APPLICATION NO:

F/2002/5900

LOCATION:
2 Handpost Cottages Basingstoke Road, Swallowfield Reading.

APPLICANT:
Mr T Edmond C/O Mr P J Burtwell

PROPOSAL:
Proposed single storey rear extenion to dwelling to form conservatory. 20/03/02

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1018

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Edmond
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2002/5900

Parish: **SWALLOWFIELD**

Location: **2 Handpost Cottages, Basingstoke Road, Swallowfield, Reading.**

Proposal: **Proposed single storey rear extenion to dwelling to form 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.

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 Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5900

Applicant : Mr T Edmond C/O Mr P J Burtwell.

Location : 2 Handpost Cottages, Basingstoke Road, Swallowfield, Reading.

Proposal : Proposed single storey rear extenion to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application <u>will have expired on</u>: <u>10/04/2002.</u> 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 Parish council - No objection

Planning Issues :

Impact on Neighbour + Character of the area
Countryside / Rural Area / Green Gap / Wedge.

Policy - SBE1, 2
WOS3, WBE1
LD3, EN1

Application Number: F/2002/5900 No.2 Handpost Cottage, Swallowfield.

Appraisal :

The application property is part of a terrace of cottages located on the fork of Basingstoke Road and Spring Lane within the identified settlement of Swallowfield. It is also located within areas of Green Gap and Wedge, Rural Area and Countryside.

The proposal is for a single storey rear extension to form a conservatory. The dimensions are a 3.0m projection, 4.5 width and a height 2.3m to the eaves and 3.0m to the ridge. The roof design is mono pitched. It would be glazed throughout with obscure glazing on the South side elevation.

Impact on Neighbours

The neighbouring properties are the attached (North) No.1 Handpost Cottage and the attached (South) No.3 Handpost cottages. The gardens of No's 2+3 extend at an angle South of the garden No.1. No.1 has a single storey garage located adjacent to where the proposed conservatory would be located therefore screening it from view in that garden. No.3 has a single storey rear extension with a 2.0m side wall which has no windows. Therefore the conservatory would not be visible to the residents of No.3. It is also considered not to overlook or overshadow either neighbour.

Impact of Streetscene

The proposal is ~~flat~~ for a rear extension not visible from the road. The neighbouring properties have both been extended at the rear.

The conservatory would also use a UPVC material coloured to match the existing windows - "Mahogany Woodgrain." Likewise the dwarf wall would use matching bricks.

Countryside - The proposal is considered to have no detrimental impact on the Countryside and Rural Character of the area. The extension is small and designed to match existing materials and colours.

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

Application Number F/2002/5900
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 2 Handpost Cottages Basingstoke Road Swallowfield Reading.

APPLICATION NUMBER: F/2002/5900

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 19/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

Adjacent neighbour on [illegible] side has 2.2m wall of their s/s near exit — Consent work and blocking light to them.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

No 1 — have detached s/s garage + would not really see the ©

✓

Greenbelt / Rural Area Country side.

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

Tel: (0118) 974 6442

Date: **20 February 2002**

My ref: F/2002/5900

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5900
2 Handpost Cottages, Basingstoke Road, Swallowfield, Reading.
Proposed single storey rear extenion to dwelling to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5900**
2 Handpost Cottages, Basingstoke Road, Swallowfield, Reading.
Proposed single storey rear extenion to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Application Number : F/2002/5900	Map No : 102
Case Officer : PT	Site Area : 0·02
Valid Date : 13 FEB 2002	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed single storey rear extenion to dwelling to form conservatory.

Location : 2 Handpost Cottages, Basingstoke Road, Swallowfield, Reading.

Parish : SW Ward : SWA 28/2/02 B

Applicant : Mr T Edmond C/O Mr P J Burtwell.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 20/2/02 -73.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N+ see map.

NO pre-apps.

Environmental Services

For office use only.
Application number: 13.FEB.2002 + 5900

5900

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 T Edmond 2 Handpost Cottages Basingstoke Road Swallowfield RG7 1PY 0118 988 9178
2	Agent's name address and postcode Phone number	Mr P J Burtwell 51 Summers Road Godalming Surrey GU7 3BD 01483 417445
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.	2 Handpost Cottages Basingstoke Road Swallowfield RG7 1PY
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey extension to rear (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 ☑
6	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	Dwarf red brick walls Woodgrain Upvc frames to match existing Clear polycarbon roof panels
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 ☑

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.		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

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

Your signature: [signature]

on behalf of Mr T Edmond

Date 11-2-02

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

1933 2 Hand Post Cottages

ADDRESS Basingstoke Road. PARISH Swallowfield

PLOT No. ORD. SHEET No. 102 SU7064-7164

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01/20/63	MR GPM Hilbury	Det house & BA of Garden	11.4.63	NA CA
PD/720/63	Mems A E Cadd	Kitchen & Bathroom	28.10.65	App NA
93/67	Tree Tops Homes	Det house, garage adj	13.4.67	App NA
BR 2864	MR R J Chandler	Bedroom, Conser, Garage	16.6.65	REF NA
BR 3021	" " "	" " "	3.7.75	REF NA
02920	" " "	" " "	10.7.75	NA REF
BR 3021	" " "	" " "	11.8.75	Relaxed
03277	" " "	Garage & Conservatory	4.9.75	NA CA
BR 13073	" " "	Bedroom extn	25.3.80	App NA
12924	" " "	" "	10.4.80	NA CA
33283	" " "	Garage	8.9.89	NA CA
BRA 7083	" " "	"	6.4.89	APP NA

MINISTRY DECISION

SPECIAL ORDERS

Received by Wokingham District Council

Application No: F/2002/5900

Proposal:
Proposed single storey rear extenion to dwelling to form conservatory.

Location:
2 Handpost Cottages, Basingstoke Road, Swallowfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5900 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 February 2002

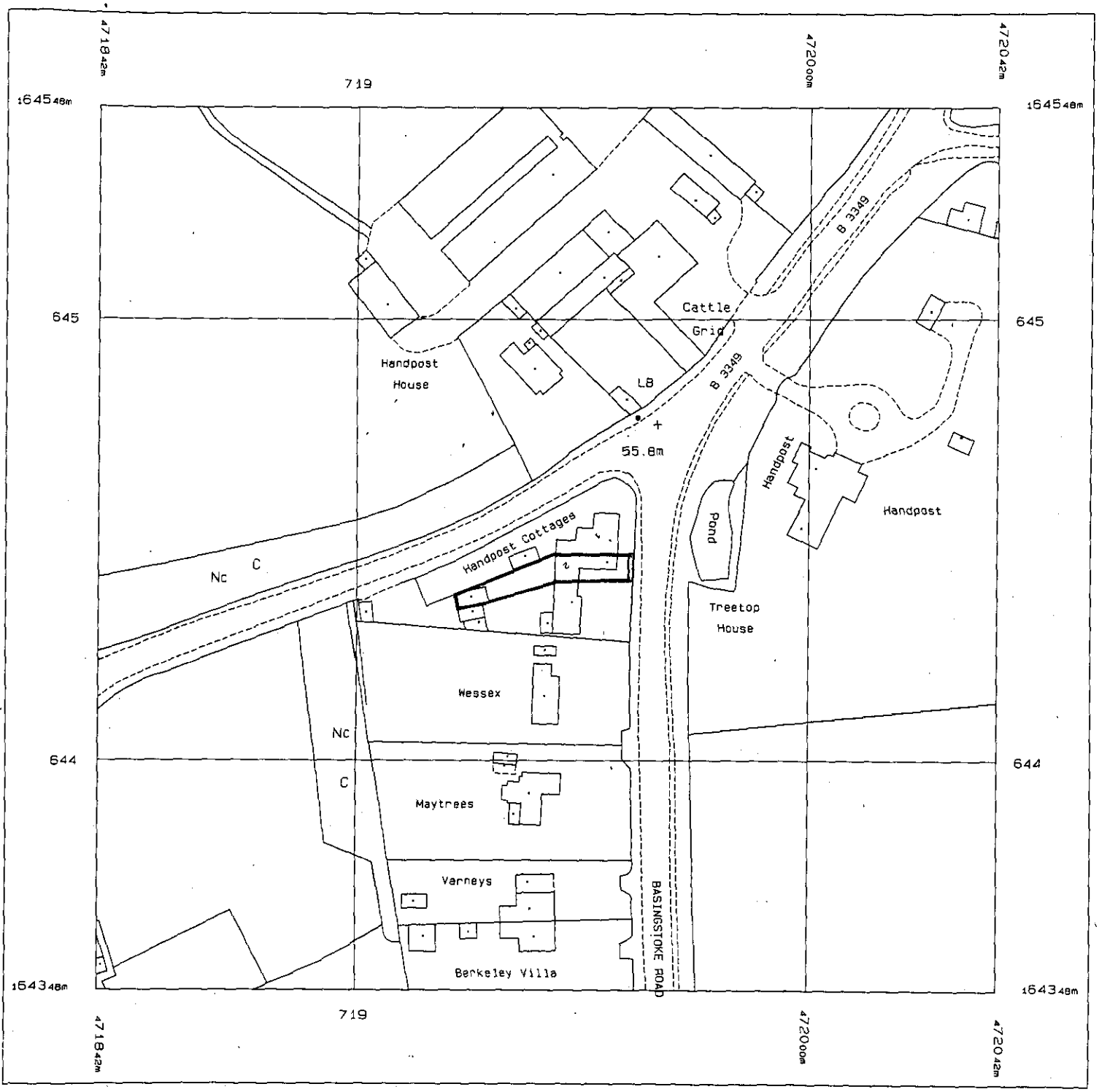
Ordnance Survey®

Superplan®

13.FEB.2002 5900

Planning Extract - 1

Site-centred



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Scale 1: 1250

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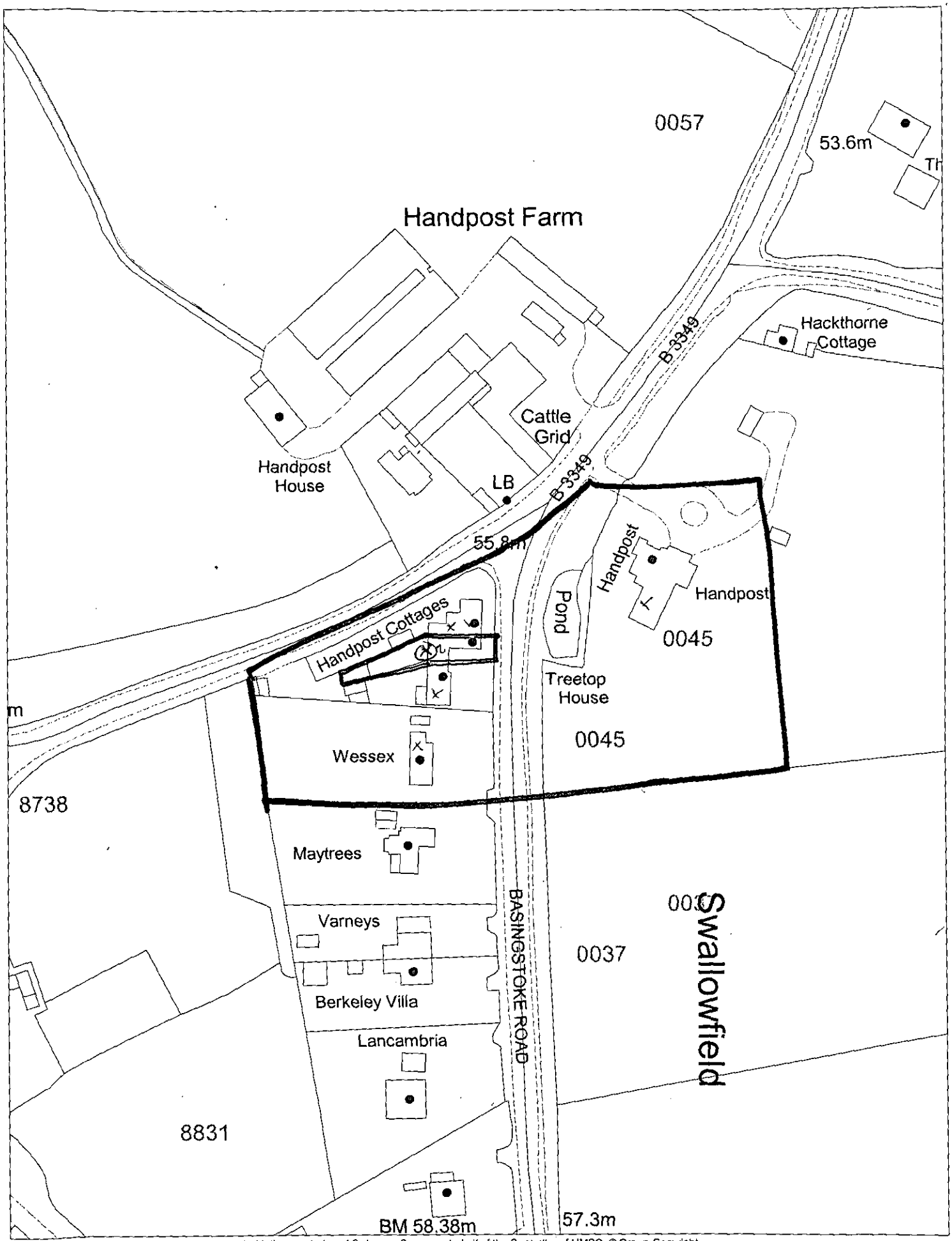
National Grid sheet reference at centre of this Superplan: SU7164

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 471942 164448

13.FEB.2002 5900



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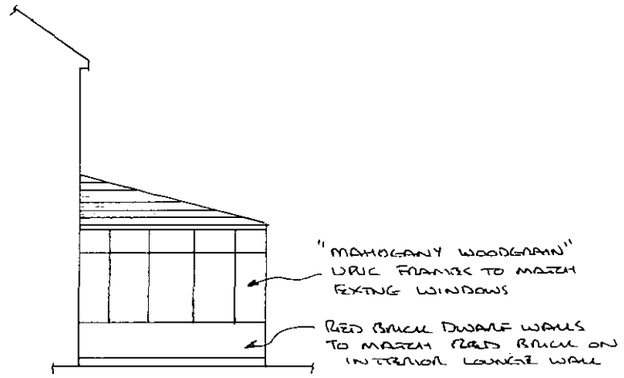
Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002

Scale: 1 : 1250

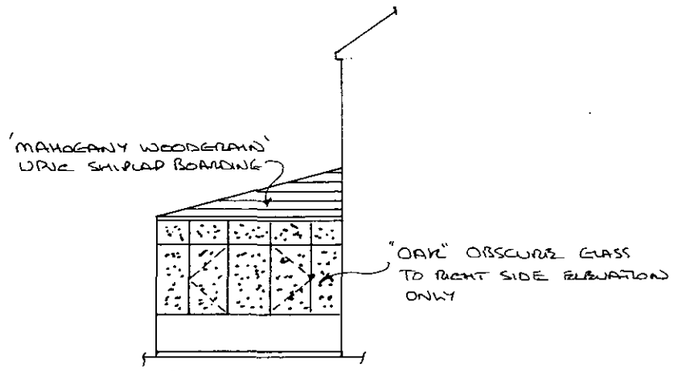
13.FEB.2002 5960



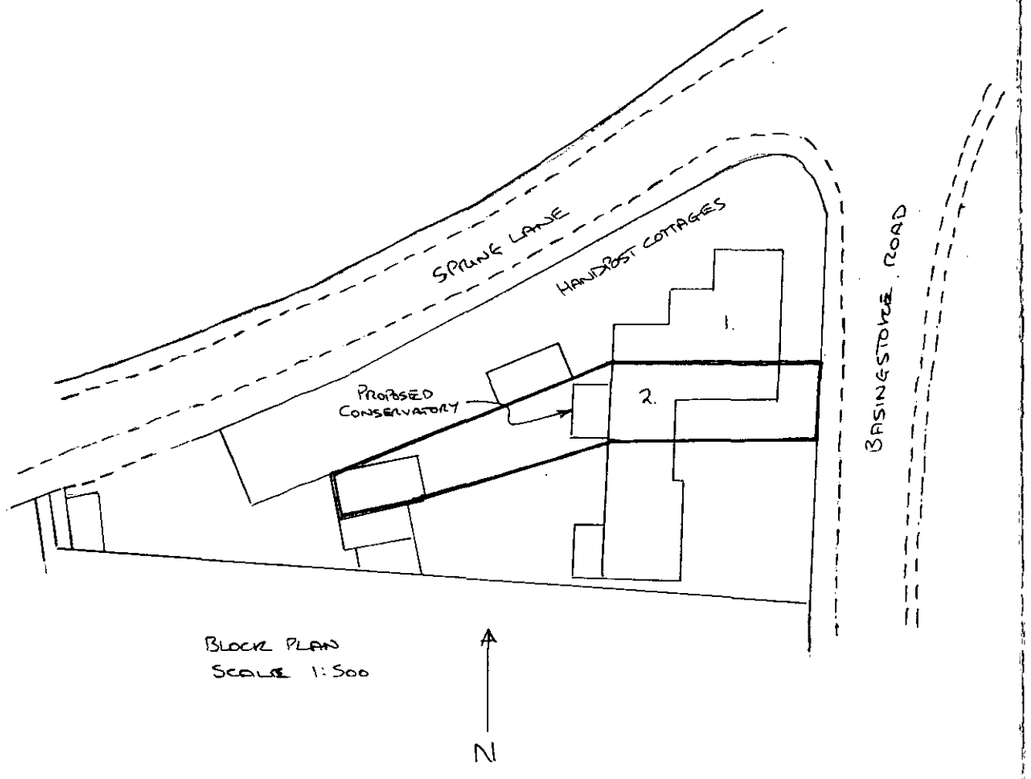
LEFT SIDE ELEVATION



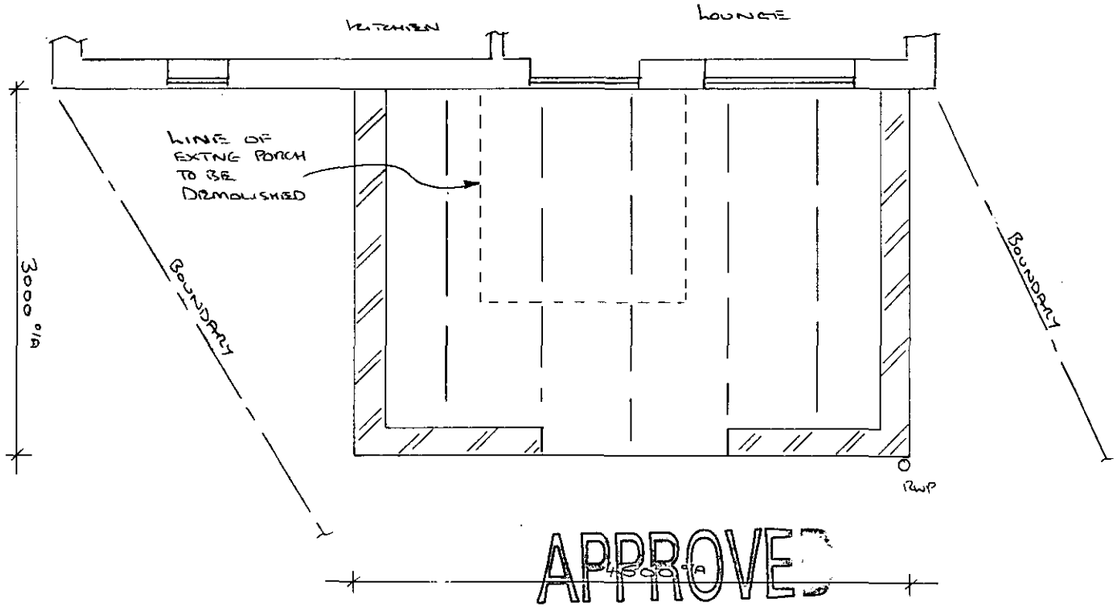
REAR ELEVATION



RIGHT SIDE ELEVATION



BLOCK PLAN
SCALE 1:500



APPROVED

PROPOSED CONSERVATORY TO REAR OF.....
2 HANDPOST COTTAGES
BASINGSTOKE ROAD
SWALLOWFIELD
BERKS RG7 1PY
0118 9889178

SCALE 1:500 1:100 1:50
DRG Nº RJB:20042I9:01A
DATE 11:2:2002