APPLICATION NO:
F/2000/1848

LOCATION:
Old Dunnings Swallowfield Road, Arborfield Reading.

APPLICANT:
Mr A Marvin C/O BDS Chartered Surveyors

PROPOSAL:
Proposed erection of detached games room

EARLIEST DATE FOR DECISION: **29/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 22/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Marvin
C/O BDS Chartered Surveyors
Windward House
Hollow Lane
SHINFIELD
Berkshire
RG2 9AB

Application Number: F/2000/1848

Parish: **SWALLOWFIELD**

Location: **Old Dunnings, Swallowfield Road, Arborfield, Reading**

Proposal: **Proposed erection of detached games room**

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

Reason

1. Due to its size, siting and massing the proposed building would have a harmful effect on the setting of the listed building. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN4, Loddon Area Local Plan Policy LBE18 and to Wokingham District Local Plan (Deposit Draft) Policy WHE11.

John Mitchell
Development Control Manager
Date: 18/08/2000

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 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 5 December 2000
My ref. JRM/SB/F/2000/1848
Your ref.

37230

Mr A R Marvin
'Old Dunnings'
Swallowfield Road
Arborfield
READING
Berkshire
RG2 9JZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Marvin

APPLICATION F/2000/1848

Thank you for your letter of 29 November 2000 regarding the above.

As I said in my letter of 18 October it would be helpful for my investigations if you would forward me the addresses of the properties in question.

Yours sincerely

JOHN MITCHELL
Development Control Manager

'Old Dunnings'
Swallowfield Road,
Arborfield,
Reading,
Berkshire,
RG2 9JZ

REPLY BY
14 DEC 2000

PLANNING SERVICES HPT
POL
DC
APP
CS 37230
30 NOV 2000
COPIES TO:
ACK: 30/11/00
FILE:

Mr. J. Mitchell,
Development Control Manager,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire

29th November 2000

Dear Mr. Mitchell,

Re: Application No. F/2000/1848

I refer to your letter 18th October 2000 and am disappointed that I have not received a satisfactory reply to my correspondence dating back to 19th September 2000.

Your letter states it is taking your staff 'considerable time to investigate'. What nonsense! A simple 4 mile car journey to Mole Road would work for most people and enable them to see with their own eyes what is going on.

You may have gathered I am extremely annoyed you refused my planning permission for a games room without even discussing alternative proposals - with 2.5 acres of land there must surely be some place the building could have been sited.

I now have the relevant papers from the Royal Courts of Justice. Unless I hear from you by the end of the year I will be preparing an order of mandamus for your failure to act in relation to the exercise of a public function and for not operating in an impartial and consistent manner.

Yours sincerely,

A.R. Marvin

37230

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 30 November 2000
My ref. JRM/SB/F/2000/1848
Your ref.

Mr A R Marvin
'Old Dunnings'
Swallowfield Road
Arborfield
READING
Berkshire
RG2 9JZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Marvin

PLANNING APPLICATION F/2000/1848

I acknowledge receipt of your letter dated 29 November which is currently receiving attention.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 October 2000
My ref. JRM/SB/F/2000/1848
Your ref.

Copy

Mr A R Marvin
'Old Dunnings'
Swallowfield Road
Arborfield
READING
Berkshire
RG2 9JZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Marvin

PLANNING APPLICATION F/2000/1848

Thank you for your letter of 5 October.

I notice that you make allegations about a number of properties in Mole Road, Sindlesham without giving any addresses. This is taking my staff considerable time to investigate and I hope you will bear with me while this is being done. It would be very helpful if you would specify which properties you consider have unlawful businesses operating from them.

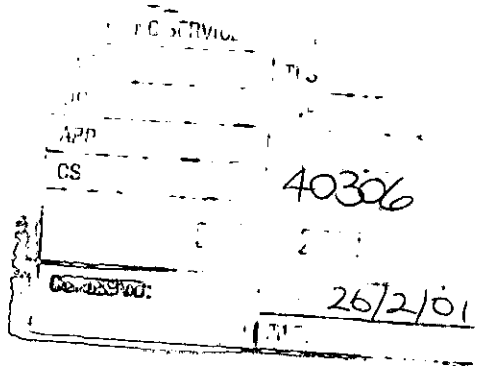
I am sorry not to have got back to your letter of 19 September but we are looking into these matters.

Yours sincerely

JOHN MITCHELL
Development Control Manager

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA



16 February 2001

John Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

Dear Mr Mitchell

Mr A R Marvin, of Old Dunnings, Swallowfield Road, Arborfield, has sent me copy correspondence concerning his application F/2000/1848 to build a games room adjacent to his house. I understand he has a 2 ½ acre plot to build on and that the detached games room would have been built of materials in keeping with the neighbourhood. Mr Marvin has found his dealings with the planning department very unhelpful and I wonder whether there is any way of finding a way forward that would satisfy both the Council and Mr Marvin.

Yours sincerely

Email: redwoodj@parliament.uk

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 26 February 2001
My ref. JRM/SB/F/2000/1848
Your ref.

40306

The Rt Hon John Redwood MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

Thank you for your letter of 16 February concerning Mr Marvin's planning application ref. F/2000/1848.

I am looking into this matter and will come back to you with a full reply as soon as possible.

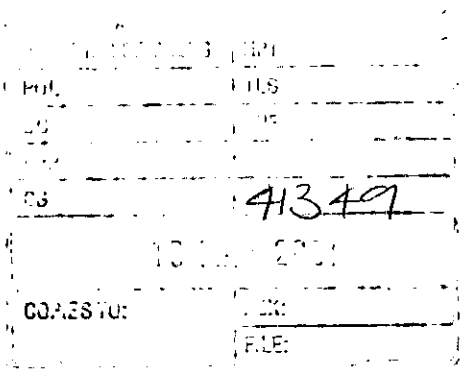
Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

Old Dunnings,
Swallowfield Road,
Arborfield,
Berkshire,
RG2 9JZ

Mr. J. Mitchell,
Development Control Manager,
Wokingham District Council,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham.
Berkshire,
RG40 1WR



15th March 2001

Dear Mr. Mitchell,

Re: Planning Application F/2000/1848 – Proposed Erection of Detached Games Room

I thank you for your letter dated 12th March 2001 and for the opportunity of discussing the re-siting of the Games Room. Unfortunately, I will be engaged on a new business venture for the next few months but I will be in contact later in the year as regards the re-siting and look forward to speaking with you again at that time.

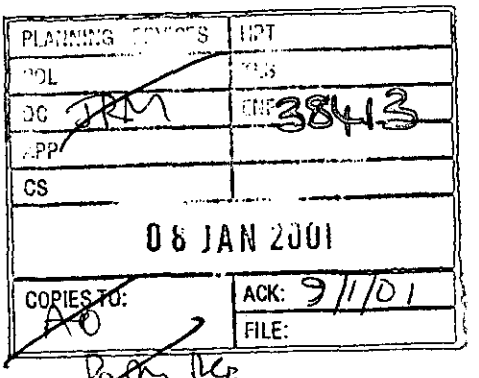
I note the six month cut off period from the date of a planning decision within which to appeal. The planning permission was refused on 18th August 2000 and I did ask in my letter dated 5th January 2001 for advice on the procedures for a planning appeal which was in fact, well within this six month period.

Yours sincerely,

Alan Marvin

1848

Old Dunnings,
Swallowfield Road,
Arborfield,
Reading,
Berkshire,
RG2 9JZ



Mr. J. Mitchell,
Development Control Manager,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire

5th January 2001

Dear Mr. Mitchell,

Re: Application No. F/2000/1848

I refer to my letter 29th November 2000 and your response 5th December 2000 and I cannot believe that there is nowhere on the 2.5 acre plot that I can site this Games Room.

On 27th September 2000 I received a visit from your Listed Building Planning Officer, Mr. Saunders, who at that time indicated he could see no reason why a building of this nature could not be erected and said he would be reverting to me with regard to location, etc. Needless to say, I have heard nothing further and such staggering complacency and incompetence could only be allowed to occur in local Government where employees are immune from prosecution for their actions.

Prior to going down the Judicial Review route I would like to allow you the opportunity of discussing the re-siting of this building and my day-time telephone number is 0118-989-1212. Alternatively, would you please advise me by return the procedures for a Planning Appeal.

Yours sincerely,

A.R. Marvin

cc Rt. Hon. John Redwood, MP

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 9 January 2001
My ref. JRM/SB/F/2000/1848
Your ref.

38413

Mr A R Marvin
'Old Dunnings'
Swallowfield Road
Arborfield
READING
Berkshire
RG2 9JZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Marvin

PLANNING APPLICATION NO. F/2000/1848

Thank you for your letter of 5 January which is receiving attention.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 March 2001
My ref. JRM/SB/F/2000/1848
Your ref.

Mr A Marvin
'Old Dunnings'
Swallowfield Road
ARBORFIELD
Berkshire
RG2 9JZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Marvin

PLANNING APPLICATION F/2000/1848 - PROPOSED ERECTION OF DETACHED GAMES ROOM
'OLD DUNNINGS', SWALLOWFIELD ROAD, ARBORFIELD

Thank you for copying to me your letter of 14 February addressed to the Right Honourable John Redwood MP.

In the light of your comments towards the latter part of your letter I have carefully re-examined the whole issue. Turning first to the refusal of planning permission, the reason for refusal concerned the size, siting and massing of the proposed building in relation to the setting of 'Old Dunnings' which is a listed building. There was no objection to the principle of a games room. I note that you have spoken also with the Council's Conservation Officer who advised you about a proposed re-siting.

In the circumstances and in the light of the advice you have been given you should submit a sketch scheme for informal comment prior to the resubmission of any planning application. This would give us the opportunity to raise any difficulties we may have and to try and negotiate to a point where all parties are satisfied with the proposal prior to the resubmission of a planning application.

Alternatively you could have appealed the decision. Unfortunately there is only a 6 month period from the date of a planning decision within which to lodge an appeal and that time has now expired. In any event the appeal needs to be lodged with the Planning Inspectorate which is an executive agency of the Department of the Environment, Transport and the Regions. It is not administered by Wokingham District Council.

I turn now to the matter of alleged unauthorised developments in Mole Road. In my letters of 18 October and 5 December I did ask you to provide addresses of the properties in question but you are unable to do so. I am afraid I do not have the resources in terms of either staff nor time to check the planning history of a number of unidentified sites. I think it

unlikely that we could gain much by further correspondence but I would be very happy to meet with you and discuss your grievances and see if we can reach a mutually agreeable proposal for your games room.

I look forward to hearing from you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: The Rt Hon John Redwood MP

cc Mr. J. Mitchell

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 FEB 2001	
COPIES TO:	ACK:
	FILE:

Old Dunnings,
Swallowfield Road,
Arborfield,
Berkshire,
RG2 9JZ

The Rt. Hon. John Redwood, MP
House of Commons,
London,
SW1A 0AA

14th February 2001

Dear Mr. Redwood,

Re: Planning Application F/2000/1848

I thank you for your letter dated 8th January 2001 and your kind offer to intervene on my behalf which I hoped would have been unnecessary. Unfortunately, (but coming as no great surprise) there has been no response from Wokingham District Council to my letter of 5th January and I would, therefore, appreciate your assistance with my planning application. Details as follows:-

June 2000 – Application was made for a games room 20'x30' to Wokingham District Council. The building was to be a separate unit to my main dwelling constructed to resemble an old barn with brickwork at the base, black timber elevations and a clay tiled roof. The size of the games room was necessary to house a snooker table, plus bar area.

18.8.00 – Permission refused (copy attached).

In September I telephoned Wokingham Planning Department and spoke to Angela Odell who was particularly unhelpful and inflexible bearing in mind my house is situated on a sizeable portion of land. During the conversation she also made it clear it would not be possible for me to operate a small business from my house in my retirement. When I drew her attention to the unsightly businesses being operated from a variety of houses in Mole Road, Sindlesham, it became clear the department was applying dual standards.

A letter to the Planning department 19.9.00 (copy enclosed) did not elicit a satisfactory response (see their letter 18.10.00) and neither did my letter 29.11.00 (copy enclosed).

Further useless letters were received from the Planning Department, 30.11.00, 5.12.00 and 9.01.01.

In spite of a site visit by the Listed Buildings Planning Officer, Mr. Saunders, who felt a building could be constructed if re-sited, nothing further of a positive nature has been received from the council.

The Planning Department has demonstrated a culture of arrogance and complacency that would only be tolerated in Local Government where staff are not held responsible for their incompetence and inefficiencies. Wokingham Council has a responsibility and duty to the rate payers and the Planning Department's role is to ensure orderly construction in keeping with the surroundings – a point completely lost on them!

A clear signal to the staff at Shute End in the form of dismissals for gross incompetence would improve the situation and the overall efficiency of the Council.

Any help you can give me would be very much appreciated. My telephone number during the day is 0118-989-1212 and my office (32 Rose Street, Wokingham) is, I believe, almost next door to your own.

Also is there any way you can obtain the procedure for a planning appeal from Wokingham District Council which I originally requested in my letter 5.1.01 (copy enclosed).

Yours sincerely,



Alan Marvin

Cc Mr. J. Mitchell, Wokingham District Council

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1848

Applicant : Mr A Marvin C/O BDS Chartered Surveyors.

Location : Old Dunnings, Swallowfield Road, Arborfield, Reading.

Proposal : Proposed erection of detached games room

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.00

Date Registered : 27/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 22/08/2000. 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 : Listed Bldgs officer: Objects

Parish council: No objection in principle, but concerned that as set in front of dwellings it would have a greater visual effect than if further to rear, also, could be turned into a separate cottage.

Planning Issues : 1, Effect on setting of L.B.

2, Countryside location.

Application Number: F/2000/1848

Appraisal :

1 Effect on setting / curtilage of LB Conservation Officer considers that due to its size & siting that proposed building would have an unacceptable impact on the setting of the L.B. In view of this, consider proposal unacceptable on these grounds

2 Countryside location

Site is in the countryside & opposite ASLI (woodland) Policy WCC7 requires that there is no significant alteration to the scale of development on the site. Whilst the building is quite large - 59 m. x 35.6 m. high, the existing dwelling has not been extended (except for dormer) and as the building would be partially screened by trees, consider that should not object under EC19 / WCC7

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

Application Number F/2000/1848
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to its size ~~and~~ siting and massing the proposed building would have a harmful effect on the setting of the listed buildings. The proposal would therefore be contrary to BSP Policy EN4, LALP Policy LBE18 and to WDLP(DD) Policy WHE11

18/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Old Dunnings Swallowfield Road Arborfield Reading. APPLICATION NUMBER: F/2000/1848	OFFICER: Angela Odell DATE OF SITE VISIT: 14.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING 'Listed' black timber framed & white painted with plain tiles cottage. garage at front RHS, formed.

4. RELATIONSHIP TO ADJOINING PROPERTIES Non directly affected.

5. SITE CONSTRAINTS

TREES In front of gage, to east & some to N in garden. ~~[illegible]~~ hedge

ACCESS/PARKING round W&S. sides of site for gamesroom.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

32354
C3
27 JUL 2000
COPIES TO:
ACK:
FILE:

TO: Angela Odell
DATE: 26 July 2000

SWALLOWFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1848

Proposal: Proposed erection of detached games room

Site Address: Old Dunnings, Swallowfield Road, Arborfield (Swallowfield Parish)

The Parish Council has no objection in principle to this building, but it is concerned that:

a) it is set in front of the main dwelling and will therefore have a greater visual effect than if it was set towards the rear of the site; and
b) with the minimum of alterations this could be turned into a one bedroom cottage.

SIGNED: C Adams DATE: 26/7/00

Clerk to Swallowfield Parish Council

To:
Harold Sanders
Urban Design And Conservation Officer

07 JUL 2000

From: Angela Odell

Date: 05 July 2000

Application Number: F/2000/1848

Proposal: Proposed erection of detached games room.

Site Address:
Old Dunnings, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr A Marvin C/O BDS Chartered Surveyors.

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

OLD DUNNINGS IS A GRADE II LISTED BUILDING, PREVIOUSLY A COTTAGE + BYRE, NOW ONE COTTAGE EXTENDED IN C20.

THE PROPOSAL SUGGESTS A SELF-CONTAINED DETACHED UNIT (APPROX 60 M²) THE EQUIVALENT OF A DWELLING. ITS IMPACT ON THE SETTING OF THE LISTED BUILDING WOULD BE SIMILAR.

I CANNOT SUPPORT THIS PROPOSAL.

Harold Sanders

7. July. 00

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (5 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

Mrs. Hurst,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham.
RG2 9JZ

Our ref 5002-4

26th June 2000

27 JUN 2000* 1848

Dear Mrs Hurst

RE: PROPOSED GAMES ROOM AT OLD DUNNINGS, SWALLOWFIELD ROAD, ARBORFIELD

With regard to the above and further to our telephone conversation on 26th June, please find enclosed six copies of amended drawing no 5002:00:1a which includes the altered Site Plan.

Yours sincerely

PP

A V SYLVESTER

Encl

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS	
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C. Coleman C.Eng., M.I. Struct.E.
C.A.D. Manager: Tony C. Grover Dip. Surv.

Received by Wokingham District Council

Application No: F/2000/1848

Proposal:
Proposed erection of detached games room

Location:
Old Dunnings, Swallowfield Road, Arborfield, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. 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

05 July 2000

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1848

Proposal:
Proposed erection of detached games room

Location:
Old Dunnings Swallowfield Road Arborfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 28/07/2000 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **18/08/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 28/07/2000

Displayed 22.7.00

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

Tel: (0118) 974 6445

Date: **05 July 2000**

My ref: F/2000/1848

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/1848
Old Dunnings, Swallowfield Road, Arborfield, Reading.
Proposed erection of detached games room

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 **Angela Odell** on **(0118) 974 6445.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1848**
Old Dunnings, Swallowfield Road, Arborfield, Reading.
Proposed erection of detached games room
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~6 JUN 2000~~ 7 JUN 2000	Map No. 81 Site 047
Officer: AD / Application No. F/2000/1848	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

27.JUN.2000* 1848

Description:
(F) PROPOSED ERECTION OF DETACHED GAMES ROOM

Location: OLD DUNNINGS SWALLOWFIELD ROAD

Parish: ARBORFIELD Ward: Arborfield

5.7.2000.
6/7

Applicant: MR A MARVIN

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

(8)

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	Where is it on site?	phoned 26/6	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	SCALE 1:100? ✓yes		
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 : 5.12.2000 ✓ 6/7

Parish Council Informed - YES / NO ✓ 6/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ✓ 6/7
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 (BABTIE) .....
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:

NO Re-apps

NEIGHBOURS:

✓ 6/7 S/N & TANNERS FARM - SWANSFIELD ROAD

ADDRESS OLD DUNNINGS, SWALLOWFIELD ROAD PARISH Arbor.

PLOT No. SEE SWALLOWFIELD FOR HISTORY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
723/73	Col. J. ACLAND	Ext.	10.5.73	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

27. JUN. 2000* 1848

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM DISTRICT COUNCIL

27 JUN 2000 1848

		For office use only. Application No.:		
1	YOUR NAME	**MR A MARVIN**		
	ADDRESS	**OLD DUNNINGS**		
		SWALLOWFIELD ROAD		
		ARBORFIELD		
	POST CODE	**RG2 9JZ**	TEL.NO.	
2	AGENT'S NAME	**BDS Chartered Surveyors**		
	ADDRESS	**Windward House,**		
		Hollow Lane,		
		Shinfield		
		Reading		
	POST CODE	**RG2 9AB**	TEL.NO.	**0118 988 4477**
3	SITE LOCATION	**OLD DUNNINGS**		
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**SWALLOWFIELD ROAD**		
		ARBORFIELD		
		RG2 9JZ		
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**CONSTRUCTION OF SINGLE STOREY GAMES ROOM**		
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**NO**		
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**CLAY PLAIN TILES**		
		BROWN WEATHER BOARDING		
		STAINED TIMBER JOINERY		
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.	**NO**		
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**		

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **4**	Proposed: **4**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**YES**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 1:100 or 1:200 scale floor plans and elevations	✓	

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

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

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below

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

* None of the land forms part of an agricultural holding

SIGNED _____ ON BEHALF OF **MR A MARVIN**

DATE **15.06.00**

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

1417 NosNup

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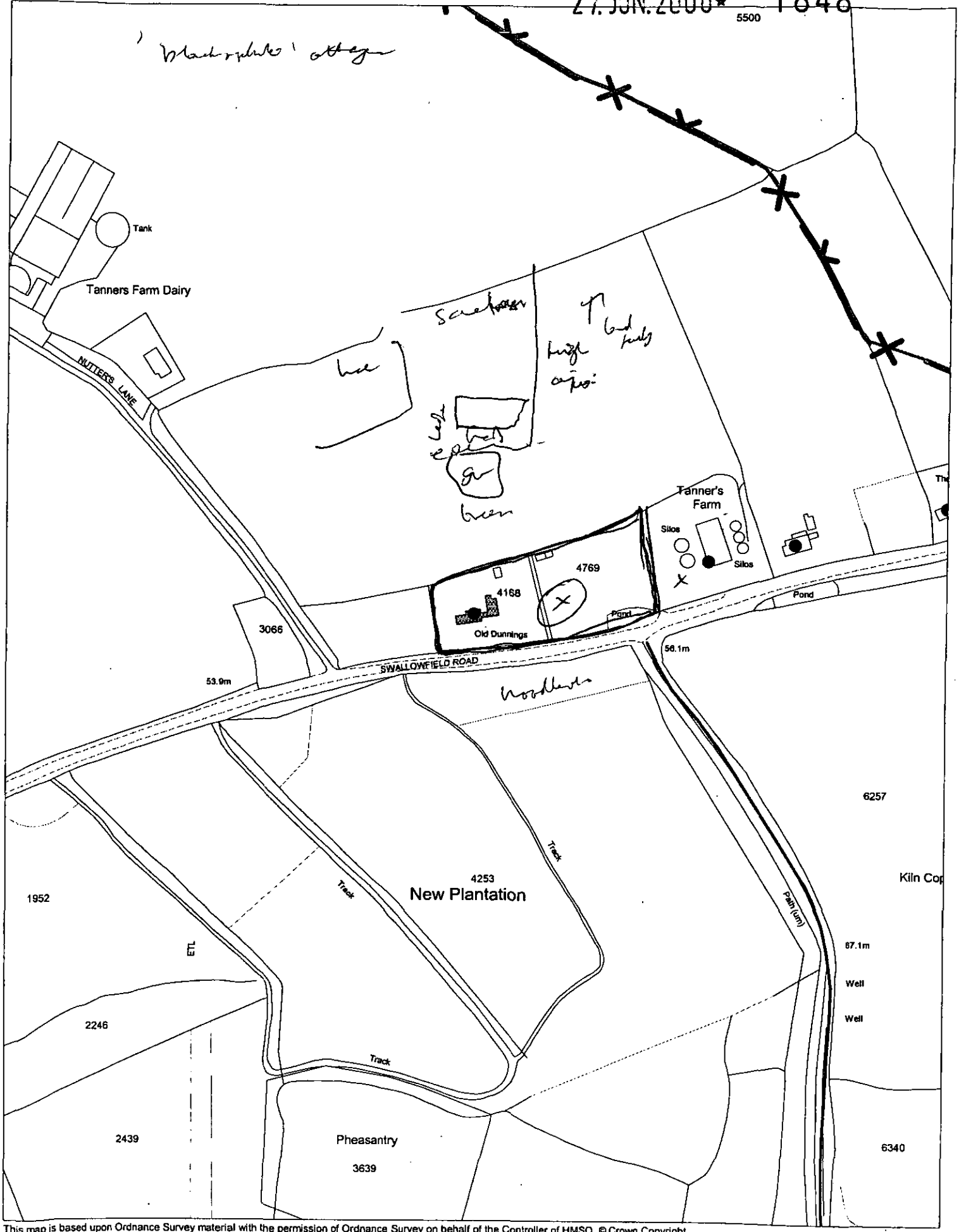

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Development Control Section, Environmental Services, Wokingham District Council.
20 June 2000

Scale: 1 : 2500