APPLICATION NO:
LB/2001/5154 ✓

LOCATION:
The Poors House Part Lane, Swallowfield Reading.

APPLICANT:
Mr & Mrs D Miller C/O Ian Pankhurst Architec

PROPOSAL:
Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **01/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

new plans rec'd 8/3.
Exp 22/3

CASE OFFICER: **Elaine Vashi**
NB

RAILEX
Marbleboard

D3

EASIFILE EP7

264

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs D Miller
C/O Ian Pankhurst Architect
By Scarletts Wood
Scarletts Lane
Hare Hatch
Reading
Berkshire RG10 9XD

Application Number: LB/2001/5154

Parish:	**SWALLOWFIELD**
Location:	**The Poors House, Part Lane, Swallowfield, Reading.**
Proposal:	**Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason
1. In pursuance of Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. This permission relates to the application as amended with revised plans, drawing number 1077/05 C submitted to the Local Planning Authority on 8th March 2002, showing the garage relocated into residential curtilage and split into 2 separate structures (garage & store), rear elevation of proposed extension changed from gables to hipped thatched roof over windows and does not approve the proposals as originally submitted.

Informative
2. 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 EN4.
Loddon Area Local Plan Policies LTV2, LC19 and LBE17.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7, WHE7, WHE8, WHE11 and WHE13.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 25/04/2002

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 13 June 2002
My ref: NB/AO/LB/2001/5154 & F/2001/5155

Mr A. Blackwell
The Poors House
Part Lane
Swallowfield
Reading
Berks

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

Dear Mr Blackwell,

APPLICATIONS: LB/2001/5154 AND F/2001/5155
SITE: THE POORS HOUSE, PART LANE, SWALLOWFIELD

I refer to your letter and brick sample received on the 11 June 2002 with reference to the above.

I can confirm that the standard 'Sea Sand Multi' bricks of the Rudgwick Range are acceptable in satisfying condition 02 of consent LB/2001/5154 and condition 02 of consent F/2001/5155.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

AO.

Mrs A. Odell
SENIOR PLANNING OFFICER

Tele 01189887646
01189883387.

The Poors House
Part Lane
Swallowfield
Reading
RG7 1TB.

Application No.
LB/20015154.

Attention Natlie Brown

Please find enclosed sample of brick we wish to use on new contruction at poors House also find sample of original brick

We would appreciate a your decision as soon as Possiable

yours

Adam
Blackwell

12/6 - Spoke to HS - OK.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 30 May, 2002
My ref. BC/DC/LB/2001/5154 and F/2001/5155

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr D Miller
c/o Alan Barnes Consultant Engineers
The Street
Swallowfield
RG7 1QY

Dear Sirs

PLANNING PERMISSIONS LB/2001/5154 AND F/2001/5155
SITE: THE POORS HOUSE, PART LANE, SWALLOWFIELD

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

I would like to take this opportunity to remind you that Planning Permissions Numbers LB/2001/5154 and F/2001/5155 have conditions attached to them. Some of these conditions may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the conditions could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

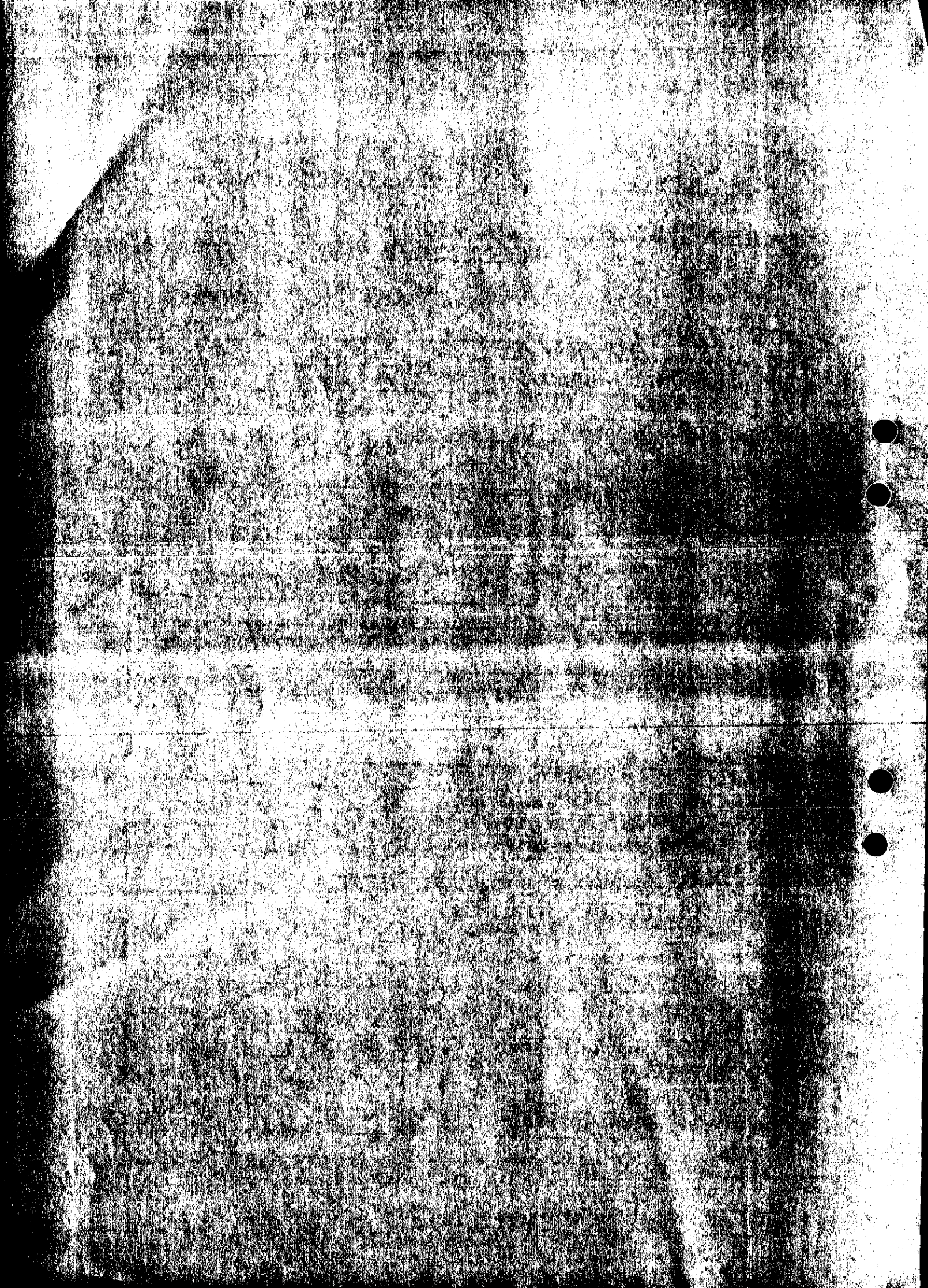
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	LB/2001/5154 + F/2001/5155	NB
BUILDING CONTROL NUMBER.	RP 2002/3/10 South	
~~APPLICANT~~/AGENT	Alan Barnes.	
ADDRESS OF SITE	The Poors House, Part Land SCRALLOWFIELDS	
DESCRIPTION OF PROPOSED WORK	S/S side ext + first floor rear ext + erect + relocate garage - D C only + demolish existing garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	1077/05c	1077/05c
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/5/02	

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	



WORK SHEET FOR : Elaine Vashi

Application Number : LB/2001/5154

Applicant : Mr & Mrs D Miller C/O Ian Pankhurst Architect.

Location : The Poors House, Part Lane, Swallowfield, Reading.

Proposal : Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/11/2001

Earliest Date for Decision : 01/12/2001

Latest Consultation Date/Site Notice Expiry Date : 01/12/2001

This application will have expired on: 28/12/2001. 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 :

Swallow. PC: concerns - see file

Babtie - Archaeological: watching brief req'd.
Georgian Group: Bldg is outside of the period in which the group is interested.
Highway: no objection subject to conds. comments as previous.

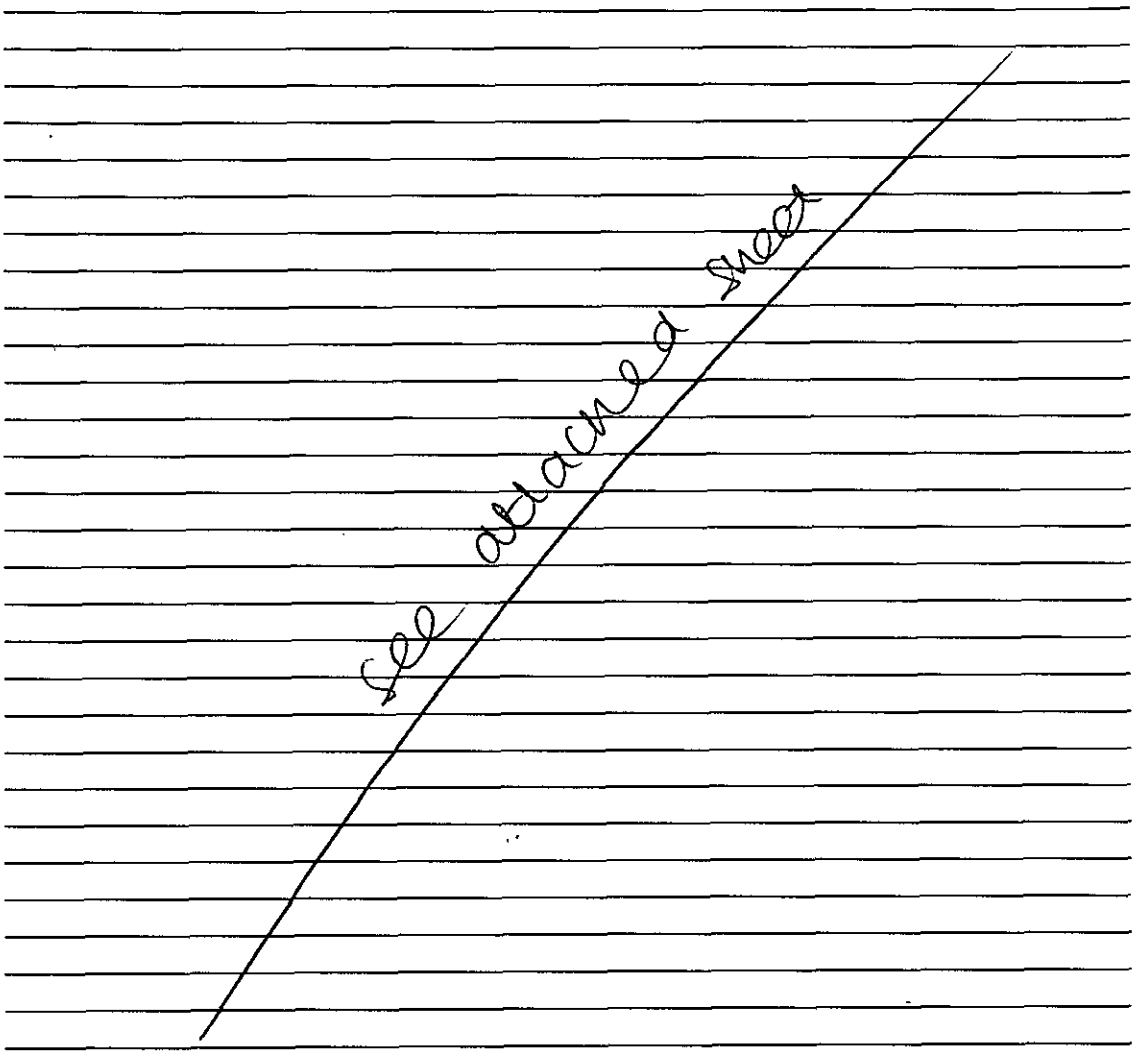
Landscape - garage relocation = a better relationship
landscaping plan req'd

Planning Issues :

REVISED PLANS REC'D 8/3 & EXP 27/3

Application Number: LB/2001/5154

Appraisal :



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

Application Number LB/2001/5154
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001		Reason: In pursuance of ~~of~~ section 18 of
			the Planning + Listed Buildings Act 1990.
	C012	R012	Materials to be agreed.
		N02	REVISED PLANS
			Ins: 8 March 2002
			Ins: Drawing N° 1077/05C
			Ins: Garage relocated into residential curtilage &
			split into 2 separate structures (Garage + store)
			Rear elevation of proposed extension changed
			from gables to hipped thatched roof over windows.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: EN2, LC19, LSE17

SOUTH-EAST AREA LOCAL PLAN POLICIES: ——

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WCC1, WCC7, LOHE7, WHE8, WHE11, WHE13

GREEN BELT LOCAL PLAN POLICIES: ——

BERKSHIRE STRUCTURE PLAN POLICIES: C2, EN4

MINERALS LOCAL PLAN POLICIES: ——

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 25/4/02

RECORD OF SITE VISIT

SITE ADDRESS: The Poors House
Part Lane Swallowfield Reading.

APPLICATION NUMBER: LB/2001/5154

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - fencing at front.

2. DESCRIPTION OF SURROUNDINGS Rural, countryside.

3. DESCRIPTION OF SITE/BUILDING lawn
Brick paved area at rear & ~~to be extended onto~~
x2 o/bld on S. boundary - greenhouse at rear
existing garage - to be demolished within NOS. curtilage -
Paddock area at rear & side (to the north).

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan.

5. SITE CONSTRAINTS

TREES trees (few) along S. boundary).

ACCESS/PARKING gravel area to front with proposed garage

LEVELS

BOUNDARY TREATMENT ~~HT~~ style fencing at rear.

OTHERS picket fencing + hedging at front.

Angels sprints:

concerned that pushing garage into meadows at side (should it be built upon).

hedge at front dwelling slightly obscures view
↳ concerned re/ some loss of view.

dining (app gates) ↔ TV room ↔ lounge
has side window (affected by garage). one wind.

bedroom. ↔ bedroom ↔ bedroom -
has side window (affected by garage. (diag. view to fields). (more diag view)

concerned re/ gap between dwelling & container on site infilled

pointed out appⁿ site been previously extended & is within cside.

concerned re/ height of garage, rooms in roof?

Application Number: F/2001/5155 & LB/2001/5154 - The Poors House

Appraisal:

Development

For a proposed single storey side extension, first floor rear extension and new garage (demolition of existing garage)

The site is Listed Building located within a rural area, and additionally within an Area of Special Character (WDLP).

Revised plans (drawing 1077/05C) were received on 8 March 2002. This showed the proposed garage relocated from the adjacent agricultural land, and it split into 2 separate structures: a garage and store. The rear elevation of the proposed extension was changed to have hipped roofs above the windows instead of gables.

Relevant Polices

BSP (adopted): C2, EN4
WDLP (DD): WOS3, WCC1, WCC7, WHE7, WHE8, WHE11, WHE13
LALP: LTV2, LC19, LBE17

1. Impact upon neighbouring properties

   A letter of objection was received from Angels Sprints (dwelling on opposite side of road) in response to the initial plans on the grounds of development being too large for the site and out of scale (site has been previously extended), garage encroaching into adjoining agricultural land and views from their room being affected. The points regarding the site being previously developed and the garage encroaching onto agricultural land are addressed below. A neighbour's loss of view over land is not something that can be considered as part of the determination of a planning application.

   Comments received in relation to revised plans relate to garage being closer to road which adds to its consciousness, separating the store from the garage covers a larger area than the building originally proposed. The store would be visible from their house.

   The proposed development would be located away from neighbouring properties and so would not result in any overbearing, overshadowing nor overlooking impacts. The proposed development is therefore considered acceptable in terms of its relationship to neighbouring properties.

2. Impact upon the character of the area
(Parish Council has no objection to the proposed development)

The proposed garage has now been relocated, and no longer encroaches into the adjacent agricultural land. It would replace an existing garage.

The proposed garage has now been spilt into 2 elements; double garage and store. The size of the garage would be 5.8m width and 6m in length. It would have a pyramid style roof, 5.4m to the ridge. The store structure would be located to the rear of the garage and so would be obscured by the garage. This would be 5.8m in width, 3m in length and have a pitched roof 4m to the ridge. Now that there are 2 structures, the overall bulk and massing has been reduced, and is now considered acceptable for the countryside location. The garage height is also considered acceptable.

The change in gables to hipped roofs above the windows of the first floor rear elevation would reduce the bulk of the extension, and now make s it acceptable in terms of impact upon the countryside.

Whilst this dwelling has been substantially extended in the past (namely application 21740/22136 for a two-storey extension), it is not considered that the proposed developments would have any significant impact that could reasonably warrant the refusal of the application. The proposed first floor would be above an existing single storey rear extension and so would not increase the footprint. A gap would be retained between the proposed single storey side extension and garage and so would not adversely affect views and vistas (policy WHE7).

The landscape department recommends that as part of any approval, a landscape plan should be submitted to show additional planting around the garage to help it mitigate the proposals into the countryside.

3. Impact upon the character and setting of the listed building
Now that the plans have been amended, the Conservation Officer states that the principles outlined to modify the east elevation are acceptable.

The extension would not be to the historic part of the Listed Building.

4. Impact upon highway safety (parking provision)
The Highway Officer has no objection to the original nor revised scheme. However, they recommend that as part of any approval, conditions with regard to parking, garaging and turning would need to be included.

Approval: ✓ ~~**Refusal:**~~

1077bj6NB070302

7th March 2002

PLANNING SERVICES	HP 4012
POL	TLS
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08 MAR 2002	
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Ms N Brown, Planning Services
Wokingham District Council
Council Offices
PO Box 157, Shute End
Wokingham
Berks RG11 1WR

Ian Pankhurst
Architect

"By Scarletts Wood"
Scarletts Lane
Hare Hatch
Reading
Berkshire RG10 9XD
Tel: 0118 940 6767
Fax: 0118 940 6792
Email: IPArch@compuserve.com

REVISED PLAN
5154
5155

Dear Ms Brown

PLANNING APPLICATION F/2001/5155
THE POOR'S HOUSE, SWALLOWFIELD

I refer to our meeting of 8th February and your approval of the proposed revisions to the rear elevation and garage/store layout. I enclose 6 copies of drawing No 1077/05C incorporating these revisions and I would be grateful if you would substitute these drawings for drawing 1077/05B which was submitted previously.

Mr Miller is very anxious to commence the works as soon as possible and as the application was submitted on November 7th following a lengthy period of consultation, I would be grateful if you would use your best endeavours to achieve a consent as speedily as possible.

I trust this is to your satisfaction, but if you have any queries, please do not hesitate to contact me.

Yours sincerely

B Joy RIBA
IAN PANKHURST ARCHITECT

cc Mr & Mrs D Miller

Ian Pankhurst
B.Sc. B.Arch (Hons) RIBA
S. F. Pankhurst

VAT Reg No. 669 1082 17

Date: 13 March 2002 14 MAR 2002

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2001/5154

Location: The Poors House, Part Lane, Swallowfield, Reading.

Proposal: Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Applicant: Mr & Mrs D Miller C/O Ian Pankhurst Architect.

Case Officer: Natalie Brown

The new plans show the following: Garage relocated & split into two separate structures - garage and shed. Rear elevation of proposed extension changed to hipped roof over windows instead of gables. Drawing no: 1077/05C.

Comments are required by 27/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

ONE OF THE REASONS WHY THIS HAS TAKEN FROM NOVEMBER IS THE LACK OF CLARITY OF THE TOTAL CONCEPT. I.E SEEING THE PROPOSALS IN THE CONTEXT OF THE HISTORIC AND EXTENDED PROPERTY.
EVEN NOW I DO NOT BELIEVE WE HAVE AN ILLUSTRATION OF THE LISTED BUILDING AND PROPOSED GARAGE, AS SEEN FROM THE PUBLIC ROAD. ELEVATIONS DO NOT INDICATE HISTORIC ELEMENT OF POORS HOUSE!
THE PRINCIPLES OUTLINED TO MODIFY THE EAST ELEVATION IS ACCEPTABLE TO ME. DETAILS TO BE CONDITIONED.

Harold Sanders
27.03.02.

Tel: (0118) 974 ~~6451~~ 6492

Date: 15/4/02

My ref: LB/2001/5154

CONFIDENTIAL

Councillor D 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: LB/2001/5154
The Poors House, Part Lane, Swallowfield, Reading.
Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

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 Natalie Brown 6492 ~~Elaine Vashi~~ on **(0118) 974 ~~6451~~**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/4/02.

Yours faithfully

DE Watson

pp Principal Development Control Officer

LISTING FORM Natalie Brown
Case officer: ~~Elaine Vashi~~ Application Number: **LB/2001/5154**
The Poors House, Part Lane, Swallowfield, Reading.
Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

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.

Applicationo	Name & Address
F/2002/5154	Sheila Phillips Angel Sprints Part Lane SWALLOWFIELD RG7 1TB
Application Approved	Letters sent 02.05.02

WOKINGHAM UNITARY
Aiming for Excellence

Date: 13 March 2002 14 MAR 2002

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2001/5154 + F/2001/5155

Location: The Poors House, Part Lane, Swallowfield, Reading.

Proposal: Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Applicant: Mr & Mrs D Miller C/O Ian Pankhurst Architect.

Case Officer: Natalie Brown

The new plans show the following: Garage relocated & split into two separate structures - garage and shed. Rear elevation of proposed extension changed to hipped roof over windows instead of gables. Drawing no: 1077/05C.

Comments are required by 27/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

ONE OF THE REASONS WHY THIS HAS TAKEN FROM NOVEMBER IS THE LACK OF CLARITY OF THE TOTAL CONCEPT. IE SEEING THE PROPOSA IN THE CONTEXT OF THE HISTORIC AND EXTENDE PROPERTY.
EVEN NOW I DO NOT BELIEVE WE HAVE AN ILLUSTRATION OF THE LISTED BUILDING AND PROPOSED GARAGE, AS SEEN FROM THE PUBLIC ROAD. ELEVATIONS DO NOT INDICATE HISTORIC ELEMENT OF POORS HOUSE!
THE PRINCIPLES OUTLINED TO MODIFY THE EAST ELEVATION IS ACCEPTABLE TO ME. DETAILS TO BE

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
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CS	

02 APR 2002

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	FILE:

26th March 2001

FAXED AND POSTED

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

Dear Sirs,

Application Number:LB/2001/5154 + F/2001/5155
Location: The Poors House, Part Lane, Swallowfield
Proposal: Listed Building Application for the proposed erection of single storey side, first floor rear extension .to dwelling, internalalterations and relocation of garage. Demolition of existing garage
Case Officer: Natalie Brown

The Parish Council has no objection to these revised plans.

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.gov.uk

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26th March 2001

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

Dear Sirs,

Application Number:LB/2001/5154 + F/2001/5155
Location: The Poors House, Part Lane, Swallowfield
Proposal: Listed Building Application for the proposed erection of single storey side, first floor rear extension .to dwelling, internalalterations and relocation of garage. Demolition of existing garage
Case Officer: Natalie Brown

The Parish Council has no objection to these revised plans.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
26.Mar. 2002 17:46 SWALLOWFIELD PARISH COUNCIL No.1485 P. 1/1

ANGEL SPRINTS
PART LANE
SWALLOWFIELD
Nr READING
BERKSHIRE
RG7 1TB

READING (0734) 883291

Please note new telephone no. 0118 9883291

PLANNING SERVICES	HPT
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P	
CS	
26 MAR 2002	
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	FILE

Ms Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

24 March 2002

Dear Ms Brown

Application No: LB/2001/5154 + F/2001/5155
Site Address: The Poors House, Part Lane, Swallowfield, Reading.

Following your letter of 13 March and our subsequent telephone conversation, I am afraid that I object to the revised proposals for the following reasons:-

1. Although the building has now been split into two, the garage is still a substantial building being 6m x 6m with a ridge height of 5.5m. In addition, the building albeit re-positioned is still close to the road which adds to its conspicuousness.

2. The detached store, also a substantial building being 6m x 3m with a ridge height of 4m constitute over-development of the site known as Loddon Cottage bearing in mind the large two storey extension. The original building also has two floors of accommodation internally.

3. Under the present proposals, the store is hidden behind the garage at ground floor level but is clearly visible at first floor level from our house.

4. The separation of the store from the garage has actually increased the total floor area over that of the combined building originally proposed, which itself was considerably larger than the existing garage. The critical mass might be reduced but the floor area is larger.

I would also mention that the conservatory which is a relatively recent addition is also an eyesore and in direct line with the view from our main bedroom.

I would have no objection to a large garage if it were sited in the position of the present garage and constructed of similar height. This would then be a replacement and extension of the present garage.

In the alternative, if you are minded to grant consent for the detached store, I feel this should be relocated behind the house where it will be out of sight.

Yours sincerely

Sheila Phillips

Sheila Phillips

Sent by post and fax to 0118 974 6484

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 20 March 2002

Location:	The Poors House, Part Lane, Swallowfield
Proposal:	Listed building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.
Application Number:	LB/2001/5154

In response to your consultation dated 13 March 2002 for the above application, the landscape comments are as follows:

The revised drawing, 1077/05C, showing the garage to be closer to the property is more acceptable with respect to the building's relationship with the surrounding countryside. However as there is no existing vegetation on the northern boundary of the property I would suggest that if the application is approved then the applicant will need to submit a detailed landscape plan. This will need to include additional appropriate native planting around the garage and on the northern boundary of the site including a number of trees, to help mitigate the proposals within the countryside.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 13 March 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5155 + F/2002/5154

Location: The Poors House, Part Lane, Swallowfield, Reading.

Proposal: Proposed erection of single storey side extension and first floor rear extension to dwelling plus erection and relocation of garage and internal alterations. Demolition of existing garage.

Applicant: Mr & Mrs D Miller C/O Ian Pankhurst Architect.

Case Officer: Natalie Brown

The new plans show the following: Garage relocated & split into two separate structures - garage and shed. Rear elevation of proposed extension changed to hipped roof over windows instead of gables. Drawing no: 1077/05C.

Comments are required by 27/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

As previous.

A 13/03/02.

Date: 13 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2001/5154

Location: The Poors House, Part Lane, Swallowfield, Reading.

Proposal: Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Applicant: Mr & Mrs D Miller C/O Ian Pankhurst Architect.

Case Officer: Natalie Brown

The new plans show the following: Garage relocated & split into two separate structures - garage and shed. Rear elevation of proposed extension changed to hipped roof over windows instead of gables. Drawing no: 1077/05C.

Comments are required by 27/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.





WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 OCT 2001~~ Valid 02 NOV 2001

Officer: EC | Application No. LB/2001/5154

Map No. 103 Site 0.51

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) LISTED BUILDING APPLICATION FOR THE PROPOSED ERECTION SINGLE STOREY SIDE & FIRST FLOOR REAR EXTENSION TO DWELLING. INTERNAL ALTERATIONS AND ERECTION & RELOCATION OF GARAGE. DEMOLITION OF EXISTING GARAGE.

Location: THE POORS HOUSE PART LANE

Parish: SWALLOWFIELD Ward: SWALLOWFIELD

Applicant:
MR & MRS D. MILLER

Fee Received 0.00 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	Not supplied.	30/10	✓ 2/11
5	Elevation plans	Other side (W) elevation of U. Room	Ext. 30/10	✓
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 ...Listed Building ✓.....

Date Site Notice Sent : 7/11..... Parish Council Informed - ✓ YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
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 ✓ .....
English Heritage changes to roof structure of LB. ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline : .....
Transco : .....
Environment Agency Flood zone within red ✓ : .....

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

HERITAGE BODIES

The Georgian Group ✓
The Victorian Society ✓
Ancient Monuments Society ✓
Soc for Prot of Ancient Buildings
Council for British Arch. ✓
RCHME ✓

Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: Rural Area, Countryside, Area of Special Character

Pre-apps are with Full application.

NEIGHBOURS:

S/N + see map.

PLANNING SERVICES	HPT 51684
POL	TLS
DC NAB	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

1077bj6100102

10th January 2002

Ms N Brown, Planning Officer
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berks RG11 1WR

Ian Pankhurst
Architect

"By Scarletts Wood"
Scarletts Lane
Hare Hatch
Reading
Berkshire RG10 9XD
Tel: 0118 940 6767
Fax: 0118 940 6792
Email: IPArch@compuserve.com

Dear Ms Brown

THE POORS HOUSE, PART LANE, SWALLOWFIELD
PLANNING APPLICATION No F/2001/5155
LISTED BUILDING APPLICATION No LB/2001/5154

I refer to our telephone conversation today and I wish to express my concern that the consensus regarding this proposal built up over months of pre-application submissions and discussions, may be set aside and a decision made on a new basis.

We originally submitted a proposal to the Council for consideration on 13th November 2000. Following the negative response to this proposal our client, Mr Miller had a meeting with the Development Control Manager, Mr Mitchell, to see if a way forward could be found. At this meeting it was suggested that the roof profile at the rear of the building should be altered to make greater use of existing space. Mr Mitchell was also of the opinion that the existing rear elevation was unsatisfactory and 80's looking and that we should improve this as part of the modifications.

We submitted revised drawings based on these discussions for consideration on 28th June 2001 and had a subsequent meeting on 4th September 2001 with Ms Vashi, the Planning Officer and Mr Sanders at which agreement was reached subject to further modifications to the house.

The planning application submitted at the end of this process reflected the agreement reached at our meeting of 4th September and included the requested modifications to the house.

cont .....

Ian Pankhurst
B.Sc. B.Arch (Hons) RIBA
S. F. Pankhurst

VAT Reg No. 669 1082 17

1077bj6100102

In summary the proposed extension incorporates the following features:

- The original listed building is unaffected.
- The ridge line of the roof to the 1980's extension is maintained.
- The additional floor space created by the extension at first floor is 10 sq m.

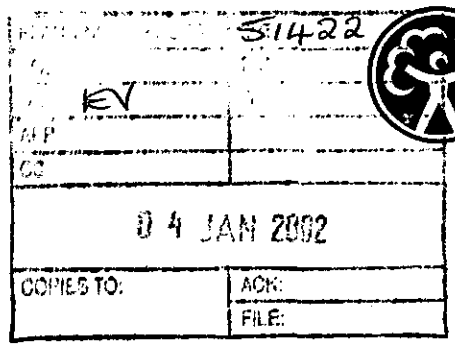
I note your comments regarding the siting of the proposed garage and would ask you to contact me if, after consideration, this or any other matter gives you cause for concern.

Yours sincerely

B Joy RIBA
IAN PANKHURST ARCHITECT

cc Mr D Miller

Our Ref : SP/2001/004839-1/1
Your Ref : LB/2001/5154
T F/2001/5155
Date : 31 December 2001



ENVIRONMENT AGENCY

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

Dear Ms Vashi

PROPOSED ERECTION OF A SINGLE STOREY SIDE, FIRST FLOOR REAR EXTENSION, INTERNAL ALTERATIONS AND ERECTION AND RELOCATION OF GARAGE AT THE POORS HOUSE, PART LANE, SWALLOW FIELD

Thank you for your letter dated 07th November 2001, received on 14th November 2001. Please quote the following reference in any correspondence: **SU76SW/19/3**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

ADVICE TO APPLICANT

Pollution Prevention

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Wildlife Conservation

Wildlife Protection

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.

* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter..

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Ian Pankhurst Architect

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 17 December 2001

Location:	The Poors House, Part Lane, Swallowfield
Proposal:	Listed building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.
Application Number:	LB/2001/5154

In response to your consultation dated 7 November 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside with open views into the site from Part Lane as well as the site having an open aspect to the west. The most significant impact on the countryside will be the size of the proposed double garage and store which will be relocated further from the house into the adjacent field and therefore this will increase the size of the curtilage of the property. There is no existing vegetation on the northern boundary of the property and would suggest if the application is approved then the applicant will need to submit a landscape plan showing additional appropriate planting around the garage including a number of trees to help mitigate the proposals within the countryside.

Catherine Brimble

Catherine Brimble
Landscape Architect

020 7935 1055

ANGEL SPRINTS
PART LANE
SWALLOWFIELD
Nr READING
BERKSHIRE
RG7 1TB
READING (0734) 883291

Please note new telephone no. 0118 988 3291

HPT
TLS
ENF
29 NOV 2001

Ms Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

28 November 2001

Photos on appn F/2001/5155

Dear Ms Brown

Application No: F/2001/5155 UB/2001/5154 -
Site Address: The Poors House, Part Lane, Swallowfield, Reading.

I have studied the plans for this planning application very carefully and object to the construction of the detached garage and store for the following reasons:-

History

1. The original building was a small single storey building on a large plot of land. The external footprint is approximately 60 sq.m. (5m x 12m). It was subsequently extended with a large two storey extension at the rear thereby increasing substantially the development density of the site.

   The extension is taller and at least double the size. It is a house in its own right consisting of two receptions, kitchen with dining area, utility room, 3 bedrooms and 2 bathrooms.

   The original building is now a very large dining room with gallery dwarfed by the "existing extension". I did not object to these proposals because I wanted to be neighbourly and co-operative.

   N.B. The present proposals are now to extend this large extension to provide four bedrooms and 3 bathrooms.

2. The present single storey garage already existed. It is small and unobtrusive.

3. The adjoining land, Long Meadow, was in another ownership and used for grazing. It was subsequently acquired by the present owners who are the applicants of this planning application.

Present Proposals

4. The new detached garage and store is large and substantial. Ground floor plan is 51 sq m. (6m x 8.5m) with a large roof space capable without further alteration, except for the addition of windows, of becoming very useful rooms enabling this building to be turned into a perfectly satisfactory small house in all but name.

5. It is sited in a more conspicuous position than the existing garage, encroaching onto the adjoining agricultural land previously used for grazing.

6. The scale of development now proposed is out of keeping with this type of property which is usually low density development.

7. The views from all our rooms at first floor level are obstructed which spoils the countryside vista opposite us. I am enclosing photographs which would give you a good indication how seriously the views would be affected by the construction of this building.

It would also be a deterioration of the general environment in Part Lane.

I have no objection to the other proposals but feel that consent to construct the detached garage and store should be refused.

I confirm your appointment to meet my husband at Angel Sprints on Tuesday, 4 December at 9.30 am.

If you would like to discuss this matter further, please telephone me at 020 7935 1055.

Yours sincerely

Sheila Phillips

Sheila Phillips FRICS

Enclosures

Sent by post and fax to 0118 974 6484

To:
Harold Sanders
Urban Design And Conservation Officer

copy of comments
F/2001/5155
attached.

From: Elaine Vashi

Date: 07 November 2001 08 NOV 2001

Application Number: LB/2001/5154

Proposal: Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage..

Site Address:
The Poors House, Part Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs D Miller C/O Ian Pankhurst Architect.

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

SEE COMMENTS ON F/2000/5155.

IN ADDITION, REVISIONS TO REAR OF PREVIOUSLY CREATING EXTENDED POORS HOUSE ACCEPTED IN PRINCIPLE.

DETAILS & COMMENTS ON PLANNING APPLICATION TO BE RESOLVED

Harold Sanders
22-11-01.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 07 November 2001 08 NOV 2001

Application Number: F/2001/5155

Proposal: Proposed erection of single storey side extension and first floor rear extension to dwelling plus erection and relocation of garage and internal alterations. Demolition of existing garage..

Site Address:
The Poors House, Part Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs D Miller C/O Ian Pankhurst Architect.

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

1. EXISTING PLANS & ELEVATIONS SHOULD BE PART OF THIS AND LISTED BUILDING APPLICATION
2. PROPOSED FRONT ELEVATION SHOULD BE SUBMITTED TO INDICATE IMPACT OF GARAGE & STORE & UTILITY ON FRONTAGE/ STREET SCENE.
3. DOUBLE DOORS SHOULD BE OMITTED FROM PROPOSED UTILITY. SINGLE DOOR & SMALL WINDOW CONSIDERED MORE APPROPRIATE TO CHARACTER OF LISTED BUILDING AND PROPOSED USE.
4. IS LOCATION OF GARAGE RELATED TO LAND USE? IT APPEARS TOO FAR FORWARD IN RELATION TO COTTAGE AND IN PARTICULAR, PORCH

Harold
22.11.01

PLANNING SERVICES | HPT 50108
NB | TLS | ENF
21 NOV 2001
COPIES TO: | FILE:

Babtie Environmental
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

Your ref As below

19th November 2001.

Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

A member of Babtie Gro

APPLICATION F/2001/5155 + LB/2001/5154
The Poors House, Part Lane, Swallowfield

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed. – see F/2001/5155

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HM 49993
POL	TLS
DC NB	ENF
APP	
CS	
19 NOV 2001	
COPIES TO:	ADR
	FILE

Date 15.11.01

Our ref. AM

Your ref. 5154

Your letter of

The Poors House, Part Lane, Swallowfield

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT: WILLIAM B. HARRIS M.A. C.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY No. 209934 VAT No. 447 1613 54

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
	TLS
	RDF
16 NOV 2001	
PASS TO:	ACK:
	FILE:

14th November 2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: LB/2001/5154
Location: The Poors House,Part Lane, Swallowfield
Proposal: Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.
Case Officer: Elaine Vashi

The original reason for this property being listed was for the original Poors House, which now forms the smaller part of the existing dwelling, and is effectively the wing of the dwelling closest to the road.

The proposed first floor rear extension effectively cannot be seen from any angle from where the original Poors House can be viewed, and consequently, in the Parish Council's view, will have no appreciable effect on the original structure.

The single storey side extension is very small, and again, in the Parish Council's view, will have no material effect on the original Poors House.

The Parish Council acknowledges that the proposed garage is substantially larger, and will be noticeable when viewing the original Poors House. However, the proposed garage is in keeping with the listed building, provided that the doors are constructed of wood, whereas the garage to be demolished is blatantly inappropriate in style when compared with both the original Poors House, and the more modern extension.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

16.Nov. 2001 13:20 SWALLOWFIELD PARISH COUNCIL No.1387 P. 4/4
SWALLOWFIELD P C

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 07 November 2001

Application Number: LB/2001/5154

Proposal: Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Parish: SWALLOWFIELD PARISH

Site Address:
The Poors House, Part Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs D Miller C/O Ian Pankhurst Architect.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** AK 12/11/01

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: LB/2001/5154

Proposal:
Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Location:
The Poors House Part Lane Swallowfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 23/11/2001 for the following reason(s);

SITE IS 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/12/2001**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 23/11/2001 4/12 Displayed on fencing at front dwelling

NNB.

Received by Wokingham District Council

Application No: LB/2001/5154

Proposal:
Listed Building application for the proposed erection of single storey side, first floor rear extension to dwelling, internal alterations and erection and relocation of garage. Demolition of existing garage.

Location:
The Poors House, Part Lane, 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 LB/2001/5154 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/12/2001. 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

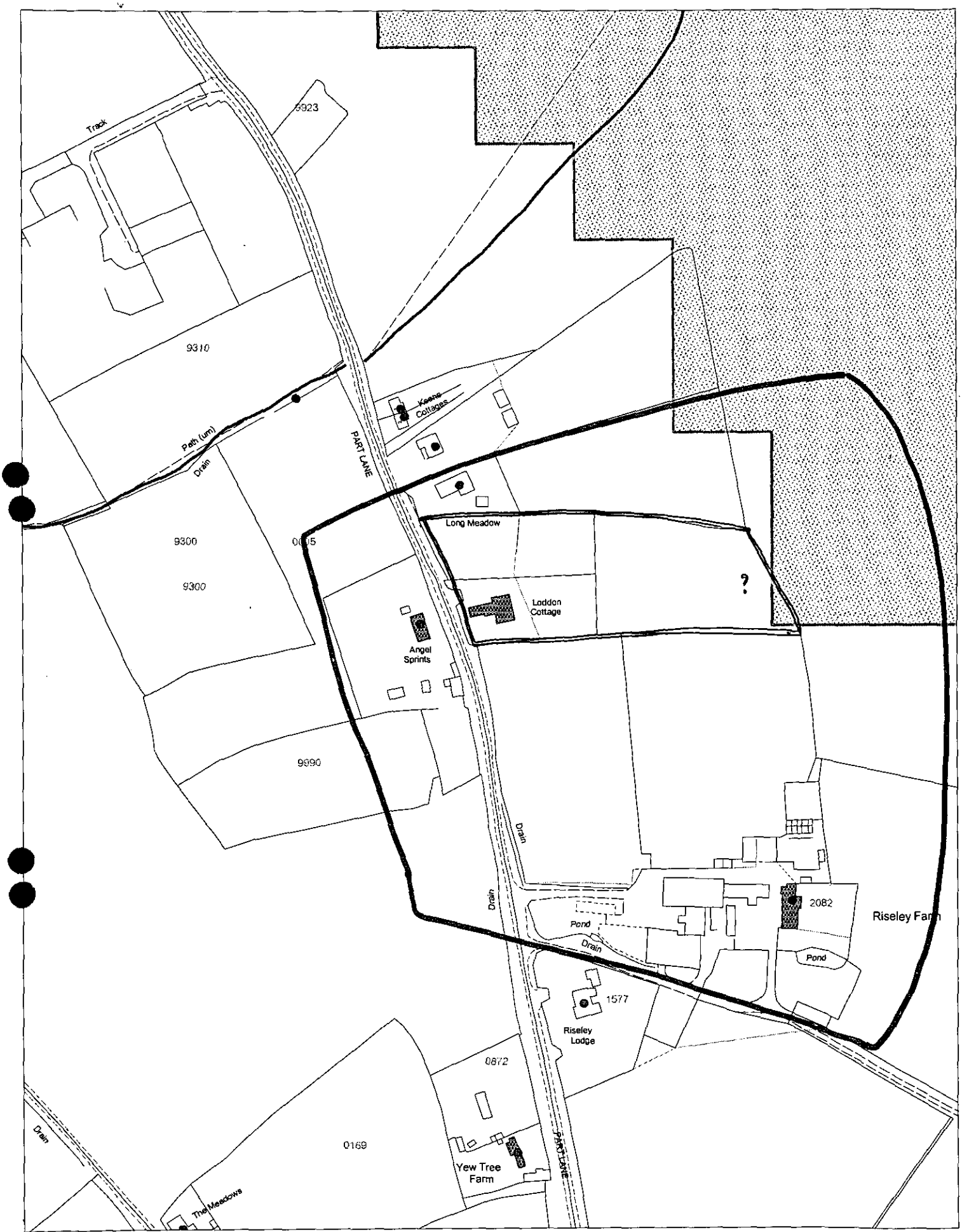
07 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/5154
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

02.NOV.2001 0154



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Development Control Section, Environmental Services, Wokingham District Council.
26 October 2001

Scale: 1 : 2500

N
W E
S

02.NOV.2001 C154

Ian
Pankhurst
Architect

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1077bj6181001

18th October 2001

The District Planning Officer
Wokingham District Council
Council Offices
PO Box 157, Shute End
Wokingham
Berks RG11 1WR

Dear Sir

PROPOSED SINGLE STOREY SIDE EXTENSION, FIRST FLOOR REAR EXTENSION, INTERNAL ALTERATIONS AND DETACHED GARAGE AND STORE, THE POOR'S HOUSE, PART LANE, SWALLOWFIELD

I refer to previous correspondence and meetings with Ms Elaine Fashey and Mr Harold Sanders and I enclose Planning and Listed Building Applications for the development.

The following are included with the Planning Application: -

- 6 copies of the completed householder application form.
- 6 copies of the following drawings: -

1077/05A	-	plans and elevations	1:100
1077/11	-	site plan	1:500
Site Location Plan			1:1250

- Cheque in the sum of £95.

The following are included with the Listed Building Application: -

- 5 copies of the completed application form.
- 5 copies of the following drawings: -

1077/05A	-	plans and elevations	1:100
1077/11	-	site plan	1:500
1077/06	-	existing east elevation	1:100
1077/07	-	existing south & north elevations	1:100
Chamberlain Syrad Architecture:			
2091/1	-	survey plans	1:100
Site location plan			1:1250

cont .....

Ian Pankhurst
B.Sc. B.Arch (Hons) RIBA
S. F. Pankhurst

VAT Reg No. 669 1082 17

1077bj6181001

The extensions to the house are very similar to those shown on our drawing 1077/05 which was discussed with Ms Fashey and Mr Sanders at our meeting of 4th September. The only alterations are the relocation of the garage and consequent removal of the link between the garage and utility room and the reduction in height of the gable to bedroom 1.

The additional floor space created by these extensions is 7 sq m at ground floor and 10 sq m at first floor level. The extensions are therefore as agreed at our meeting.

The internal layout has been altered to make better use of the existing space within the building envelope. These alterations are all within the 1980's extension and have no effect on the original listed building. As a result of these alterations the rear elevation of the 1980's extension has been re-designed to create a simpler and more ordered façade in keeping with the simplicity of the listed building.

The existing garage which cannot be considered to be in sympathy with the listed building will be demolished and a new double garage and store constructed. The new garage presents its short façade to the public road and is clearly a subsidiary building. The siting of the garage is designed to form a courtyard between it and the house and to enhance the setting of the listed building.

I trust these proposals are to your satisfaction but if you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

B Joy RIBA
IAN PANKHURST ARCHITECT

enc

cc Mr & Mrs D Miller

SU 76 SW | SWALLOWFIELD | PART LANE (east side)

11/1

21.6.84 | The Poors House

G.V. | II

Hall house, now cottage. Early C16 altered C17 and C20. Timber framed, painted plaster infill, part painted brick; thatched roof gable on west, hip on east. Rectangular plan, 2 framed bays hall and one bay service and solar on east end. One and a half storeys. C17 chimney rebuilt on ridge at east end of hall; early C19 chimney on west gable. Irregular one, 2 and 3-light metal casements, entrance on south. Interior:- most of the frame visible to the roof. Once known as Loddon Cottage.

SU 76 SW | SWALLOWFIELD | PART LANE (east side)

11/31 | Riseley Farmhouse

G.V. | II

Hall house and byre, now farmhouse. Early C16 extended early C17 and C18, altered C20. Part timber framed with painted brick infill, part painted brick; old tile gabled roofs. L-plan. 3 framed bay hall, 2 framed bay crosswing with C19 gabled extension at rear in angle; 2 framed bay byre on left. 2 storeys and one storey. Chimney on ridge of crosswing, one on rear roof, one tall chimney on left gable of byre. Entrance front:- 2 bays 2,3 and 4 light casements on left, one bay gable on right with 2-light at first floor, 4-light on ground floor. C20 half glazed entrance door to left of gable with flat hood. Interior:- some frame visible; large beams on the first floor and those on the ground floor with chamfers and stopped ends. Inglenook fireplace with C20 front.

SU 76 SW | SWALLOWFIELD | PART LANE (west side)

11/33 | Yew Tree Cottage

G.V. | II

Small farmhouse, now cottage. Late C16 refaced C18. Painted brick, old tile gabled roof. Rectangular plan with small extension at rear. 2 storeys. 2 chimneys at rear. Entrance front:- plinth, 4 bays, centre 2 at first floor are blocked and one left of centre on ground floor. 3-light C18 casements, those on ground floor with segmental heads; old panelled 2-leaf entrance door in third bay from left under a flat hood on wooden posts and lattice sides. Late C18 lean-to extension on right. Old fire insurance plaque on first floor wall, left of centre. Interior:- Inglenook fireplace, and part of a timber frame with wattle and daub on the old gable beneath the extension roof.

1871/A

02 [illegible] 5154

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME: MR + MRS D. MILLER
ADDRESS: THE POORS HOUSE, PART LANE, SWALLOWFIELD
POST CODE: BERKS RG7 1TB
PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME: IAN PANKHURST ARCHITECT
ADDRESS: BY SCARLETTS WOOD, SCARLETTS LANE, HARE HATCH, READING
POST CODE: RG10 9XD
PHONE: 0118 940 67 67

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: THE POORS HOUSE, PART LANE, SWALLOWFIELD

(b) What type of building, e.g. barn, dwelling, does the Application relate to.
BUILDING TYPE: DWELLING

(c) What is the existing use of the building, if vacant, state this together with last use of the building.
BUILDING USE: DWELLING

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
LISTING GRADE: 2

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4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
CHAMBERLAIN SYRAD ARCHITECTURE — 2091/1
IAN PANKHURST ARCHITECT — 1077/05A, 1077/06, 1077/07, 1077/11
SITE LOCATION PLAN

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5. Applicants interest in land? e.g. owner, lessee, potential purchaser
OWNER

---

6. WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.
SINGLE STOREY SIDE EXTENSION, FIRST FLOOR REAR EXTENSION, INTERNAL ALTERATIONS, AND A DETACHED DOUBLE GARAGE AND STORE

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.
BRICK WALLS TO MATCH EXISTING HOUSE; THATCHED ROOF TO THE HOUSE; PLAIN CLAY TILES TO THE GARAGE ROOF.

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☐
(b)	Demolition of a building in the curtilage of the principal building	☑	☐
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☑	☐
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed Brenda Fry on behalf of Mr + Mrs D. MILLER

Date 18th OCTOBER 2001

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION NUMBER * 3704

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than ~~myself~~/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *The applicant has given the requisite notice to all the persons other than *the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner | Address | Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *The applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *The applicant has given the requisite notice to the following persons other than *the applicant who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner | Address | Date of service of notice

3. *The applicant has taken the steps listed below, being steps reasonably open to *me/him to ascertain the names and addresses of the other owners† of the building and *have/has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

1. I am
*The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of Mr + Mrs D. MILLER

Date 31.10.01

* Delete where inappropriate

ADDRESS THE POOR'S HOUSE PARISH SWALLOWFIELD

PLOT No. COTTAGE PART LAND LISTED BUILDING ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21740	MR O MILLER	2/ST EXTENSION; DOUBLE GARAGE	26.7.84	N/A C/A
22136 LBC	"	"	18.10.84	N/A C/A
6R23800	"	"	4.1.85	APP N/A
23764	"	PORCH; ENLARGE DINING ROOM	18.7.85	N/A R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr Parkhurst - proposed Dev 08.01.01

DRAINAGE

091074

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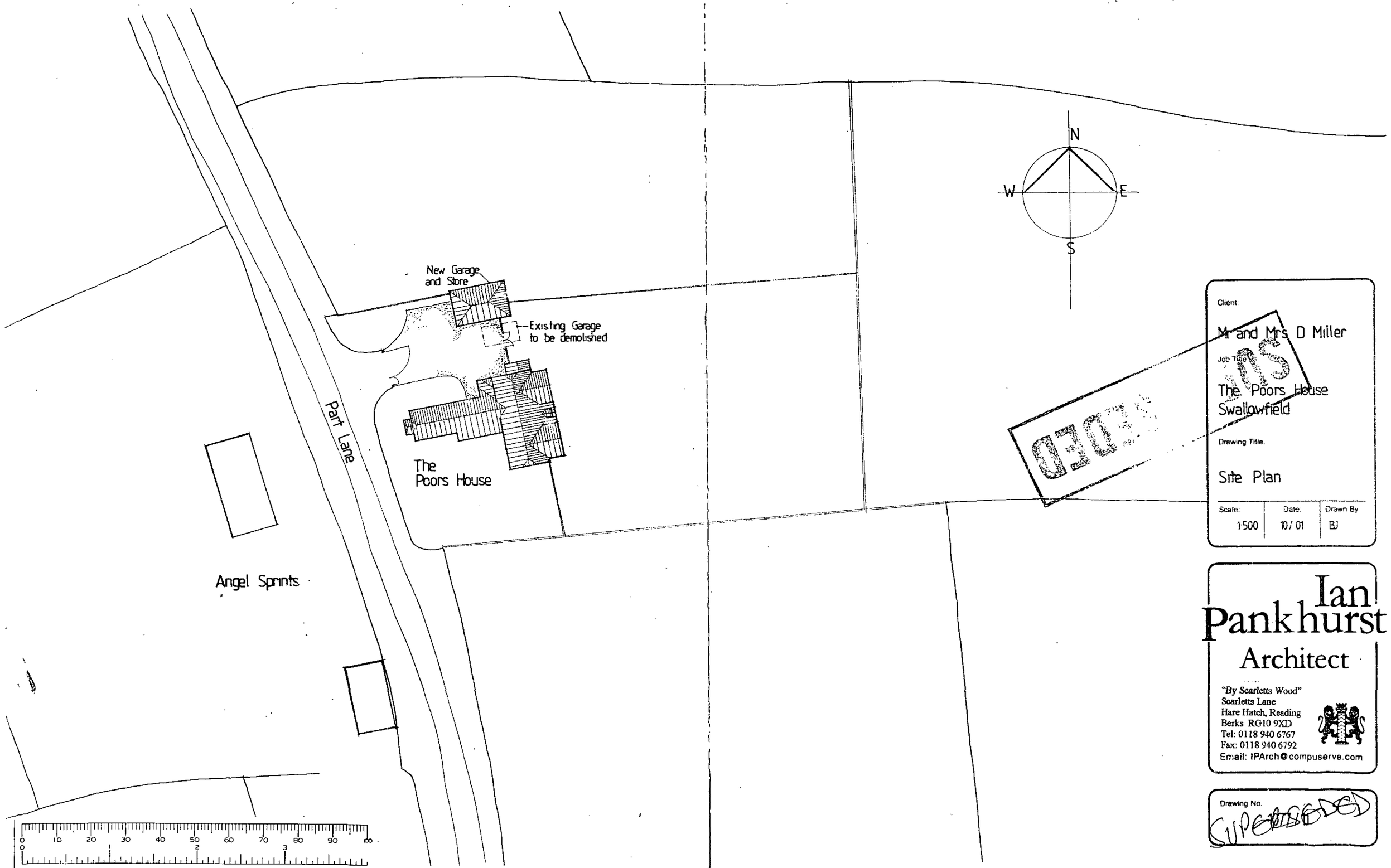
02.NOV.2001* 5154



Client:

Mr and Mrs D Miller

Job Title

The Poors House
Swallowfield

Drawing Title.

Site Plan

Scale:	Date:	Drawn By
1:500	10/01	BJ

Ian
Pankhurst
Architect

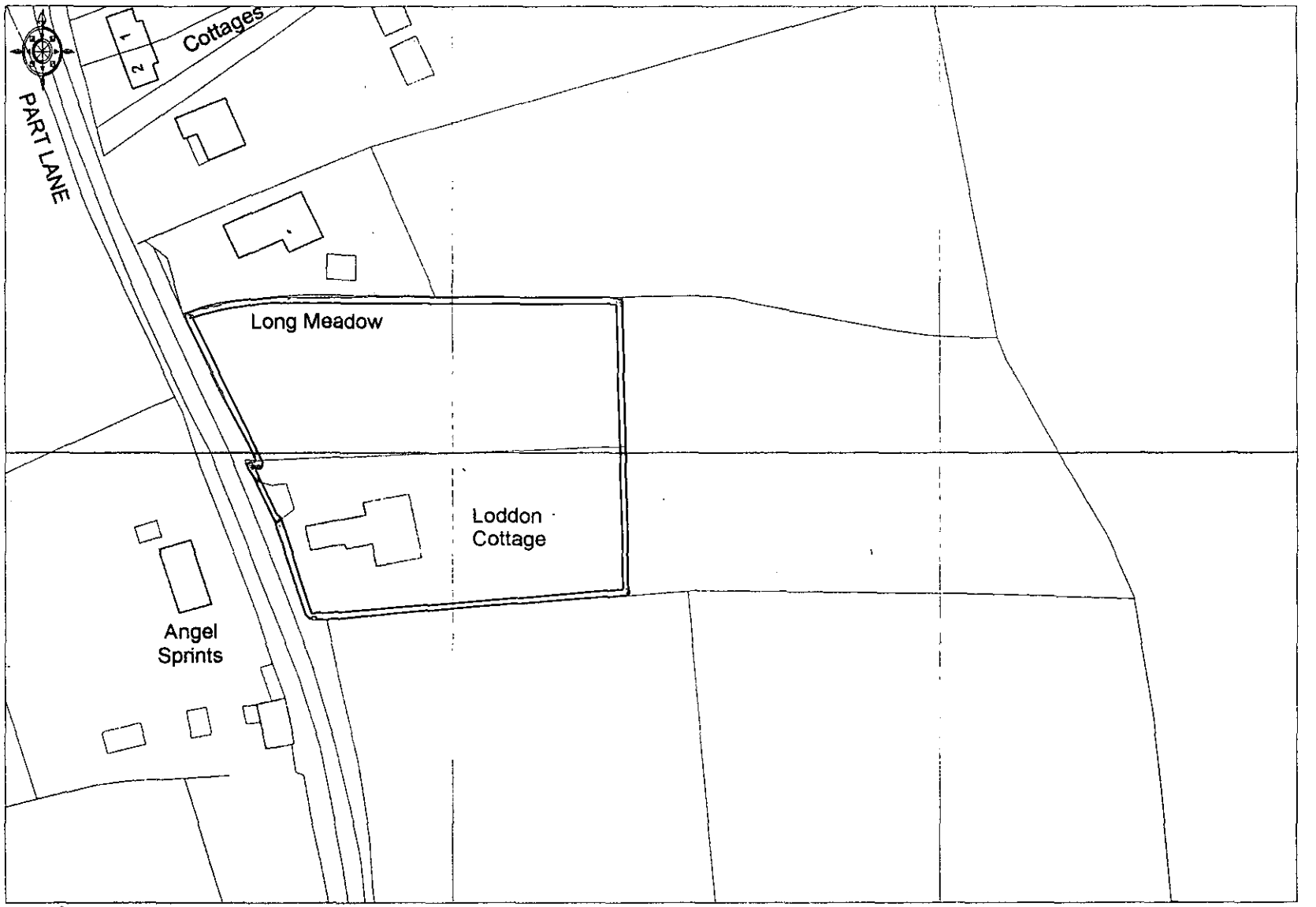
"By Scarletts Wood"
Scarletts Lane
Hare Hatch, Reading
Berks RG10 9XD
Tel: 0118 940 6767
Fax: 0118 940 6792
Email: IPArch@compuserve.com

Drawing No.

SUPERSEDED

02.NOV.2001* 5154

THE POORS HOUSE



Ordnance Survey
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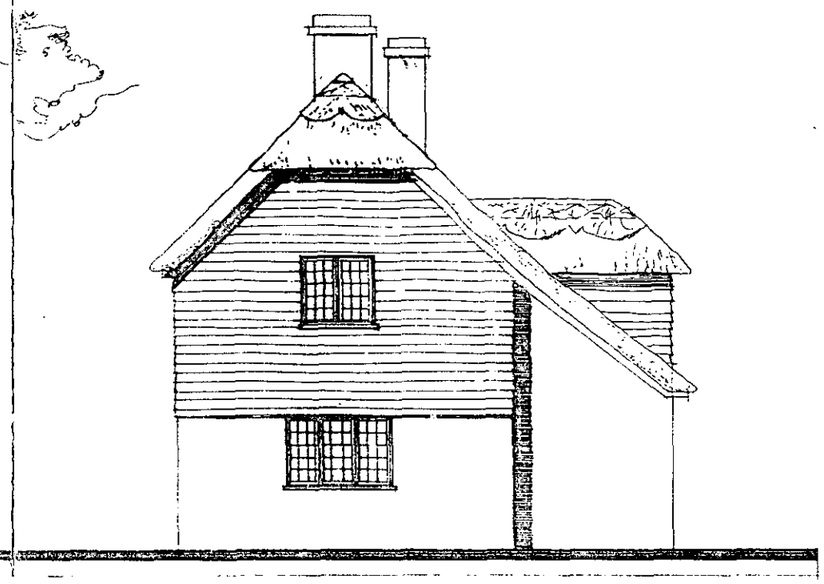
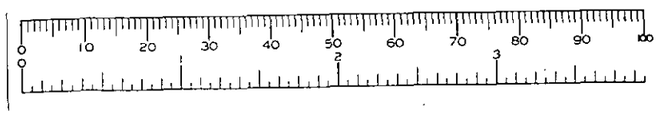
North Elevation



South Elevation



Client:

Mr and Mrs D Miller

Job Title:

The Poors House
Swallowfield

Drawing Title:

Existing Elevation

Scale:	Date	Drawn By:
1:100	08/01	BJ

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Drawing No.

1077 / 07

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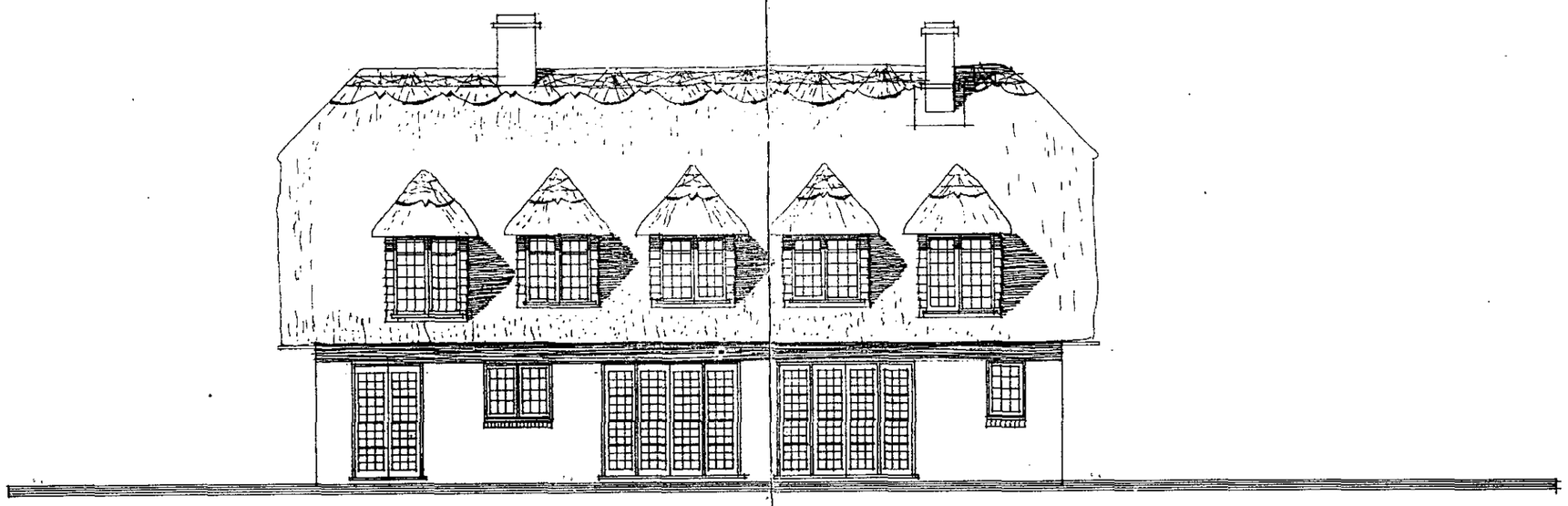

East Elevation



Client:

Mr and Mrs D Miller

Job Title:

The Poors House
Swallowfield

Drawing Title:

Existing Elevation

Scale:	Date:	Drawn By:
1:100	08/01	BJ

Ian Pankhurst
Architect

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Drawing No.
1077 / 06