21 will alter my current visual aspect significantly, restricting both, my views and light to the rear of my property.
-I am also concerned at the number of additional rear windows in the planned extension and their increased ability to over look my property.

Please could you talk to the applications regarding the height and scale of the development securing a reduction in the number of rear facing windows and roof height.

Unfortunately I work in Manchester during the week and have been unable to talk to them about these concerns, I have no desire to fall out with my new neighbours over this matter. Should you wish to contact me regarding this please call 07798942369.

N. P Weston.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 09 January 2002

Application Number: F/2001/5588

Proposal: Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.

Parish: SWALLOWFIELD PARISH

Site Address:
21, Foxborough, Swallowfield, Reading.

Applicant:
Mr & Mrs Taylor C/O Aitchison Rafferty.

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).

C049, R049
C122, R122

Signed: _____ **Print name:** ADAM 09/01/02

Received by Wokingham District Council

Application No: F/2001/5588

Proposal:
Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.

Location:
21, Foxborough, 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 quote application number F/2001/5588 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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.

Head Planning and Transportation

09 January 2002

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

Tel: 0118 974 6480

Date: **09 January 2002**

My ref: F/2001/5588

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5588
21, Foxborough, Swallowfield, Reading.
Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5588**
21, Foxborough, Swallowfield, Reading.
Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Application Number : F/2001/5588	Map No : 103
Case Officer : HP	Site Area : 0.04
Valid Date : 27.12.01	Received Date: 27/12/2001

Level : Delegated Application

Description : Proposed erection of single storey front and rear extension to dwelling plus first floor extension above garage with front dormer windows.

Location : 21, Foxborough, Swallowfield, Reading.

Parish : SW Ward : SWA 9.1.02 B.

Applicant : Mr & Mrs Taylor C/O Aitchison Rafferty.

Fee Required: £95 Fee Received: £95 (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	NO SCALE		
BLOCK PLANS	REQUIRES PARKING LAYOUT		
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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

9.1.02 D.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

27 DEC 2001 * 5588

AITCHISON RAFFETY

SURVEYORS & VALUERS

KEMP HOUSE
STATION ROAD
THEALE
READING
RG7 5JH

TEL 0118 930 5603
FAX 0118 930 5613
www.argroup.co.uk

Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Our ref: H269/BRC/CCJ

19th December 2001

Dear Sir/Madam

Re: Proposed Extension & Alteration Works
Address: 21 Foxborough, Swallowfield, Nr. Reading, Berks, RG7 1RW

We act for Mr. and Mrs. Taylor, the owners and occupiers of the above property, and as such, please find enclosed our planning application relating to the above. This application comprises of:-

I. 6 copies of householder planning application form.
II. 6 copies of Drawing H269/01
III. 6 copies of Drawing H269/05
IV. 6 copies of Drawing H269/06 (incorporating 1:500 block plan).
V. 6 copies of location plan 1:1250.
VI. Cheque in the sum of £95.00 in respect of planning fee.

We hope that this is satisfactory, but if you require any further details please do not hesitate to contact the undersigned (mobile telephone number 07957 433 317).

Thanking you for your assistance.

Yours faithfully,

Bruce Coppard, MRICS
For Aitchison Raffety

cc. Mr. and Mrs. Taylor
Andrew Thomas

Environmental Services

For office use only.
Application number: 27 DEC 2001 * 5588

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS TAYLOR 21 FOXBOROUGH SWALLOWFIELD NEAR READING BERKS RG7 1RW 0118 988 5404
2	Agent's Name Address and postcode Phone number	AITCHISON RAFFETY KEMP HOUSE STATION ROAD THEALE READING RG7 5JH 0118 930 5603
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	21 FOXBOROUGH SWALLOWFIELD NEAR READING BERKS RG7 1RW LOCATION & BLOCK PLANS ATTACHED
4	Give brief details of the proposal for example, two storey side extension. About the application	1. FRONT EXTENSION OF EXISTING GARAGE 2. REAR GROUND FLOOR EXTENSION TO PROVIDE ADDITIONAL RECEPTION ROOM. 3. EXTENSION/CONVERSION OF EXISTING GARAGE ROOF TO PROVIDE ADDITIONAL FIRST FLOOR BEDROOM.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	1. FACING BRICKWORK & CONTRASTING BRICK DETAILING - ALL TO MATCH EXISTING. 2. THROUGH-COLOURED SMOOTH SURFACE CONCRETE INTERLOCKING TILES - COLOUR & PROFILE TO MATCH EXISTING 3. WINDOWS & EXTERNAL JOINERY - DARK STAINED TIMBER TO MATCH 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.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐ NOT TO OUR KNOWLEDGE	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated. ✓		
b	The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS TAYLOR

Date 19-12-2001

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

ADDRESS 21 FOXBOROUGH PARISH SWALLOWFIELD

PLOT No. 7 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20367	SWALLOWF. PARISH COUNCIL	O/L	5.1.84	C/A
29447	ROCKMONT	DET. HOUSE & GARAGE	17.12.87	C/A

DATE OF COMPLETION

MINISTRY DECISION

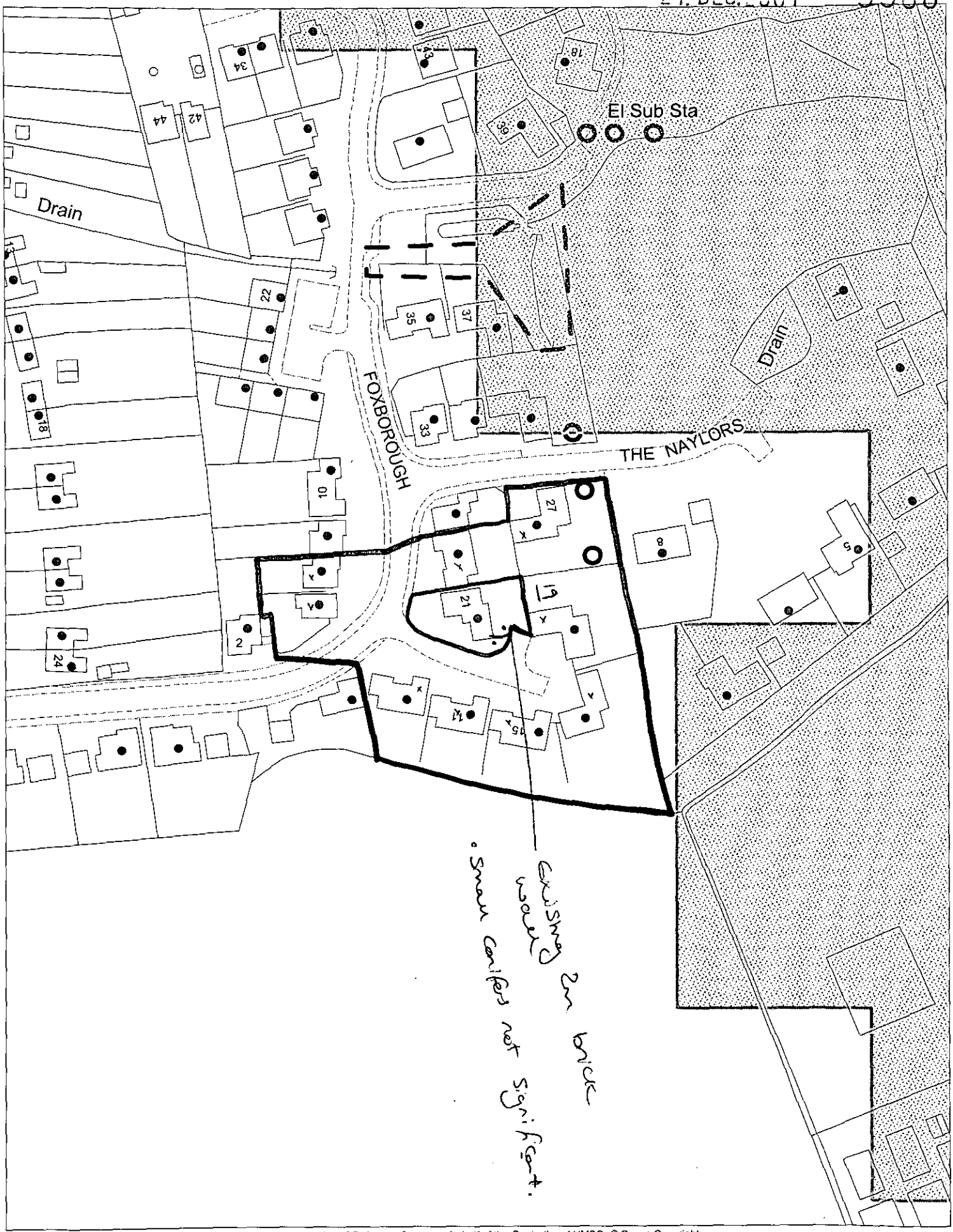
SPECIAL ORDERS

DRAINAGE

091074


724
725
726
727
Meadow
View
TROWES LANE
FOXBOROUGH
FOXBOROUGH.
THE NAYLORS
15m
15m
N
27 DEC 2001
5588

27 DEC 2001 ★ 5588



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Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002

Scale: 1 : 1250

N
W E
S