APPLICATION NO:
F/2000/1704

LOCATION:
Farley Hill Farm Church Lane, Farley Hill Reading.

APPLICANT:
Mr H Cannon C/O Architectural Services

PROPOSAL:
Proposed single storey rear extension to dwelling to form replacement conservatory.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr H Cannon
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Reading
Berkshire
RG30 4QA

Application Number: F/2000/1704

Parish:	**SWALLOWFIELD**
Location:	**Farley Hill Farm, Church Lane, Farley Hill, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling to form replacement conservatory.**

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.

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

John Mitchell
Development Control Manager
Date: 24/07/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1704

Applicant : Mr H Cannon C/O Architectural Services.

Location : Farley Hill Farm, Church Lane, Farley Hill, Reading.

Proposal : Proposed single storey rear extension to dwelling to form replacement conservatory.

Green **Site Notice Displayed ? :**

YES	NO	DATE
✓		27/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : ...27...June.....2000.....

Date Registered : 08/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 03/08/2000. 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 :

Swallowfield PC - no objection
Landscape - acceptable
Conservation - support proposal

Planning Issues :

adj/asc
neighbours
Listed building

Application Number: LB/2000/1702 and F/2000/1704

Appraisal: The proposal is for a replacement conservatory at the rear of the dwelling, which is a listed building. The proposal would result in a 10.5m^2 increase in the footprint of the conservatory, which would be a small scale increase. The design of the conservatory and its impact on the character of the listed building and its surroundings is considered acceptable.

Recommendation: conditional approval

Application Number F/2000/1704
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	

RECORD OF SITE VISIT

SITE ADDRESS: Farley Hill Farm
Church Lane Farley Hill Reading.

APPLICATION NUMBER: F/2000/1704

OFFICER: Emy Circuit

DATE OF SITE VISIT: 26 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? gatepost

2. DESCRIPTION OF SURROUNDINGS

A rural setting
paddocks and woodland to south

3. DESCRIPTION OF SITE/BUILDING

dwelling surrounded by gardens, existing rear conservatory to rear to be replaced

4. RELATIONSHIP TO ADJOINING PROPERTIES

none affected by propocal as separated by original building.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT screened from land by hedges longer views to SW

OTHERS /

Received by Wokingham District Council

Application No: F/2000/1704

Proposal:
Proposed single storey rear extension to dwelling to form replacement conservatory.

Location:
Farley Hill Farm, Church Lane, Farley Hill, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. 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

19 June 2000

Tel: (0118) 974 6479

Date:

My ref: F/2000/1704

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

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Dear Councillor

Application Number: F/2000/1704
Farley Hill Farm, Church Lane, Farley Hill, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1704**
Farley Hill Farm, Church Lane, Farley Hill, Reading.
Proposed single storey rear extension to dwelling to form replacement conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D Beatty

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

2 x PRE-APPS ATTACHED

Start date: 08 JUN 2000	Map No. 104 Site 1:4
Officer: KXC / Application No. F/2000/1704	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM REPLACEMENT CONSERVATORY

Location: FARLEY HILL FARM, CHURCH LANE, FARLEY HILL

Parish: SWALLOWFIELD Ward: Swallowfield 19.6.2000

Applicant: MR CANNON

Fee Received 95-00 (1) 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 ... (See listed Bdg application)

Date Site Notice Sent : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

(Landscape) Area of Special Landscape Interest ✓

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 (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: (Rural Area, Area of Traditional Local Character)

.....

.....

..... 2x Pre-apps attached .....

NEIGHBOURS:

..... S/N + Snooks Barn, Church Lane, Farley Hill ✓ .....

..... Elm Cottage, Farley Hill .....

..... The Annexe, Church Lane, Farley Hill .....

..... Corner Cottage, Church Lane " " .....

.....

.....

.....

.....

.....

To:
Harold Sanders
Urban Design And Conservation Officer

20 JUN 2000

From: Emy Circuit

Date: 19 June 2000

Application Number: F/2000/1704

Proposal: Proposed single storey rear extension to dwelling to form replacement conservatory..

Site Address:
Farley Hill Farm, Church Lane, Farley Hill, Reading.

Applicant:
Mr H Cannon C/O Architectural Services.

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

THE EXISTING STRUCTURE HAS BEEN ERECTED AS A RESULT OF A PREVIOUSLY APPROVED SCHEME WHICH WAS NOT BUILT IN ACCORDANCE TO THE APPROVED LAYOUT.

THIS PROPOSAL WILL ENHANCE THE LISTED BUILDING AND THE MATERIALS ARE MORE APPROPRIATE TO THE LOCATION.

I SUPPORT THE PROPOSAL.

Harold Sanders

03.07.00

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 11th July 2000

Location: Farley Hill Farm, Church Lane, Farley Hill.

Proposal: Proposed single storey rear extension to dwelling to form replacement conservatory.

Application Number: F/2000/1704

In response to your consultation dated 19th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and fits with the complex of buildings in this rural situation.

Patricia Green

Patricia Green
Landscape Consultant

FOR FILE

CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

Emy Circuit
Wokingham District Council
Development Control
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 June 2000

URGENT REQUEST

Dear Ms Circuit

FARLEY HILL FARM, CHURCH LANE, FARLEY HILL, READING
APPLICATION NO. LB/2000/1702

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful if you could let me have this. For your convenience my fax number is 01904 671384.

I note from your letter that you require a response by 11 July and would accordingly be glad if you could treat this request as urgent.

Thank you for your assistance.

Yours sincerely

Carole Barrowclough

Carole Barrowclough
Conservation Assistant

Faxed
29/6/00
CH

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: archaeology@compuserve.com · web: http://www.britarch.ac.uk
A Company Limited by Guarantee Registered in England No. 1760254
Registered Charity No. 287815
Patron: HRH The Prince of Wales

opportunity to comment on the above application. The Parish Council opposes the application for the following reasons:

1. It will be impractical, and probably impossible, to screen the site. Consequently it will be a visual intrusion to the surrounding areas.
2. The Parish Council believes that the proposed site is not sustainable in that
   (a) the local schools are not within realistic walking distance;
   (b) the local shops are sufficiently far removed that most new residents will drive to them;
   (c) public transport is severely limited and consequently most new residents will e forced to use their cars to travel to work or other destinations.
3. Construction on this site will detract from the rural nature of the settlement.

The Parish Council therefore trusts that this application will be rejected.

Attn: Angela O'Dell
F/2000/1673 - Proposed single storey rear extension to dwelling, Harwood House, Odiham Road, Riseley
The proposed, small and not unattractive, extension will be situated in a large garden and will be hidden behind a hedge. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
F/2000/1704 - Proposed single storey rear extension to dwelling to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council considers that the replacement conservatory is, arguably, more visually pleasing than the existing conservatory. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
LB/2000/1702 - Proposed single storey rear extension to listed building to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council does not consider that the replacement conservatory detracts from the integrity of the listed building and consequently has no objection to listed building consent.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

28.Jun. 2000 14:50 SWALLOWFIELD PARISH COUNCIL No.0628 P. 2/2
SWALLOWFIELD P C

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655

Architectural Design - Planning - Appeals - Building Surveys

08. JUN. 2000* 1704

7th June 2000

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

our reference: **99771/P**
your reference:

Dear Sirs,

Farley Hill Farm, Church Lane, Farley Hill
Proposed replacement conservatory

Please find enclosed a full planning application for the above proposals including the appropriate fee of £95-00. I have also submitted an application for listed building consent at the same time, following discussions with Mr Sanders at your office.

I trust the enclosed is sufficient for the application to proceed, but should you require anything further, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

Philip Shell MBIAT - Incorporated Architectural Technologist

① ADDRESS FARLEY HILL FARM CHURCH LANE PARISH SWANNOUGH.

PLOT No. FARLEY HILL FARM/MUCK - LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/232/70	MR. R. CHANDLER	FARM BLDGS	23.6.70	APP
R/569/70	"	EXT TO STORAGE BLDG	31.12.70	APP
41244	MR & MRS K. NOBLE	2/STY. DET/CONSERVATORY/STABLE BLOCK	4.10.93	C
41245 LBC	MR & MRS K. NOBLE	REPL. WINDOWS/INT. ALTS	4.10.93	C
		2/STY. DET/STABLE BLOCK/ CONSERVATORY/ALT. TO PIGGERY, SHEDS & BARN		
41725	RETRO	SILAGE CLAMP	15.11.93	C
41726	"	MOBILE HOME	17.11.93	R
43690	MR & MRS A CHANDLER	"	17.2.95	28.2.9
43491				
43553	MR. A. CHANDLER	BARN FOR CATTLE	25.11.94	C

DATE OF COMPLETION

98/67317/F " Erect dwelling to replace caravan 2.6.98 C

FP98/7723 " New dwelling 24.6.98 APP

DRAINAGE

091074

---

② 1933 Farley Hill Farm

ADDRESS Church Lane, Farley Hill PARISH Swallowfield

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0468	Mr H Cannon	Under pinning works	31.03.00	APP N
LB/2000/1430	* "			

MINISTRY DECISION

SPECIAL ORDERS

* Farley Hill Farm Cottage

Environmental Services

For office use only.
Application number: 08.JUN.2000* 1704

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. H. CANNON
	Address and postcode	FARLEY HILL FARM CHURCH LANE FARLEY HILL READING RG7 1UP
	Phone number	
	Agent's Name	ARCHITECTURAL SERVICES
	Address and postcode	21 FAIRWAY AVENUE TILEHURST READING RG30 4QA
	Phone number	0118 9421655
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.	FARLEY HILL FARM CHURCH LANE FARLEY HILL READING RG7 1UP
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED REPLACEMENT CONSERVATORY
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	OAK FRAMED CONSERVATORY LEAD ROOF
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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		

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.

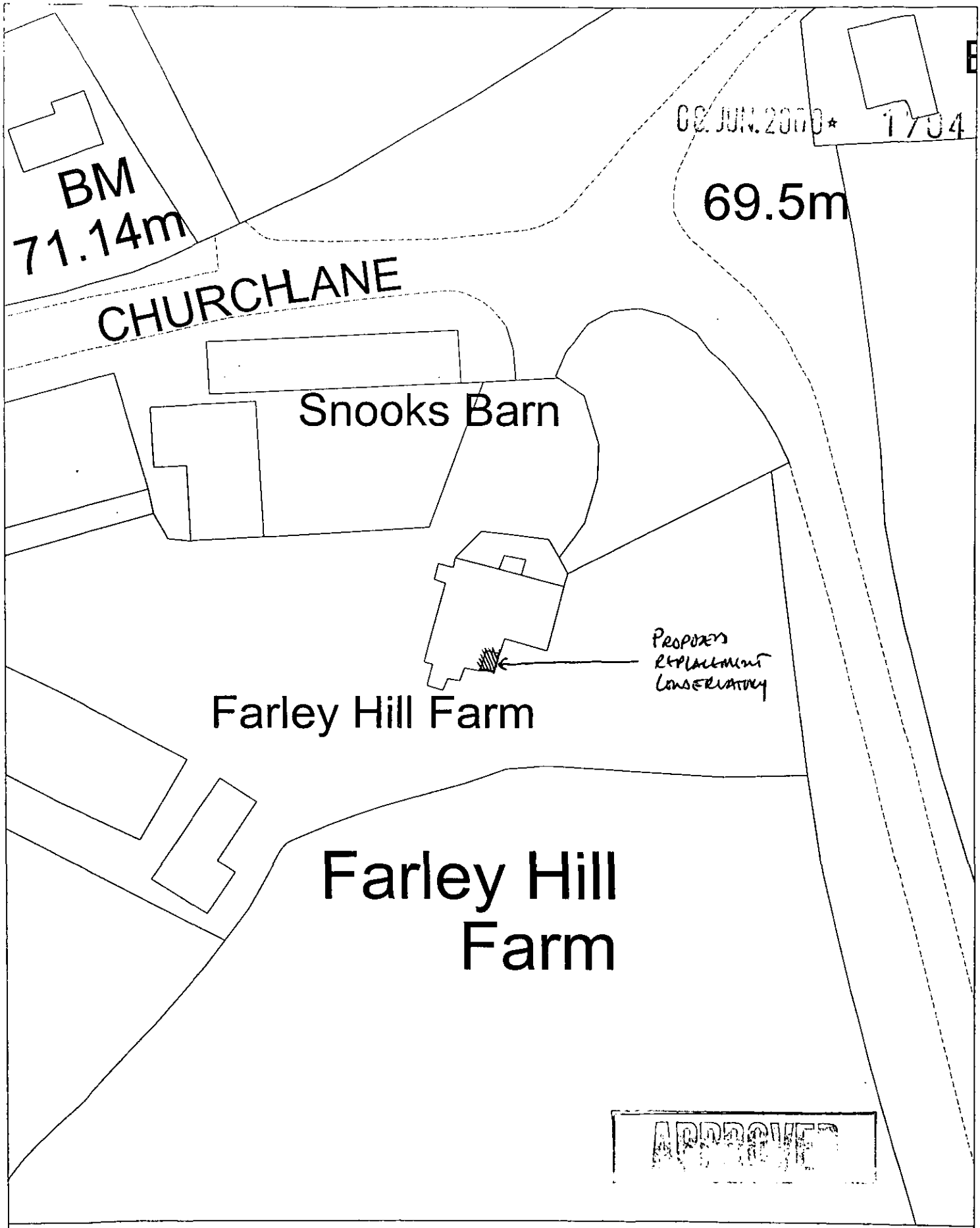
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR. H. CANNON

Date 7/6/00

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



Site Plan, Scale: 1 to 500

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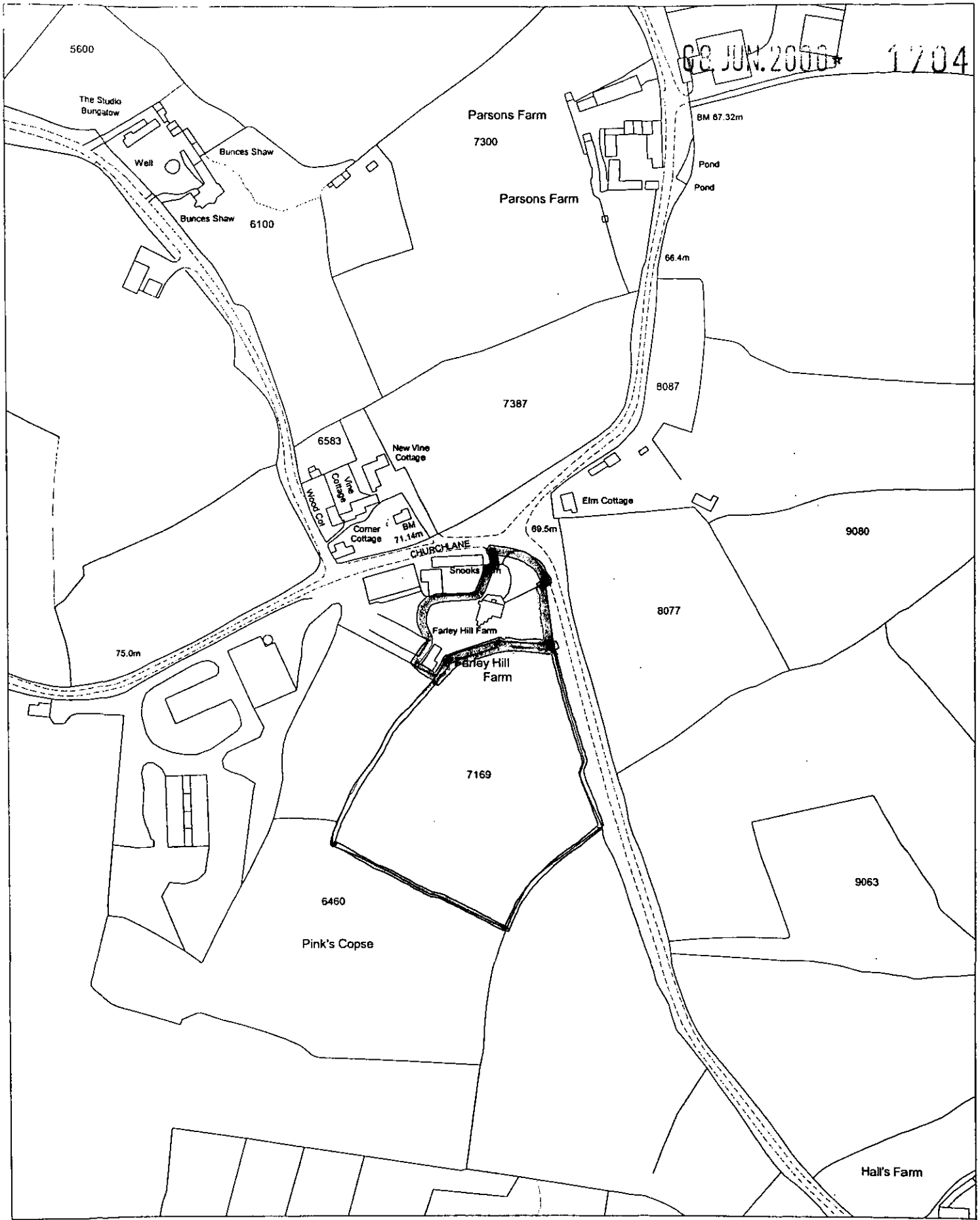
Date: 30 May 2000

08 JUN 2000 1704



Site Plan, Scale: 1 to 2500

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Date: 30 May 2000

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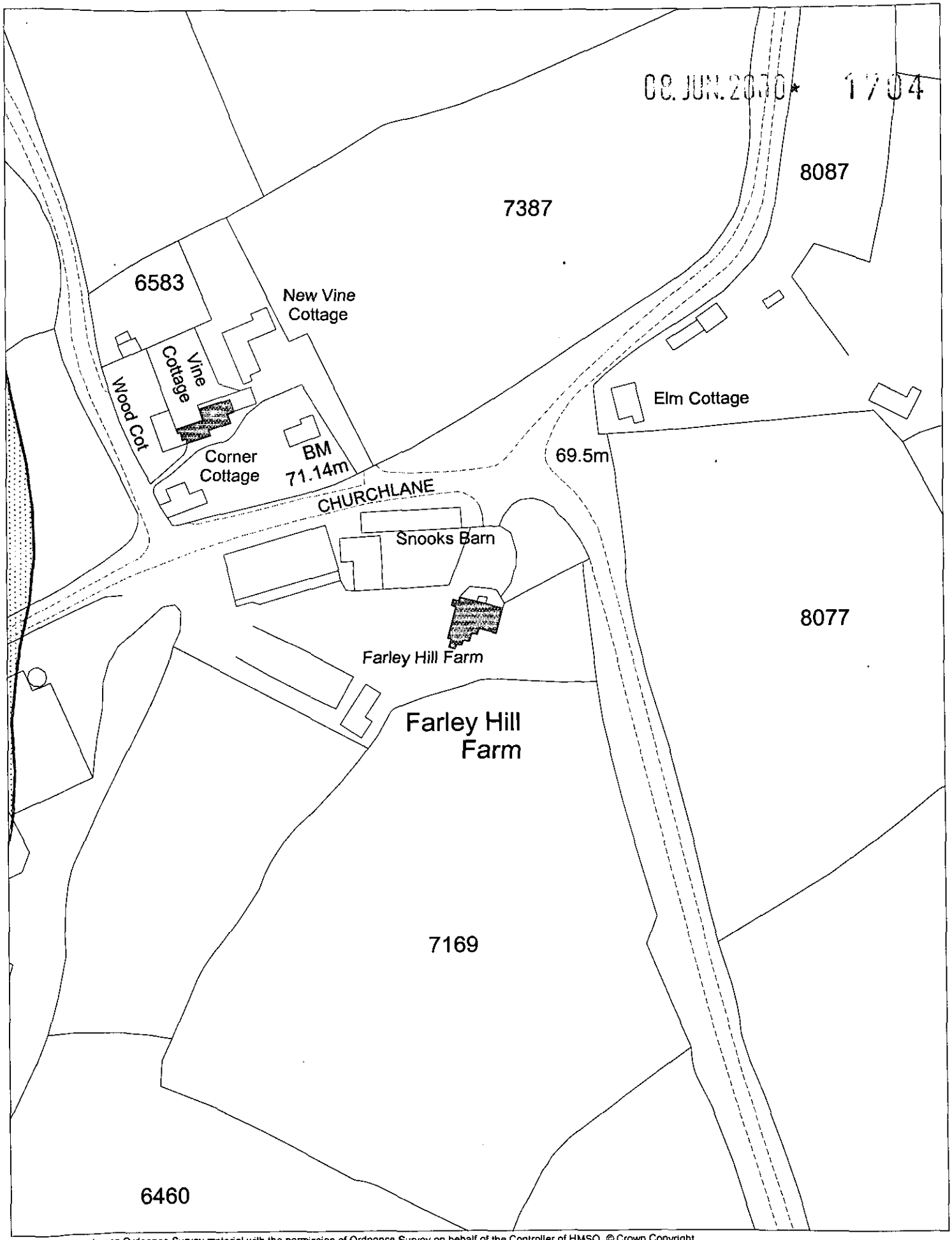

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Development Control Section, Environmental Services, Wokingham District Council.

13 June 2000

Scale: 1 : 1250

N W E S