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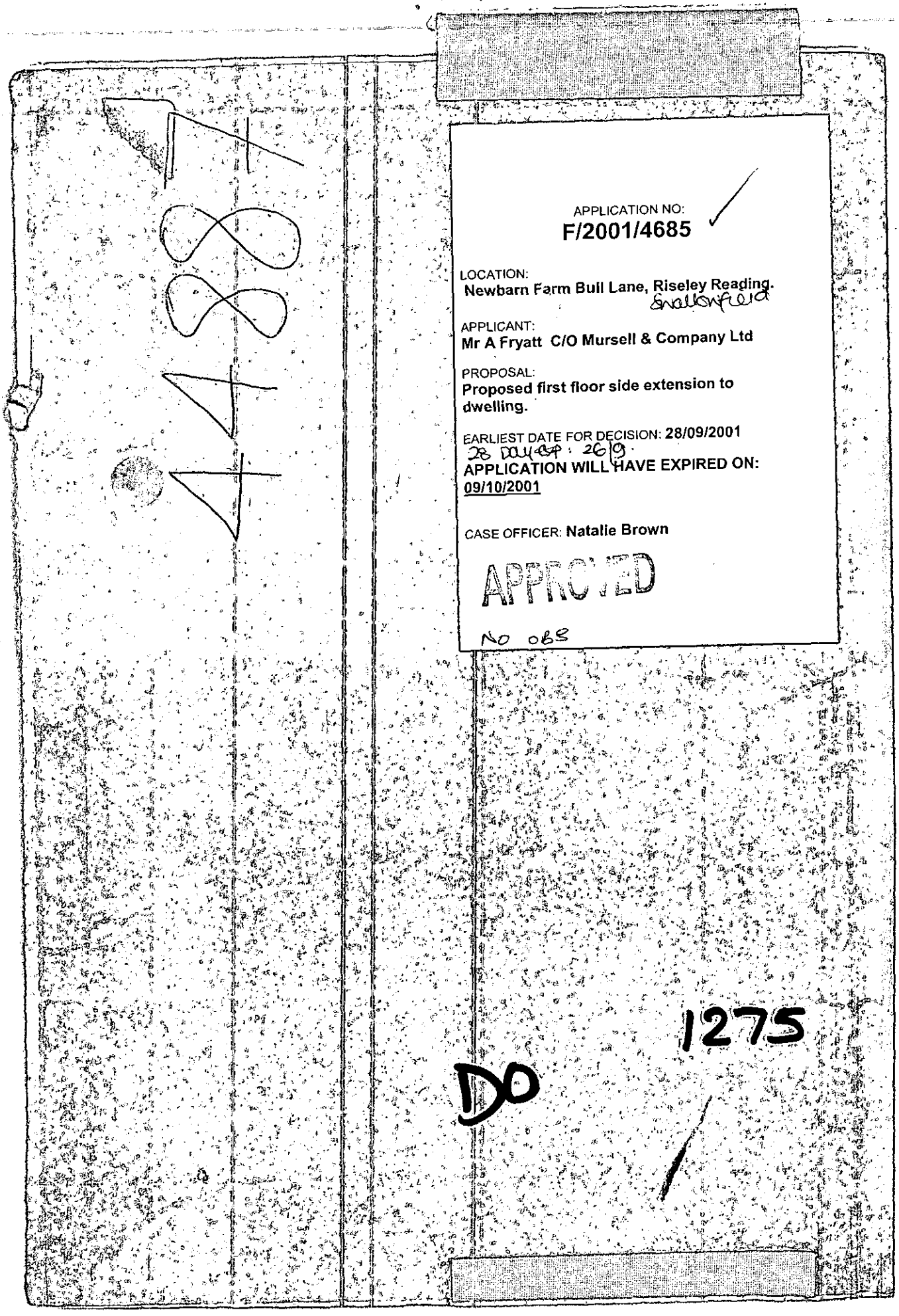


APPLICATION NO:
F/2001/4685

LOCATION:
Newbarn Farm Bull Lane, Riseley Reading.
Swallowfield

APPLICANT:
Mr A Fryatt C/O Mursell & Company Ltd

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/09/2001**
28 Day exp: 26/9.
APPLICATION WILL HAVE EXPIRED ON:
09/10/2001

CASE OFFICER: **Natalie Brown**

APPROVED

NO OBS

1275

DO

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Fryatt
C/O Mursell & Company Ltd
PO Box 334
Thatcham
Berks
RG19 3EN

Application Number: F/2001/4685

Parish: **SWALLOWFIELD**

Location: **Newbarn Farm, Bull Lane, Riseley, Reading.**

Proposal: **Proposed first floor side extension to dwelling.**

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

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

Condition
2. All new 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.

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.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C8.
Loddon Area Local Plan Policies LTV2, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC7, WLL2 and WLL3.

Anna Cronin
Head of Planning & Transportation
Date: 05/10/2001

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.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 26 September 2001

Location:	Newbarn Farm, Bull Lane, Riseley, Swallowfield
Proposal:	Proposed first floor side extension to dwelling.
Application Number:	F/2001/4685

In response to your consultation dated 3 September 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals, as the proposed extension will not have a significant visual impact on the surrounding countryside and ASLI and is in keeping with the existing dwelling.

Catherine Brimble

Catherine Brimble
Landscape Architect

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4685	NB
BUILDING CONTROL NUMBER.	BN 2001/1213 South	
APPLICANT/AGENT	Mansell + Co.	
ADDRESS OF SITE	New Barn Farm Bull Lane, Ridgeley Southcourtfields	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	J 0601/SK/105	J 0601/SK/105
ELEVATIONS	103	103
FLOOR PLANS	104	104

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	5/10/01	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

NOTICE OF CONSENT

JML/FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To. Mr. P. Dodd,
New Barn Farm,
Bull Lane,
RISELEY
READING. Berks.

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

Application No. 10407

Proposal **Single storey extension at New Barn Farm, Bull Lane, Swallowfield.**

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 5th day of June 19 79, subject to compliance with the conditions specified hereunder:—

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

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

3. **Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, there shall be no structural alterations to the elevations of the dwelling as extended by this permission and no further additions or alterations (including windows) shall be constructed without the prior written permission of the District Planning Authority.**

4. **This permission is in respect of the application as amended by the revised drawing submitted on 25th May, 1979.**

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:

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

2. **To ensure that the materials are in keeping with those existing.**

3. **The District Planning Authority wish to consider any further extension in order to protect the design and character of the dwelling.**

4. **For the sake of clarity and to ensure a more satisfactory development.**

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general

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

Tel: (0118) 974 6492

Date: **29 August 2001**

My ref: F/2001/4685

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/2001/4685
Newbarn Farm, Bull Lane, Riseley, Reading.
Proposed first floor side extension to dwelling.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4685**
Newbarn Farm, Bull Lane, Riseley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

COPY.

1913 *Ia*

SCHEDULE 2

Articles 6, 7 and 9

14. AUG. 2001 * 4685

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* NEW BARN FARM, BULL LANE, RISELEY

I give notice that *(b)* MR. A. FRYATT

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* CONSTRUCT A FIRST FLOOR EXTENSION

Any owner* of the land ~~or tenant~~** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157, SHUTE END, WOKINGHAM RG40 1WR

by *(f)* 30 AUGUST 2001

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed M. Higgins

† On behalf of MURSELL & CO LTD.

Date 09.08.01.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

Received by Wokingham District Council

Application No: F/2001/4685

Proposal:
Proposed first floor side extension to dwelling.

Location:
Newbarn Farm, Bull Lane, Riseley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4685 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/09/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

29 August 2001

consult/
28 day exp : 28/9

App exp : - 9/10



WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4685

Applicant : Mr A Fryatt C/O Mursell & Company Ltd.

Location : Newbarn Farm, Bull Lane, Riseley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/9

Date of Neighbour Notifications : .....

Date of Site Visit : 10/9

Date Registered : 14/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 09/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Swallowfield PC: Considers extn is in keeping with existing bldg & effectively removes the less than attractive flat roof S-S extn : no objection.

Planning Issues : rural
ABLI

Application Number: F/2001/4685

Appraisal :

See attached sheet

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

Application Number F/2001/4685
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	
	~~C015~~	~~R015~~	~~ensuite/side elevation~~

RECORD OF SITE VISIT

SITE ADDRESS: Newbarn Farm Bull Lane Riseley Reading.

APPLICATION NUMBER: F/2001/4685

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/9

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - gate post entrance

2. DESCRIPTION OF SURROUNDINGS

farm land/fields surrounding

Rural ASLI

opp s. track rd (Spring ~~top~~ Lane)

3. DESCRIPTION OF SITE/BUILDING

Existing flat roof S.S side extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached -

4 other bldgs - barn convs? garages & appears residential

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedging with road.

OTHERS

Application Number: F/2001/4685 – New Barn Farm

Appraisal:

Development
Proposed is floor side extension above existing single storey flat roofed side extension to form an extension to the bedroom with an en-suite. The existing extension was approved by consent 10407 in 1979.

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

1) Impact upon neighbouring properties
There are some barns to the south-east of the site which have been converted to residential. It is not considered that the proposed development would cause any adverse effects. It is however recommended that the en-suite window in the side elevation be obscurely glazed so as to protect the amenities of the applicant and neighbouring occupiers.

2) Impact upon the character of the area
The proposed extension would increase the floor area by $36m^2$. There have been previous extension to the dwelling, which covered approximately $36m^2$. The footprint is approximately $168m^2$ footprint, and the total floor area is therefore approximately $336m^2$. The cumulative increase over the original floor area equates to 22%. This is considered an acceptable increase for a dwelling located within the countryside.

The proposed development would have hipped roof to match the main dwelling and it is not considered that the widening of the frontage at first floor level would have any adverse effects.

Materials would match those of t he existing dwelling.

Approval: ✓ ~~**Refusal:**~~





3/9

F/2001/4685

Newbarn farm, Bell Lane, Swallowfield.

Can you please notify landscape of this application as site within ASLI.

Consultation exp: 28/9/01.

Thanks

Natalie

3/9.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Newbarn-farm

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 AUG 2001~~

Officer: NAB | Application No. F 2001 4685

Map No. 11Q. Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

14.AUG.2001* 4685

Description:

(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: NEW BARN FARM BULL LANE

Parish: ~~RISE~~ SWALLOWFIELD Ward: Swallowfield

T.W 28/8/01

Applicant: MR A FRYATT

Fee (2) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28/8/01 T.W

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape - ASLI 3/9
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

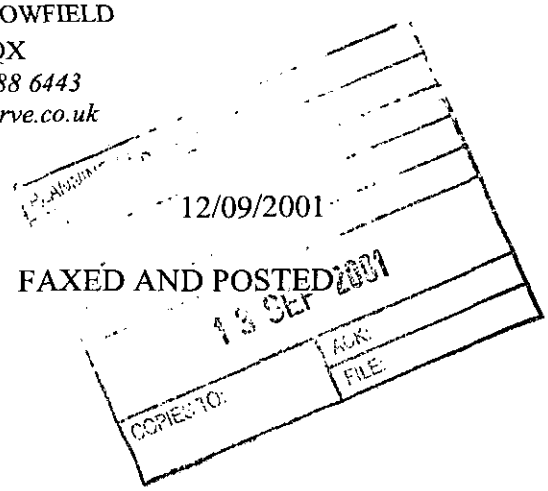
OTHERS: not relevant to this appl - refused in pre-apps

Pre app 1055 attached
- Rural area
- River Valley Policies Area
- Mineral Site Consultation Area
- Countryside

NEIGHBOURS: Site notice sufficient

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



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

Dear Sirs,

Application Number: F/2001/4685
Location: Newbarn Farm, Bull Lane, Riseley, Swallowfield Parish
Proposal: Proposed first floor side extension to dwelling
Case Officer: Natalie Brown

The Parish Council considers that this proposed extension is in keeping with the existing building, and indeed considers that it is arguably an improvement, as it effectively removes the less than attractive flat roofed single storey extension.

The Parish Council therefore has no objection to this application.

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

12/09/2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/4685
Location: Newbarn Farm, Bull Lane, Riseley, Swallowfield Parish
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The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

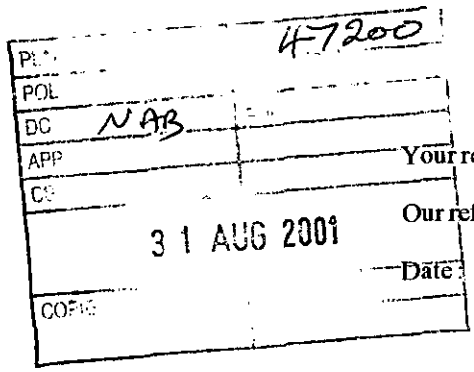
Mrs. C. Adams, Clerk

12.Sep. 2001 11:57 SWALLOWFIELD PARISH COUNCIL No.1307 P. 3/6
SWALLOWFIELD P C

MURSELL & COMPANY (Newbury) LIMITED

Chartered Building Surveyors

PO Box 334 Thatcham Berkshire RG19 3EN
Tel: (01635) 872000 Fax: (01635) 861515



Wokingham District Council
Environmental Services
Council Offices
Shute End
WOKINGHAM
Berkshire
RG11 1BN

Your ref: F/2001/4685

Our ref: CDG/J.06.01

Date: 29 August 2001

Dear Sirs

PLANNING APPLICATION ref: F/2001/4685
NEW BARN FARM BULL LANE RISELEY
MR A FRYATT

I write further to our planning application, dated 9 August 2001 for a first floor extension to the above, under reference F/2001/4685.

At the time of the application the house was not in the ownership of our client, the applicant. Accordingly the application included a Certificate B certificate of ownership and an Article 6 notice. However he has since completed the purchase and became the owner on 21 August 2001. The views of the now previous owner are therefore not relevant.

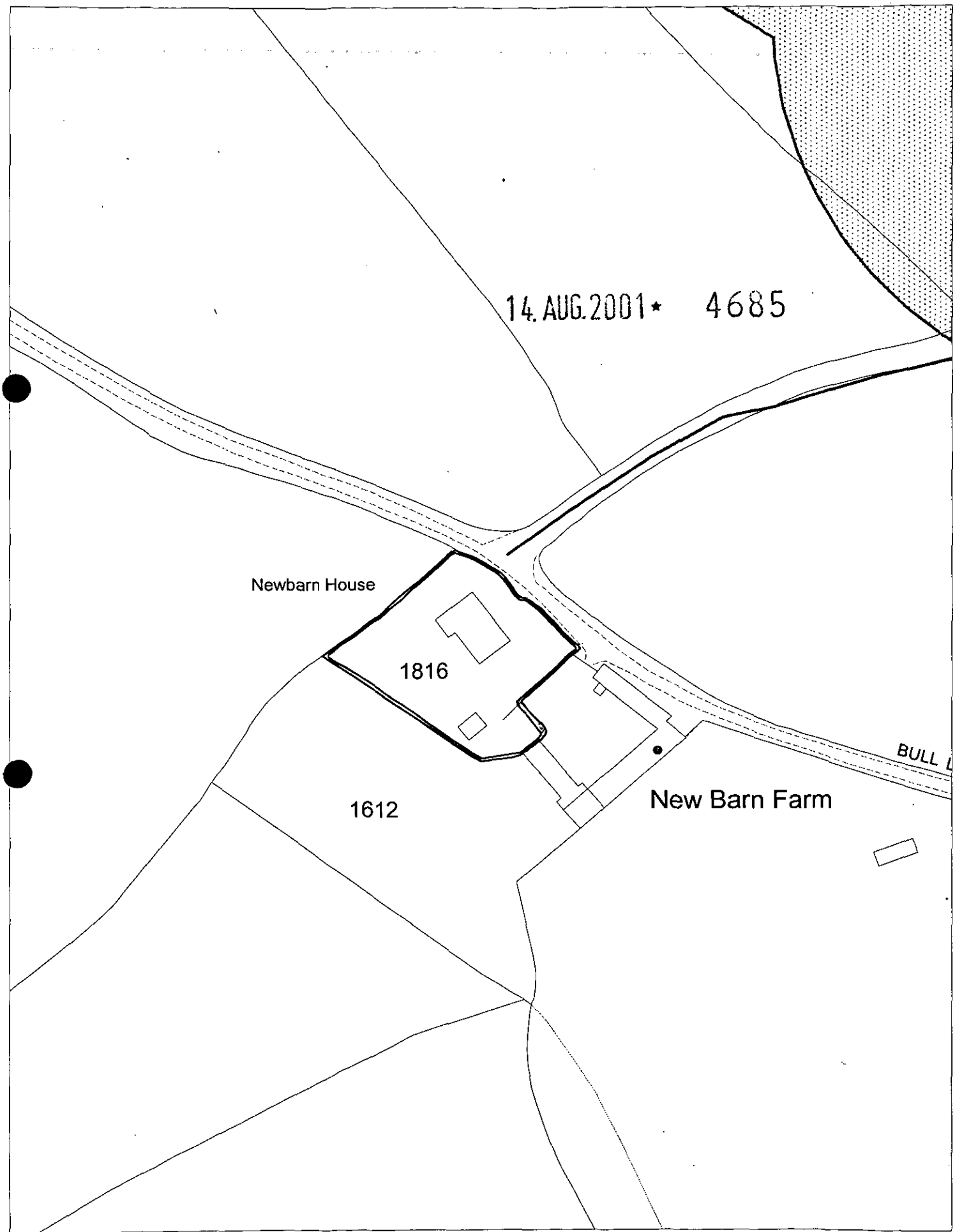
Under the terms of a restrictive covenant in favour of the adjoining landowner, the Stratfield Saye Estate, any extension to this property requires their consent. I can confirm that the Estate have given their approval to this extension.

Please contact me if you require any further information.

Yours sincerely

Colin Gillah BSc FRICS

cc Mr & Mrs Fryatt



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Development Control Section, Environmental Services, Wokingham District Council.
15 August 2001

Scale: 1 : 1250

N
W E
S

① SPRING BARN ~~FARM~~ + NEW BARN FARM

ADDRESS ~~NEW BARN HOUSE.~~ BULL LANE PARISH Swallowfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 230	Trustees Wellington Reset Mod Estate			
BR 4679	MR P J DODD	ALTS TO KITCHEN WINDOW DORMER WINDOW TO PLAYROOM	3.5.76	APP. N/A
BR 10527	"	SIDE EXT. TO FORM SITTING ROOM	26.3.79	APP N/A
10407 HOUSE	Mr P Dodd.	S/S extn & STUDY	5.7.79	N/A C/A
26004	" O/L	FARM TO 4 SINGLE PERSON DWELLINGS	14.8.86	REL
26810 -	" O/L	FARM BLDGS. TO RES.	18.12.86.	C/A (L
37899 -			21.8.91	C/A
41144 -	MR MRS DODD	RENEWAL 37899	23.6.93	C/A
96/63644/Z	HIBBERD/AYUB	AGR. BLDG. TO RES.	28.6.96	C/A
FP 2000/0749	Day Tanner Partnership	Barn conversion to residential	2.8.00	cond.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 26810 - LEGAL AGREEMENT SIGNED - 27.5.88

DRAINAGE

14. AUG. 2001 * 4685

1933

②

ADDRESS Spring Barn, Bull Lane PARISH Swallowfield

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
2001/4125		Annsgate House Dev. Ltd	Conv of stables to study games room & cloakroom	23.7.01		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

Environmental Services

For office use only.
Application number 14. AUG. 2001 * 4685

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. A. FRYATT THE BARN HOOKS FARM HENLEY ROAD MARLOW SL7 2DB
2	Agent's Name Address and postcode Phone number	MURSELL & COMPANY LTD PO BOX 334 THATCHAM BERKSHIRE RG19 3EN 01635 872000
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.	NEW BARN FARM BULL LANE RISELEY READING BERKSHIRE RG7 1TA
	Give brief details of the proposal for example, two storey side extension About the application	FIRST FLOOR EXTENSION TO ENLARGE BEDROOM 1 & EN-SUITE BATHROOM.
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.	RED FACING BRICKS GREY NATURAL SLATE 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 ☑

Crystal Mark
Clarity approved by ish Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	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.	J.06.01/SK/ 100, 103, 104, 105	
	• 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
MRS. D. NORRIS	MAIDENCROFT LITTLE FRIETH HENLEY-ON-THAMES, RG9 6NU	09.08.01

None of the land forms part of an agricultural holding.

Your signature: A.N. HIGGINS

A.N. HIGGINS

on behalf of MURRELL & COMPANY LTD.

Date 09.08.01

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

CONDITION MONITORING RECORD SHEET

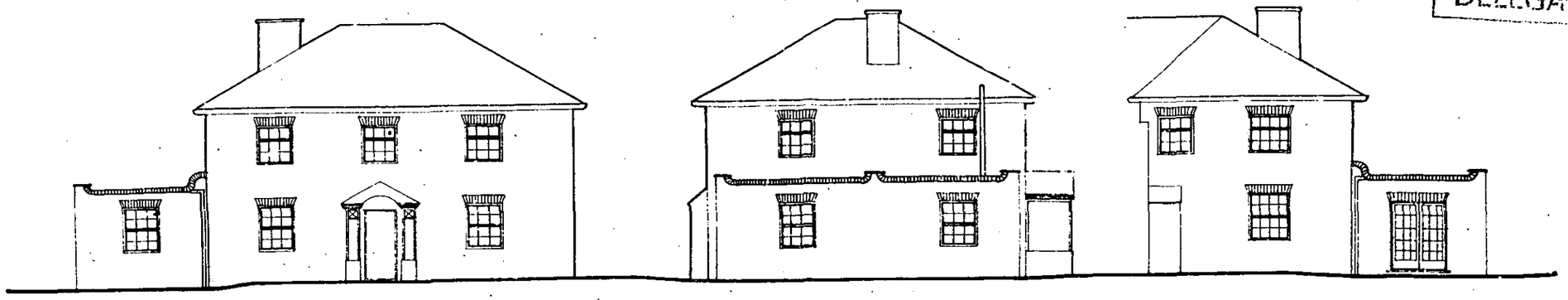
APPLICATION NO: **F/2001/4685**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

10407

12 [illegible]

DELEGATED



FRONT ELEVATION
scale : 1/8"

SIDE ELEVATION

PART REAR ELEVATION

PARAPET / FLAT ROOF

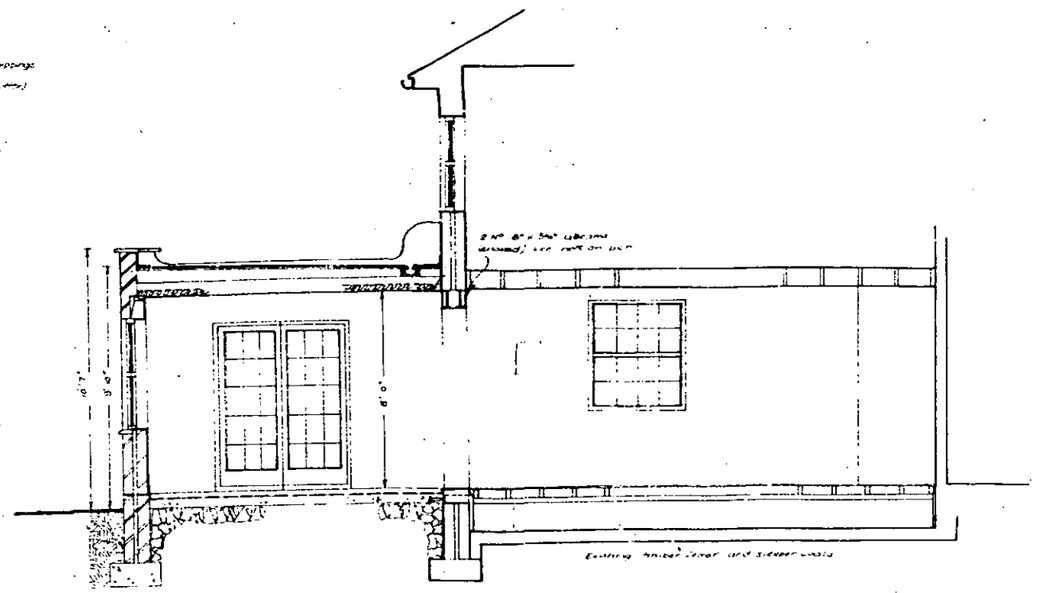
LINTOL / D.P.C.

WINDOW

WALLS

FLOOR

FOUNDATIONS

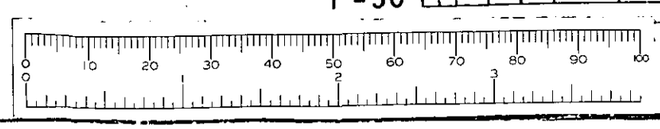


SECTION A
scale : 1/4"

PROPOSED EXTENSION AT NEW BARN FARM · BULL LANE · RISELY · READING ·

DRG 2. : elevations, section.

1/16" 0 5 10 20 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 20 30 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M
1:2500 0 20 50 75 100 150 200M
1:1250 0 10 30 50 75 100M
1:500 0 5 10 20 30 40M



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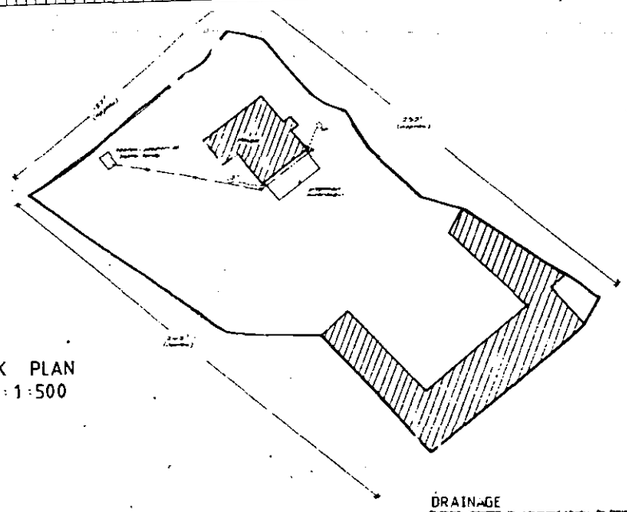
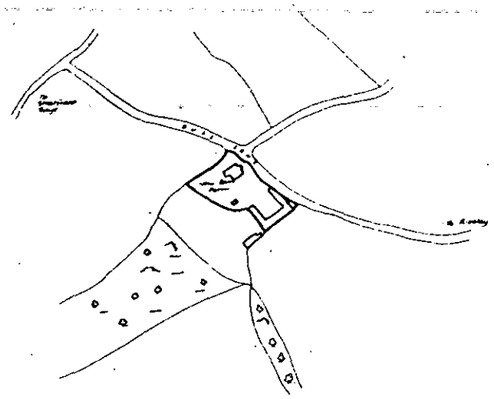


BLOCK PLAN
scale : 1:500

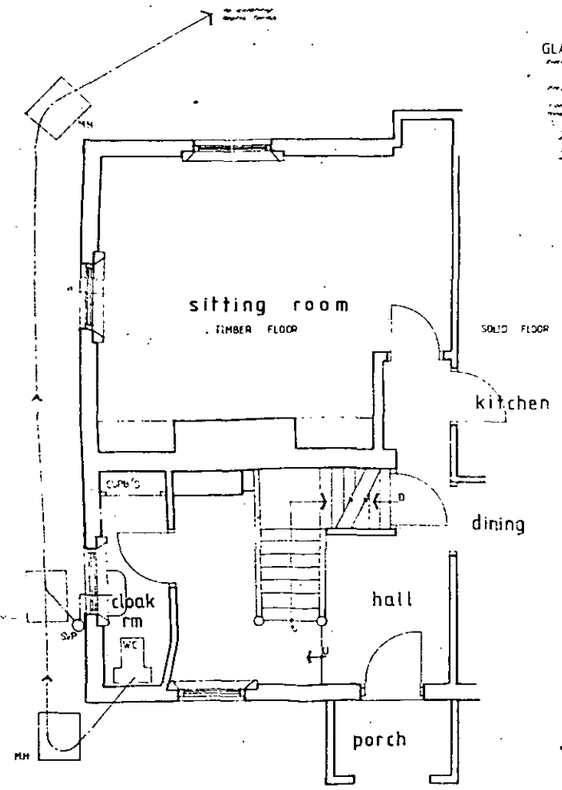
N



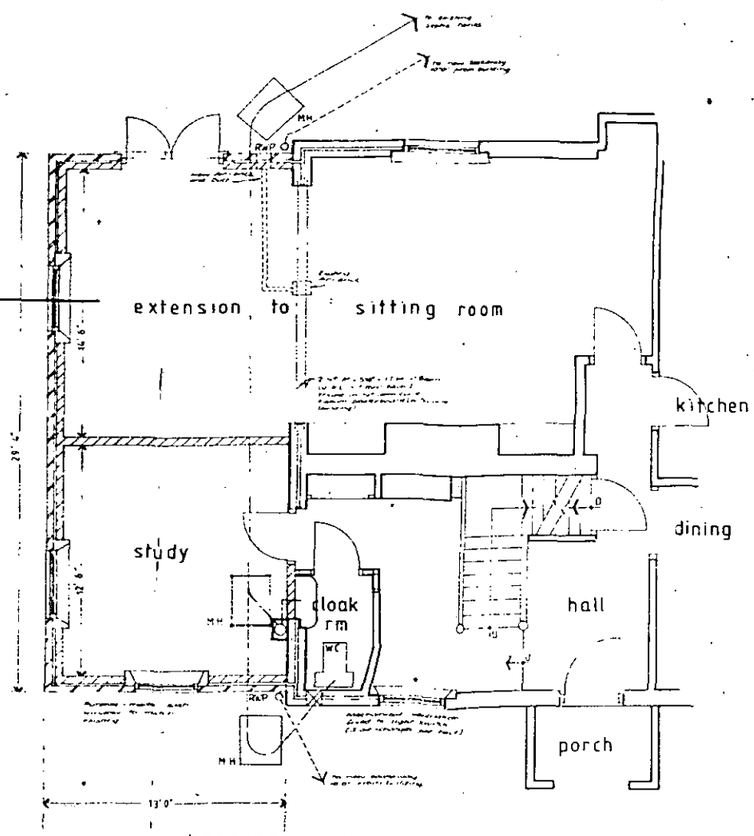
SITE PLAN SU 7163
scale : 1:2500

DRAINAGE

GLAZING CALCS.



EXISTING GROUND FLOOR
SCALE : 1/4"



PROPOSED GROUND FLOOR

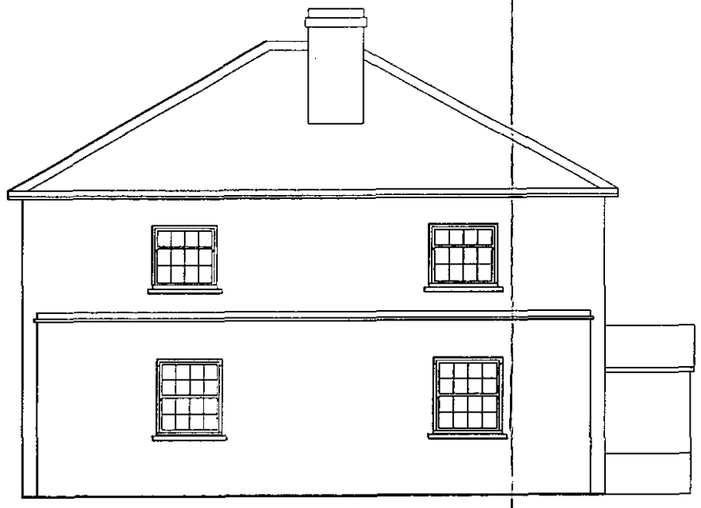
PROPOSED EXTENSION AT NEW BARN FARM · BULL LANE · RISELY · READING ·

DRG 1. : plans.

1/16" 0 5 10 20 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 20 30 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M
1:2500 0 20 50 75 100 150 200M
1:1250 0 10 30 50 75 100M
1:500 0 5 10 20 30 40M



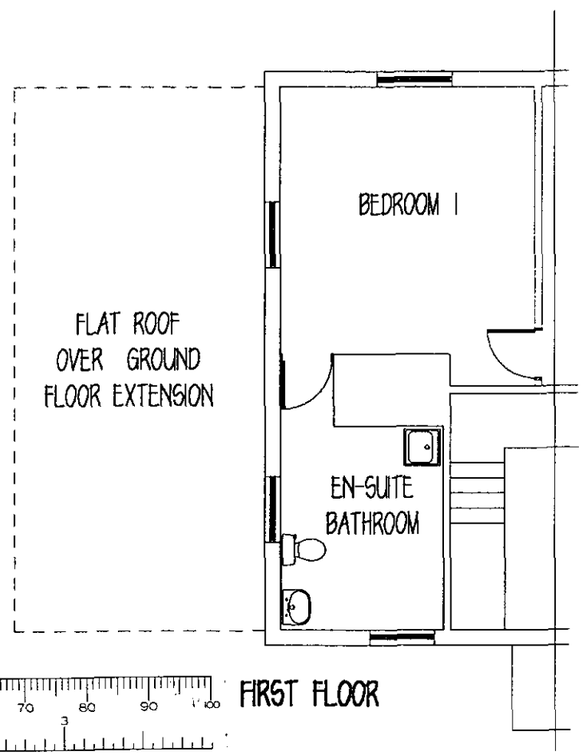
PART SOUTH-WEST ELEVATION



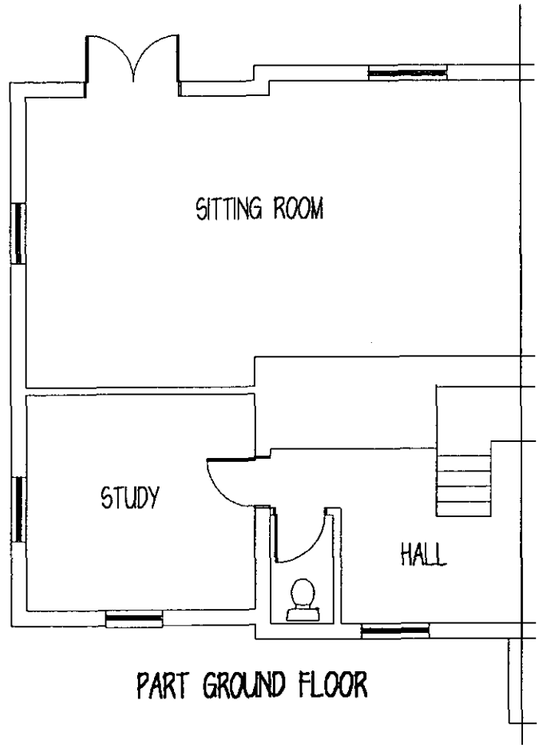
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



FIRST FLOOR



PART GROUND FLOOR

14.AUG.2001* 4685

NB Room interiors not measured, details taken from agents details

MURSELL & COMPANY
Chartered Building Surveyors
PO Box 334 THATCHAM RG19 3EN
Tel : (01635) 872000 Fax : (01635) 861515

Client: A FRYATT Esq

Job Title: NEW BARN FARM
BULL LANE
RISELEY BERKSHIRE

Drawing Title: PART PLANS AND ELEVATIONS
AS EXISTING

Drawn by: cdg

Scale: 1: 100

Drawing NO. J06.01/SK/100

Date: June 2001

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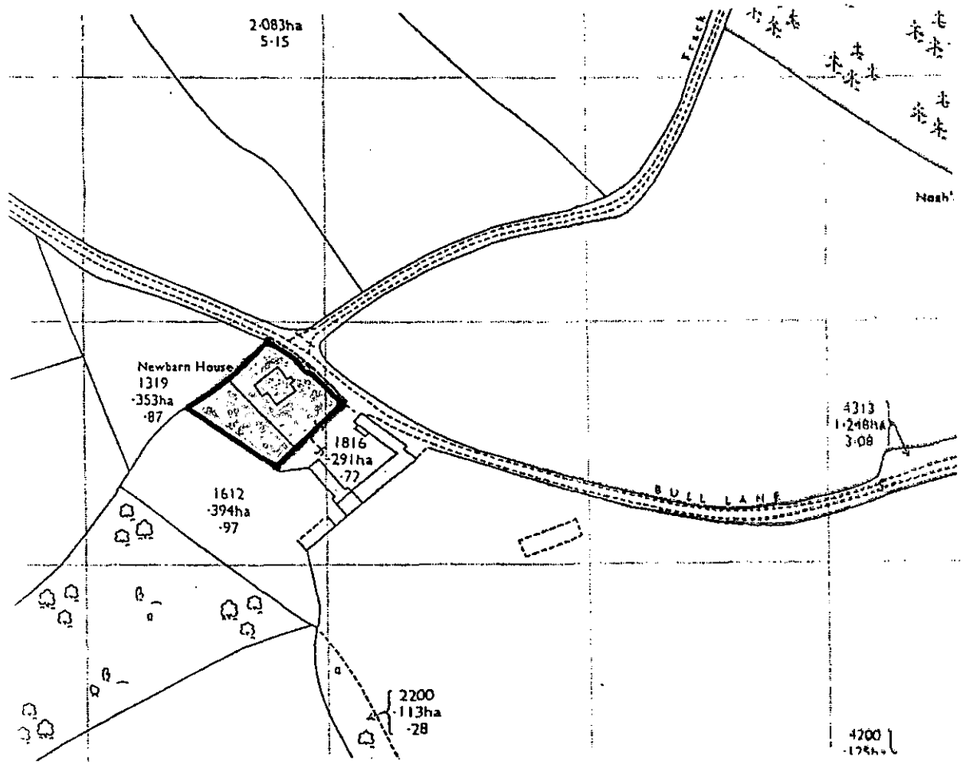
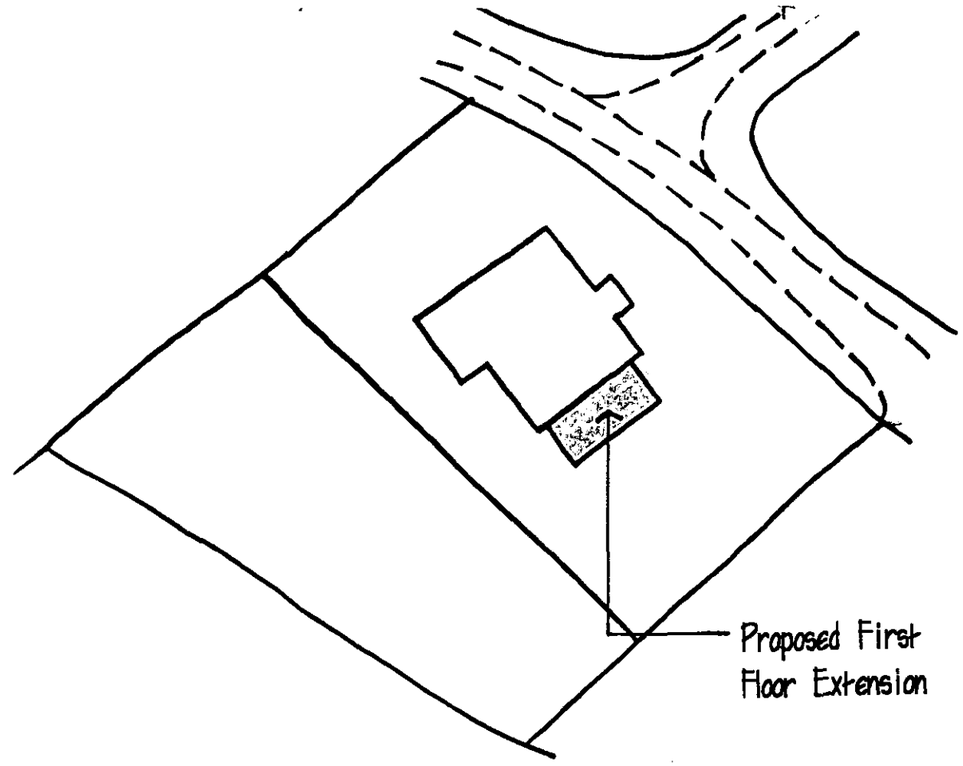


LOCATION PLAN

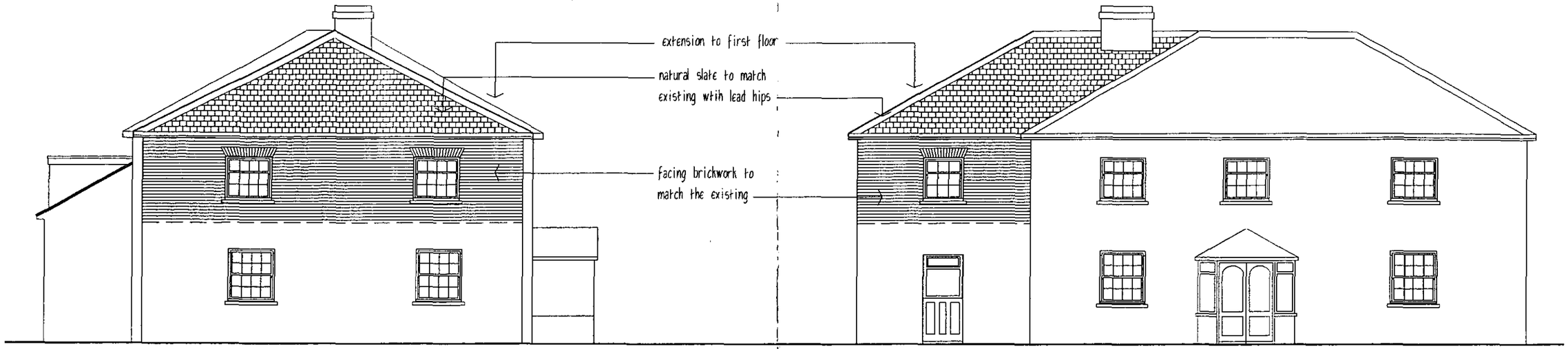


SITE PLAN

14.AUG.2001* 4685

29/10/01

MURSELL & COMPANY Chartered Building Surveyors PO Box 334 THATCHAM RG19 3EN Tel : (01635) 872000 Fax : (01635) 861515	Client A FRYATT Esq	Job Title NEW BARN FARM BULL LANE, RISELEY	Drawing Title LOCATION & SITE PLAN	Drawn by OS Scale 1 : 1250 & 500	Drawing No. J.06.01/SK/105 Date August 2001 © MURSELL & COMPANY (Newbury) LIMITED



SOUTH-EAST ELEVATION

NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

14. AUG. 2001 ★ 4685

29/10/01

MURSELL & COMPANY Chartered Building Surveyors PO Box 334 THATCHAM RG19 3EN Tel : (01635) 872000 Fax : (01635) 861515	Client A FRYATT Esq	Job Title NEW BARN FARM BULL LANE RISELEY BERKSHIRE	Drawing Title ELEVATIONS AS PROPOSED	Drawn by cdg Scale 1: 100	Drawing No. J.06.01/SK/103 Date June 2001

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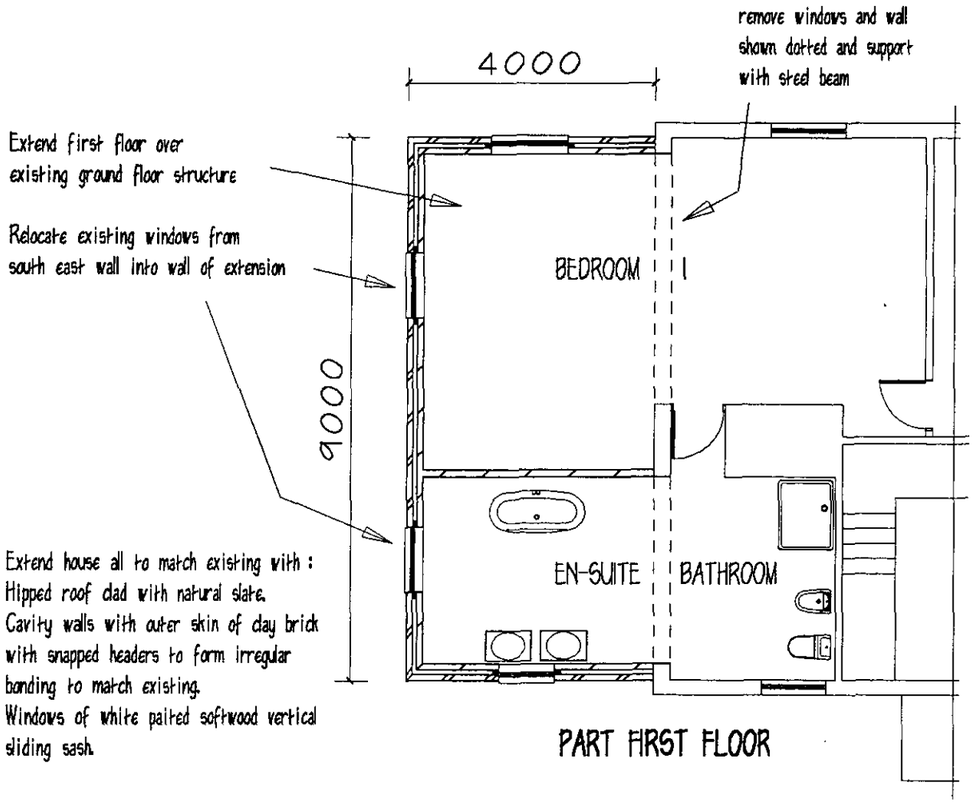
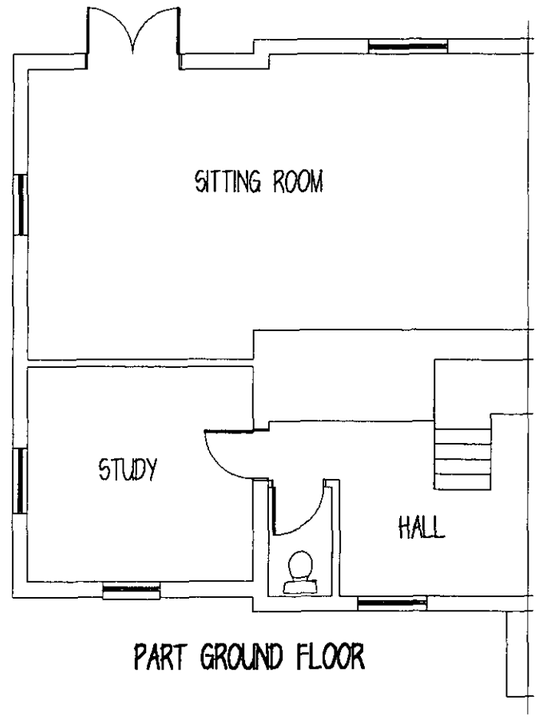


PART FIRST FLOOR



PART GROUND FLOOR

14.AUG.2001* 4685

29/10/01

NB Room interiors not measured, details taken from agents details

MURSELL & COMPANY
Chartered Building Surveyors
PO Box 334 THATCHAM RG19 3EN
Tel : (01635) 872000 Fax : (01635) 861515

Client	A FRYATT Esq
Job Title	NEW BARN FARM BULL LANE RISELEY BERKSHIRE
Drawing Title	PART FLOOR PLANS AS PROPOSED
Drawn by	cdg
Scale	1: 100
Drawing No.	J.06.01/SK/104
Date	June 2001

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