APPLICATION NO:
F/2000/0935

LOCATION:
West Grey Lake Part Lane, Riseley Reading.

APPLICANT:
Mr & Mrs A Stevens C/O Alan Miller ACIOB (Wessex Design Consultants)

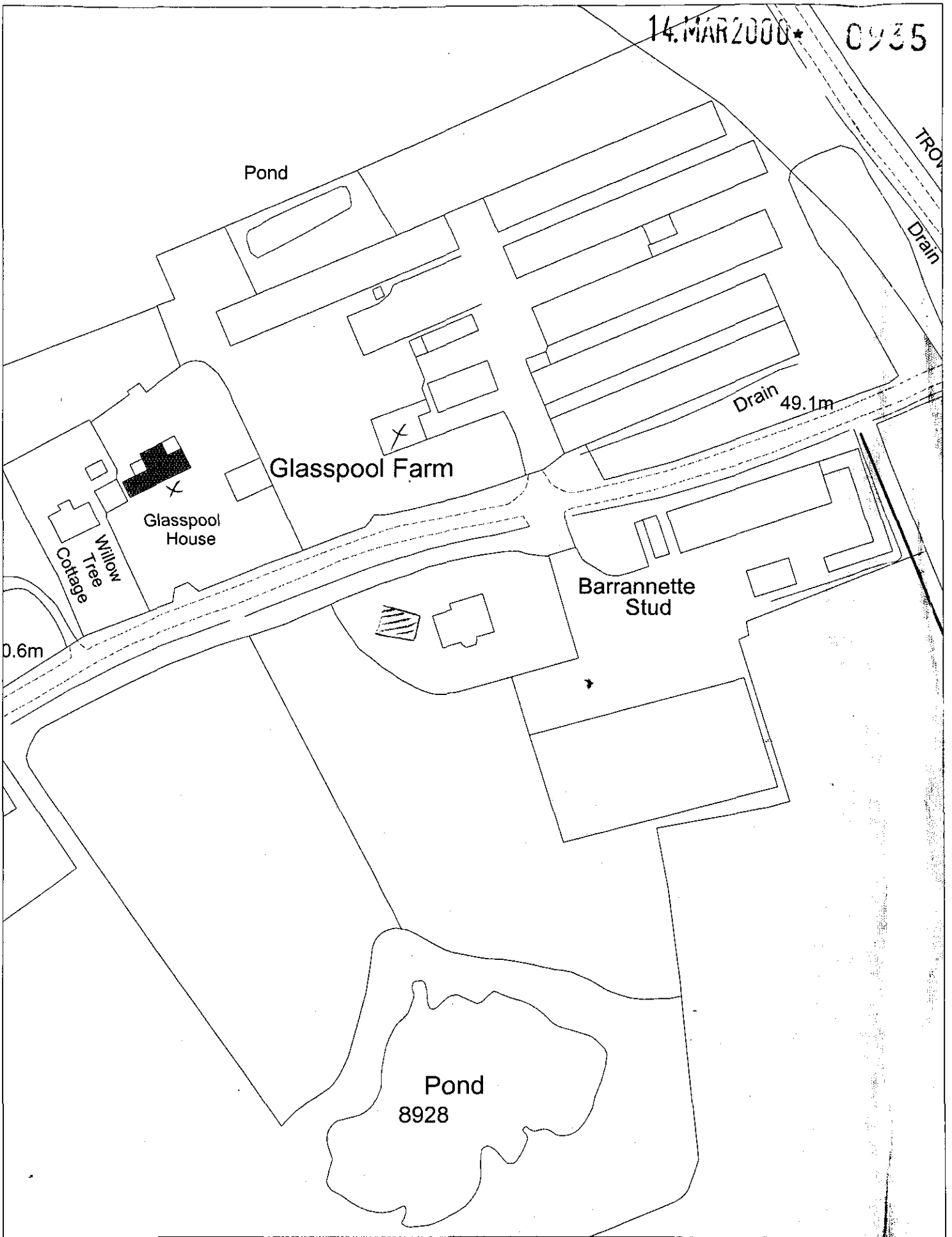
PROPOSAL:
Proposed erection of detached double garage with homeworking room over.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
21 March 2000 Scale: 1 : 1250

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Stevens
C/O Alan Miller ACIOB (Wessex Design Consultants)
5 Nightingale Gardens
Sandhurst
Berkshire
GU47 9DQ

Application Number: F/2000/0935

Parish: **SWALLOWFIELD**

Location: **West Grey Lake, Part Lane, Riseley, Reading.**

Proposal: **Proposed erection of detached double garage with homeworking room over.**

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

Condition
3. The area shown on the permitted drawings for vehicle garage shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell CH
Development Control Manager
Date: 30/06/2000

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. 26 October, 2000
My ref. BC/DC/2000/0935
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 A Stevens
c/o Wessex Design Consultants
9 Nightingale Gardens
Sandhurst
Berkshire
GU47 9DQ

Dear Mr & Mrs Stevens

PLANNING PERMISSION 2000/0935
SITE: WEST GREY LAKE, PART LANE, RISELEY, READING, RG7 1RU

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0935 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 you 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 sincerely

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	0935	EC
BUILDING CONTROL NUMBER	FP2000/1182	Martin
~~APPLICANT~~/AGENT	Alan Miller	
ADDRESS OF SITE	West Grey Lake Park Lane SWANWICK	
DESCRIPTION OF PROPOSED WORK	detached garage (double with homeworking room over).	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1241 C	1241A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?	BC - garage repositioned back to Planning approval site	
DATE	10/10/00	

See letter

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	6/9/00	NA	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 6 September, 2000

My ref: F/2000/0935

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 Alan Miller
Wessex Design Consultants
9 Nightingale Gardens
Sandhurst
Berkshire
GU47 9DQ

Dear Mr Miller

RE: PROPOSED RELOCATION OF GARAGE AT 'WEST GREY LAKE,' PART LANE, SWLLOWFIELD
AMENDMENT TO APP. NO. F/2000/0935

I refer to your letter of 21st July 2000 and apologise for the delay in replying.

I write to inform you that repositioning of the garage at 'West Grey Lake,' Part Lane, cannot be treated as a minor amendment to planning application F/2000/0935 and will require a new planning application.

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

WESSEX DESIGN CONSULTANTS *architectural and interior design*

Alan Miller Associate of the Chartered Institute of Building

9 Nightingale Gardens, Sandhurst, Berkshire, GU47 9DQ. Tel: (01252) 872555 Fax: (01252) 890127

32074

POL
DC EC
AP
CS

21 JUL 2000

COPIES TO: | ACK: | FILE:

Reply Req.

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

20 July 2000.

FAO Elaine Connor.

Dear Madam,

Re: West Grey Lake, Part Lane, Risley, Reading. Appn. No. F/2000/0935.

You will recall your recent issue of a Planning Consent for the erection of a double garage with home-working room over. Part of the proposal involves the uplifting and repositioning of one of the small trees and replanting it clear of the garage's proposed position.

Mr. & Mrs. Stevens have pointed out that the small tree in question is a poplar, some 12 years old and a specie of tree that is being kept very short by regular pruning. I understand that the tree may not survive its uplifting and replanting and to this end would ask you to consider a minor re-siting of the garage some 2 metres from the approved position.

I enclose 4 copies of the amended site layout for your consideration under your minor amendment procedure.

Yours faithfully,

A. D. Miller ACIOB.

c.c. Mr. & Mrs. A. Stevens.

231

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 6 July, 1999
My ref: EC/DC/MLT/SWALLOWFIELD/PREAPP
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

Mrs J A Stevens
Little Wheatlands
FINCHAMPSTEAD
Berkshire
RG40 4QG

Dear Mrs Stevens

RE: PROPOSED GARAGE AT THE BARANETTE STUD, PART LANE, RISELEY, SWALLOWFIELD

I refer to your letter of the 9th June 1999, and apologise for the delay in replying. I write to inform you that the construction of a garage at the above residence is considered reasonable in principle given that a garage does not exist at present. It is important however that any such development would be modest in scale, given that this area is particularly sensitive to development. This means that the proposed garage should be no larger than reasonably necessary to provide such a facility. The height and design of the proposed garage should be reflected in the design of the existing bungalow. It is also advisable that you reconsider the siting of the garage to the rear of the property as the Council are not in favour of such development forward of the general building line.

Please find enclosed a planning application pack should you wish to continue with the development. May I also remind you that this is informal advice only and is given without prejudice of any future decision this Council may take.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Encl:planapps

17728

PLANNING SERVICES	RPT
POL	
DC EC	
APP	
CS	
14 JUN 1999	
COPIES TO:	CX:
	FILE:

The Planning Officer
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

REPLY REQD

Little Wheatlands
Fleet Hill
Finchampstead
Wokingham
Berkshire
RG40 4QG

Tel 01189-732313

9th June 1999

Dear Sir

Re: The Barrannette Stud Part Lane
Riseley Swallowfield

Further to my recent visit, when we discussed the proposed construction of a new double Garage for which we seek permission to build, when we move to the above property.

As suggested by the duty planning officer on Tuesday 8th June, I have enclosed details on the proposed Garage, it will be approximately 18ft by 20 ft, all elevations will match the bungalow as will the bricks and tiled roof, two garage doors will complete the front elevation.

To assist you we have enclosed a drawing, which shows the bungalow in green and the proposed garage in pink.
The photo has been enclosed to show the style of the bungalow, we would ensure that the Garage blended in with the existing surroundings, if approval were granted.

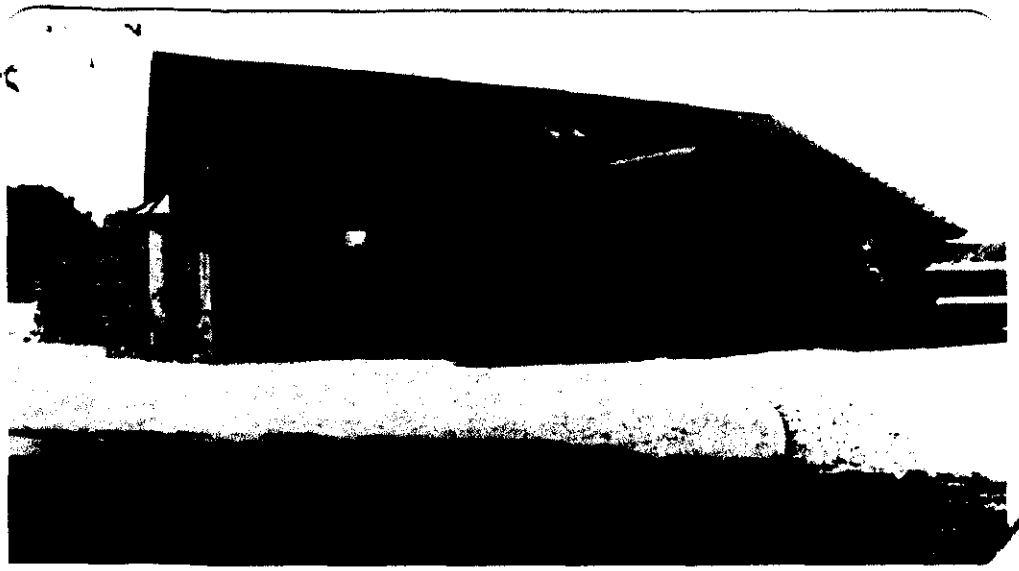
We look forward to your suggestions and comments in due course, thank you for your assistance in this matter.

18' X 20'
5.4 X 6.096.

Yours Sincerely

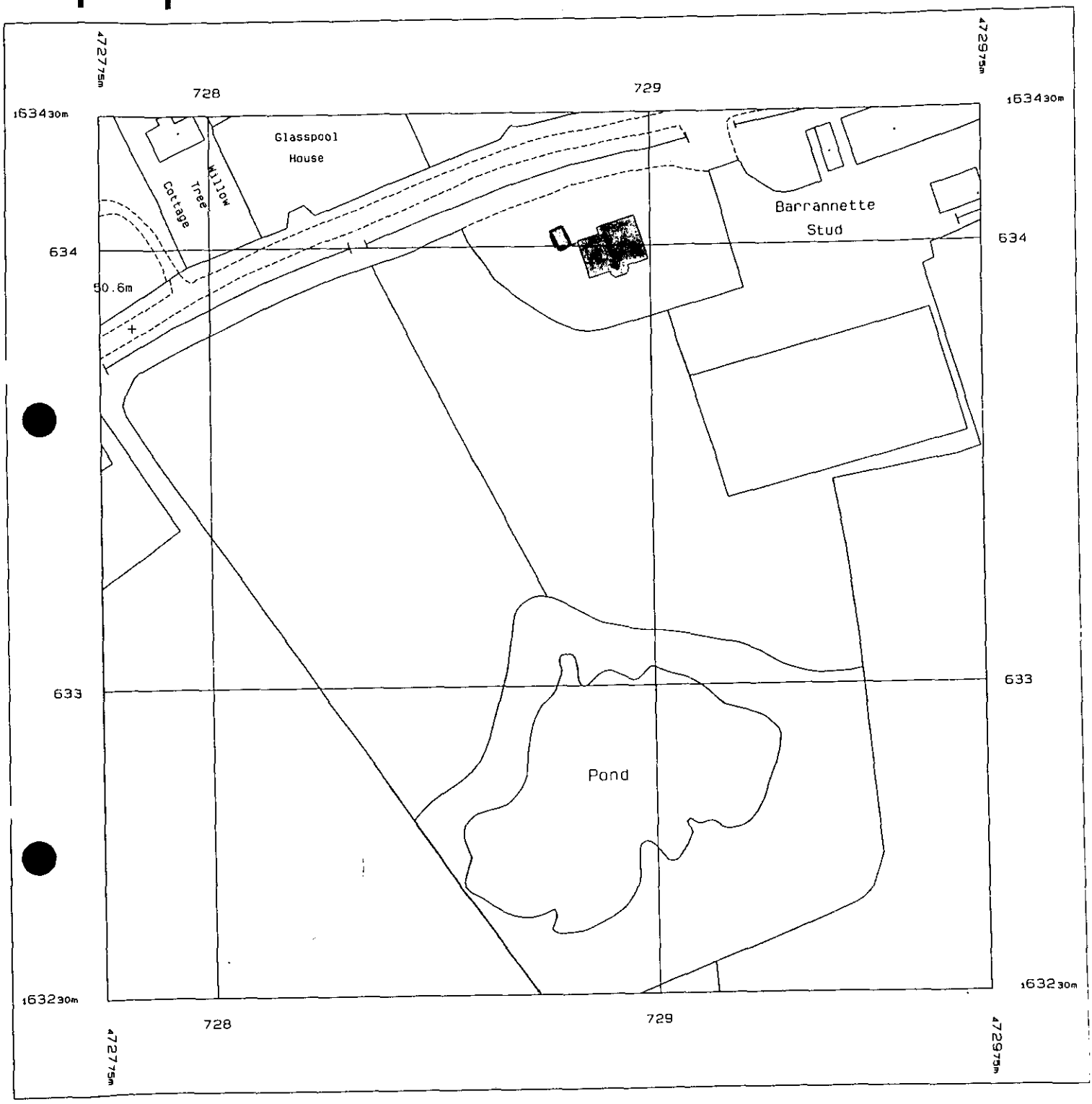
J A Stevens.

Mrs. J A Stevens



Ordnance Survey

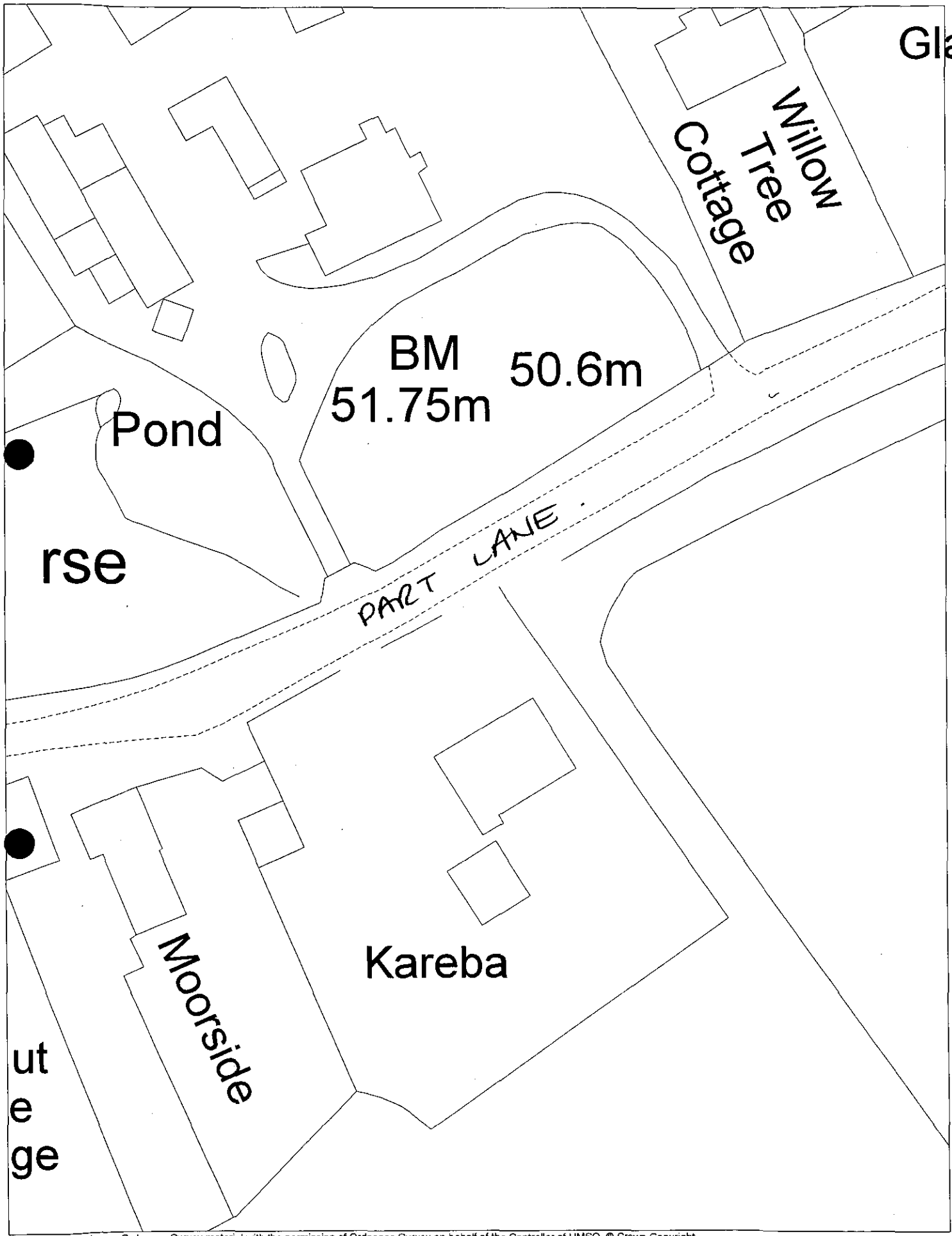
Superplan



Produced 11 Jul 1998 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 1998.

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

Scale 1:1250



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
6 July 1999

Scale: 1 : 500

N
W E
S

23351

626

Tel: (0118) 974 6450 (Direct Line)
E-Mail: blp10@wokingham.gov.uk
Date: 30 November 1999
My ref: BP/Preappln Swallowfield

Wessex Design Consultants
9 Nightingale Gardens
Sandhurst
Berks. GU47 9DQ

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 Mr Miller

RE: PROPOSED DETACHED GARAGE AT BARANETTE STUD, PART LANE, RISELEY

I refer to your letter received on the 24th November 1999 with reference to the above and would comment as follows.

As you have been previously advised there is no objection in principle to the provision of a garage at the property subject to appropriate design and siting. With this in mind the garage shown on the sketch submitted is considered to be excessive in height. I would also suggest that it is located slightly further back subject to no adverse impact on existing trees.

I hope this is of assistance. Finally you should be aware that these comments are made without prejudice to the Council's normal decision making process.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

17/12. Discussed with Mr Miller reduction in size, particularly height. and set back.

WESSEX
DESIGN
CONSULTANTS

architectural and interior design

Alan Miller Associate of the Chartered Institute of Building

9 Nightingale Gardens, Sandhurst
Berkshire *GU47 9DQ*
Tel: 01252 872555 Fax: 01252 890127

23/11/99.

PREPLANNING APPLICATION ADVICE APPRECIATED.

Thanks.

AOM.

PLANNING SERVICES	HPT 23/11
VOL	TLS 23351
DC	AENF
APP	
ES	
24 NOV 1999	
COPIES TO:	ACK:
	FILE:

BALLARETTE STUD.

RE: MR + MRS STEVENS
WEST GREY LAKE
PART LAKE
ELSEWEY.

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 6 July, 1999
My ref: EC/DC/MLT/SWALLOWFIELD/PREAPP
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

Mrs J A Stevens
Little Wheatlands
FINCHAMPSTEAD
Berkshire
RG40 4QG

Dear Mrs Stevens

RE: PROPOSED GARAGE AT THE BARANETTE STUD, PART LANE, RISELEY, SWALLOWFIELD

I refer to your letter of the 9th June 1999, and apologise for the delay in replying. I write to inform you that the construction of a garage at the above residence is considered reasonable in principle given that a garage does not exist at present. It is important however that any such development would be modest in scale, given that this area is particularly sensitive to development. This means that the proposed garage should be no larger than reasonably necessary to provide such a facility. The height and design of the proposed garage should be reflected in the design of the existing bungalow. It is also advisable that you reconsider the siting of the garage to the rear of the property as the Council are not in favour of such development forward of the general building line.

Please find enclosed a planning application pack should you wish to continue with the development. May I also remind you that this is informal advice only and is given without prejudice of any future decision this Council may take.

Yours sincerely

M L THORP
Principal Development Control Officer

Encl:planapps

The Planning Officer
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Little Wheatlands
Fleet Hill
Finchampstead
Wokingham
Berkshire
RG40 4QG

Tel 01189-732313

9th June 1999

Dear Sir

Re: The Barrannette Stud Part Lane
Riseley Swallowfield

Further to my recent visit, when we discussed the proposed construction of a new double Garage for which we seek permission to build, when we move to the above property.

As suggested by the duty planning officer on Tuesday 8th June, I have enclosed details on the proposed Garage, it will be approximately 18ft by 20 ft, all elevations will match the bungalow as will the bricks and tiled roof, two garage doors will complete the front elevation.

To assist you we have enclosed a drawing, which shows the bungalow in green and the proposed garage in pink.
The photo has been enclosed to show the style of the bungalow, we would ensure that the Garage blended in with the existing surroundings, if approval were granted.

We look forward to your suggestions and comments in due course, thank you for your assistance in this matter.

Yours Sincerely

Mrs. J A Stevens

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0935

Applicant : Mr & Mrs A Stevens C/O Alan Miller ACIOB (Wessex Design Consultants).

Location : West Grey Lake, Part Lane, Riseley, Reading.
Proposal : Proposed erection of detached double garage with homeworking room over.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :

HIGHWAYS: See file for comments

PARISH COUNCIL - object - see file for comments.

OBS - 'Glasspool House'

Planning Issues :

- IMPACT UPON CHAR. OF AREA.

Application Number: F/2000/0935
PROP: DETACHED DOUBLE GARAGE AT
Appraisal :

IMPACT UPON CHAR. OF THE AREA.

The application being considered proposes the erection of a detached double garage adjacent to the dwelling at 'West Grey Lake'.
The proposed garage with a room over will have a footprint of approx. 42m² & has a height of approx. 5.2m to the Ridge.
~~Although the garage is double capacity the house as existing does not benefit from a garage~~
The house at present does not have a garage facility.
Although the site is located within the countryside, Part Lane is an area of Sporadic development with a mixture of housing types. Given that the proposed garage has been resited so that it sits behind the existing front building line of the house & its height has been reduced from that of the original scheme (5.7m), it is not considered that it will be out of character.
It is not considered that the proposed garage would have an adverse negative impact upon the character of the area & is therefore not considered to be contrary to Policy WCC4 (WDLP- Deposit Draft).

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

Application Number F/2000/0935
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	
3.	SC23	SR06	'garage'

John Murden
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: West Grey Lake Part Lane Riseley Reading.

APPLICATION NUMBER: F/2000/0935

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
countryside / rural area
sporadic development along P. Lane

3. DESCRIPTION OF SITE/BUILDING
detached bungalow
garden surrounding

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/0935	DWD Double Glasspool House Part Lane Riseley RG7 1RU
App approved, sent 04/07/00	

Received by Wokingham District Council

Application No: F/2000/0935

Proposal:
Proposed erection of detached double garage with homeworking room over.

Location:
West Grey Lake, Part 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

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 16/04/2000. 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

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

Tel: (0118) 974 6451

Date: **22 March 2000**

My ref: F/2000/0935

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/2000/0935
West Grey Lake, Part Lane, Riseley, Reading.
Proposed erection of detached double garage with homeworking room over.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

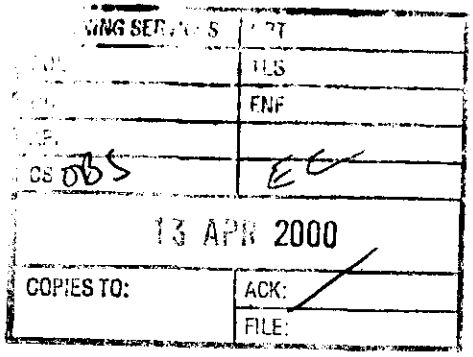
LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0935**
West Grey Lake, Part Lane, Riseley, Reading.
Proposed erection of detached double garage with homeworking room over.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

By hand 12/4/00.



Glasspool House,
Part Lane,
Riseley,
Nr. Reading,
Berks.
RG7 IRU.

10th April, 2000.

Ref. application no. F/2000/0935.

Dear Sir/Madam,

Thank you for sending notification of the planning application for West Grey Lake, Part Lane.

I understand that Mr and Mrs Stevens would want a garage but I am concerned about the scale of the development, especially since the site is in the countryside. I feel a double storey building would have considerable impact on the area.

Your sincerely,

D. W. D Double.

SWALLOWFIELD PARISH COUNCIL

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

28645

EC

13 April 2000

Faxed and posted

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on recent applications:

Application No. F/2000/0935 - Proposed erection of detached garage with homeworking room over, West Grey Lake, Part lane, Riseley

The Parish Council objects to this application for the following reasons:

1. The site is exposed to the south and west, and consequently any substantial structure will have a detrimental visual impact on the area. The Parish Council therefore considers that this proposal does not comply with the Wokingham District Local Plan deposit draft 1997 Policy WCC4 - New Buildings outside settlement boundaries.

2. The existing dwelling on the site is relatively small. This proposal will tend to look out of proportion to the existing dwelling, particularly as the ridge line will be of a similar height due to the home working room over.

3. As the site is outside of an identified settlement it therefore has to comply with the Countryside policies of the above Wokingham District Local Plan. The Parish Council believes that this proposal does not comply with Policy WCC1 – Development in the Countryside, as this proposal is not an exceptional circumstance.

For all the above reasons the Parish Council trusts that this application will be rejected.

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.freeserve.co.uk

REF: 28345
EC
14 APR 2000
COPIES TO:
ACK:
FILE:

13 April 2000

Faxed and posted

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on recent applications:

Application No. F/2000/0935 - Proposed erection of detached garage with homeworking room over, West Grey Lake, Part lane, Riseley

The Parish Council objects to this application for the following reasons:

1. The site is exposed to the south and west, and consequently any substantial structure will have a detrimental visual impact on the area. The Parish Council therefore considers that this proposal does not comply with the Wokingham District Local Plan deposit draft 1997 Policy WCC4 - New Buildings outside settlement boundaries.

2. The existing dwelling on the site is relatively small. This proposal will tend to look out of proportion to the existing dwelling, particularly as the ridge line will be of a similar height due to the home working room over.

3. As the site is outside of an identified settlement it therefore has to comply with the Countryside policies of the above Wokingham District Local Plan. The Parish Council believes that this proposal does not comply with Policy WCC1 – Development in the Countryside, as this proposal is not an exceptional circumstance.

For all the above reasons the Parish Council trusts that this application will be rejected.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Apr. 2000 11:45 SWALLOWFIELD PARISH COUNCIL No.0499 P. 1/1

WESSEX DESIGN CONSULTANTS

architectural and interior design

Alan Miller Associate of the Chartered Institute of Building

9 Nightingale Gardens, Sandhurst, Berkshire, GU47 9DQ. Tel: (01252) 872555 Fax: (01252) 890127

3000s

✓EC

District Planning Officer,
Wokingham District Council,
Council Offices,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR.

24 May 2000

FAO Elaine Connor.

Dear Madam,

Re: Double garage at West Grey Lane, Part Lane, Risely, Berkshire. For Mr. & Mrs. A. Stevens.

Further to my recent meeting with your Planning Officer Elaine Connor, I now enclose 6 copies of my revised Drawing No. 1241A depicting the repositioned garage as agreed with your Planning Officer.

Additionally, I can confirm that the homeworking room is for Mr. Stevens's sole use.

I trust the plans are now acceptable and can be considered in due course.

Yours faithfully,

A. D. Miller ACIOB.

c.c. Mr. & Mrs. A. Stevens.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 22 March 2000

Application Number: F/2000/0935

Proposal: Proposed erection of detached double garage with homeworking room over.

Site Address:
West Grey Lake, Part Lane, Riseley, Reading.

Applicant:
Mr & Mrs A Stevens C/O Alan Miller ACIOB (Wessex Design Consultants).

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).

COMMENT

CAN THE APPLICANT OR PO PLEASE CONFIRM THE USE OF THE GARAGE FOR HOMEWORKING WITH DETAILS :-

1. TYPE OF BUSINESS
2. No. OF EMPLOYEES (EMPLOYED ON SITE).

CONFIRMED - see letter of 24th May.

Signed: N.S. Tyler **Print name:** S-4-00

Elaine

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: West Grey Lake, Part Lane, Riseley

Proposal: Proposed erection of detached double garage with homeworking room over.

Application Number: F/2000/0935

In response to your consultation dated 22nd March 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed garage fits into its environmental setting and does not impinge on the existing rural landscape.

Patricia Green.

Patricia Green
Landscape Consultant

WOKINGHAM D.C. DEVELOPMENT CONTROL

(4) 2 x PRE-APPS ATTACHED (2)

Start date: 14 MAR 2000	Map No. 111 Site ...0.14....
Officer: EC / Application No. F/2000/0935	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE WITH HOMEWORKING ROOM OVER

Location: WEST GREY LAKE PART LANE

Parish: S'WALLOWFIELD Ward: Swallowfield 22.3.2000

Applicant: MR/MRS STEVENS

Fee Received 95.00 (11) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Business use?		
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 : 22.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(NK:) ✓ .....
Conservation Officer	NK: .....
(Environmental Health)	(NA:) 250m landfill Site cons.
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:) 250m Landfill Site cons.

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: (Rural Area)

.....

.....

Pre-apps attached.

NEIGHBOURS:

S/N+ Glasspool Farm, Park Lane, Riseley ✓

Glasspool House, Park Lane

WESSEX DESIGN CONSULTANTS

architectural and interior design

Alan Miller Associate of the Chartered Institute of Building

9 Nightingale Gardens, Sandhurst, Berkshire, GU47 9DQ. Tel: (01252) 872555 Fax: (01252) 890127

14 MAR 2000 0935

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

10 March 2000

FAO Miss E. Connor

Dear Madam,

Re: Proposed detached garage at West Grey Lake (formerly Baranette Stud) Part Lane, Riseley, Berkshire. RG7 1RU. For Mr. & Mrs. A. Stevens.

Following Miss Connor's recent visit to site and my subsequent telephone conversation regarding the above proposals, please find Mr. & Mrs. Stevens Planning Application, together with their fee cheque for £95.

I trust the plans and documents meet with your requirements, however, please do not hesitate to contact me should you require any further advice or information.

Yours faithfully,

A. D. Miller ACIOB.

c.c. Mr. & Mrs. A. Stevens.

① ~~WATMORE HOUSE~~ NOW ~~[illegible]~~ KAREBA E (land adj)

ADDRESS PART LANE RISELEY PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No.

BUILDER 0/110/69

Plan No.	Applicant	Description of Development	Date of Decision	Decision
270/73	Mr A Knight	Double Garage	22-2-73	Ap C/A
BR 8563	Mr. G. Brockbank	erection of ag. building	16.5.78	APP N/A
28/70	A. N. KNIGHT	Detached house	25.3.1970	app C/A
(20884 SEE	WATMORE HOUSE - CHANGE OF LOCATION MR T LOOKSKY	RES. HT. TO GARAGE	8.3.84	N/A C/A)

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS KAREBA / ~~BAYONET~~ PART LAND DEING MOBILE HOME & STABLES ADS. PAR[illegible] SWALLOWE E

WEST GRAYLAKE

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11692	Mr R. Fox	O/APP. DWELLING & MOBILE HOME LAND ADS	25. 10. 79	N/A Ref.
12561	" "	Temp consent for mobile home during reclamation & working of land	14. 2. 80	N/A TP 28.2.81
3830	Mr R. Fox	2/S add to Bldg new lounge 2 bedroom & bathroom	31. 7. 80	N/A O/A
4989	Mr R Fox	Caravan site licence	12. 3. 81	NA TP 31.3.82
4988	" "	Mobile home during reclaimation and working of land.	12. 3. 81	NA TP 31.3.82
17416	" RENEWAL 14989		1.7.82	N/A 30.6.83 TP
17417	" SITE LICENCE		1.7.82	N/A 30.6.83 TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 11692 APPL. FOR SITE LICENCE Ref.

~~DRAINAGE~~ 14989 " " " . CA.

091074

(18) ADDRESS KAREBA / ~~BARONET STUD~~ BEING MOBILE HOME & STABLES ADJ. PART LANE PARISH SNALLOWE. E

PLOT No. WEST GRAYLAKE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19441	MR. R.C. FOX	STABLE BLDG. + RELOCATE MOBILE HOME AT "THE STABLES"	2.6.83	N/A CIA
BR21051	"	STABLES	7.7.83	APP N/A
19789	"	RENEWAL 17417	28.7.83	N/A C/A 31.5.85 & TP
25263	"	ADD. TO STABLE + RELOC. TEMP. ACC.	24.4.86	30.4.89 TP
BRA923	"	GR. FLOOR EXTENSION	12.6.86	APP N/A
26344	"	BUNGALOW	1.10.86	CIA (CA)
25906	"	LOBBY / UTILITY	14.7.86	CIA
26441 }	" KAREBA		6.10.86	CIA
BRA1417 }	" "	1ST FLOOR EXT.	13.8.86	~~APP~~
BRA 3446	" BARONET STUD	BUNGALOW	28.8.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 14 MAR 2000* 0935

Householder planning application form

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

1	Your name	MR+MRS. A. STEVENS
	Address and postcode	WESTGREEN LAKE DART LANE, RISELEY, BERKSHIRE RG7 1RU
	Phone number	0118 9887932
	Agent's Name	ALAN MILNER ACIOB
	Address and postcode	WEBSTER DESIGN CONSULTANTS 3 NIGHTINGALE GARDENS SANDHURST BERKSHIRE GU47 9DQ
	Phone number	01252 872555
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.	WEST GREEN LAKE DART LANE RISELEY BERKSHIRE RG7 1RU
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED DOUBLE GARAGE WITH HOMEWORKING ROOM OVER
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK + TIMBER TILES TO MATCH ADJACENT HOUSE AS CLOSELY AS POSSIBLE
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? NOT APPLICABLE	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	* • 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

* I HAVE BEEN ADVISED THAT THIS 1:500 PLAN IS NOT NECESSARY.

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 A. STEVENS

Date 10.3.2000

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

