SIN

APPLICATION NO:
F/2000/2777

LOCATION:
51 Foxborough, Swallowfield Reading.

APPLICANT:
Mr & Mrs Atkins C/O Amdega Ltd

PROPOSAL:
Proposed erection of single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **11/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/01/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Atkins
C/O Amdega Ltd
Faverdale
Darlington
Co Durham
DL3 OPW

Application Number: F/2000/2777

Parish: **SWALLOWFIELD**

Location: **51, Foxborough, Swallowfield, Reading.**

Proposal: **Proposed erection of single storey rear extension 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 Policies OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/12/2000

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.

Received by Wokingham District Council

Application No: F/2000/2777

Proposal:
Proposed erection of single storey rear extension to form conservatory.

Location:
51, Foxborough, 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. 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/12/2000. 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

17 November 2000

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2777

Applicant : Mr & Mrs Atkins C/O Amdega Ltd.

Location : 51, Foxborough, Swallowfield, Reading.
Proposal : Proposed erection of single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	27/11

Date of Neighbour Notifications : .....

Date of Site Visit : 27/11

Date Registered : 09/11/2000

Earliest Date for Decision : 11/12/2000

Latest Consultation Date/Site Notice Expiry Date : 11/12/2000

This application will have expired on: 04/01/2001. 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 :

Parish Council : 'no objection'

Planning Issues :

Application Number: F/2000/2777

Appraisal :

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

Application Number F/2000/2777
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: 51 Foxborough Swallowfield Reading.

APPLICATION NUMBER: F/2000/2777

OFFICER: Helen Pollock

DATE OF SITE VISIT: 27/11

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS - New residential detached dwellings with detached double garage.

3. DESCRIPTION OF SITE/BUILDING enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES Shared boundary with n° 49. Pop. Car on other boundary.
n°s 36, 38 + 40 (opposite) view obscured by garage

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Ample, Double garage + 4 on drive.

LEVELS N/A

BOUNDARY TREATMENT 1.8 Standard fence enclosing garden

OTHERS

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

Tel: 0118 974 6480

Date: **17 November 2000**

My ref: F/2000/2777

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/2000/2777
51, Foxborough, Swallowfield, Reading.
Proposed erection of single storey rear extension 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2777**
51, Foxborough, Swallowfield, Reading.
Proposed erection of single storey rear extension 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**********

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

13 DEC 2000
COPIES TO:
ACK:
FILE:

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2777
Location: 51, Foxborough, Swallowfield
Proposal: Proposed erection of single storey rear extension to form conservatory
Case Officer: Helen Pollock

The Parish Council considers that the provision of a conservatory on this site will be totally in keeping with the properties in the area, and consequently the Parish Council has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:14 SWALLOWFIELD PARISH COUNCIL No.0923 P. 11/14
SWALLOWFIELD P C

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email: clerk@swallowfieldpc.freeserve.co.uk

22 November 2000

FAX TO
Planning Dept.
Wokingham DC

FROM
Celia Adams

RE
Extension request for planning application comments

We have received the following plans for comment and, as our next meeting is not until Tuesday 12th December I would be grateful if you could confirm that you will allow us to send comments the following day instead.

The relevant plans, dates and case officers are:

F/2000/2752 - Proposed two storey side extension to dwelling plus demolition of existing extensions, Riseley Cottage, School Road, Reading
Comments due 9th December / Case Officer: Natalie Brown

F/2000/2779 - Proposed change of use to megage for private recreational use with erection of fence, Handpost House, Basingstoke Road, Swallowfield
Comments due 11th December / Case Officer: Elaine Connor

F/2000/2777 - Proposed erection of single storey rear extension to form conservatory, 51 Foxborough, Swallowfield
Comments due 11th December / Case Officer: Helen Pollock

F/2000/1994 - Proposed erection of 298 dwellings and associated works Land at Baird Road, Arborfield
Revised plans - further comments due by 6th and 8th December / Case Officer: Angela Odell

Thanks for your help.

Celia

SWALLOWFIELD P C

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 NOV 2000	Map No. 103 Site 0.05
Officer: HP / Application No. F/2000/2777	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 51 FOXBOROUGH

Parish: SWALLOWFIELD Ward: Swallowfield 17.11.2000

Applicant: MR/MRS ATKINS

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

Enforcement Section (5) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 17.11.2000 TB 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 .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre-apps

RURAL AREA

NEIGHBOURS:

SIN + 30, 36, 38, 40, 49 + 47 Foxborough

Idaho

Willowbank } The Street

Swallowfield post office

09.NOV.2000* 2777

conservatories A M D E G A *summerhouses*

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our ref: C2944 / PL/C/1

07 November 00

F.A.O. Nicola Lake

Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Ms Lake

Proposed Conservatory at:

51 Foxborough Swallowfield Reading Berkshire RG7 1RW

We have recently received an application from Mr & Mrs Atkins to supply and erect a conservatory at their property.

I understand that you have had initial talks with our clients which lead them to believe that planning permission is not required for their new conservatory, but that you asked for a drawing to be sent to you to allow this to be confirmed.

Please find enclosed six copies of drawing no C2944 and six copies of the completed planning application forms together with location plans, block plans and cheque to the value of £95.00 which have been completed to ensure that no time is lost should it be found that permission is required.

Please could you inform us as soon as possible if permission is not required to avoid any delays with our clients order.

Yours sincerely,

Melanie Robson

Melanie Robson
Senior Planning Co-ordinator

1933

ADDRESS 51 FOXBOROUGH PARISH SWALLOWFIELD

PLOT No. 10 PH. I ORD. SHEET No. SU. 7264 103

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41136	HOLLOWAY & WILLIAMS	O/L.	12.5.95	C/A
42132	LINDEN plc	DETACHED HOUSE & GARAGE	12.5.95	C/A LA
45104	"	VAR. COND. 15 ON 42132	7.12.95	C/A

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number 09.NOV.2000* 2777

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 & MRS ATKINS
	Address and postcode	51 FOXBOROUGH SWALLOWFIELD READING BERKSHIRE, RG7 1RW
	Phone number	(01189) 886981
2	Agent's Name	AMDEGA LTD
	Address and postcode	DAVEDALE DARLINGTON CO. DURHAM DL3 0PW
	Phone number	(01325) 349 551
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.	51 FOXBOROUGH SWALLOWFIELD READING BERKSHIRE RG7 1RW
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A SINGLE STOREY 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 any existing bricks and dark stained timber.	WHITE TIMBER DOORS WITH DOUBLE GLAZED PANELS, UPVC BRICK DWARF WALL TO MATCH EXISTING.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

on behalf of Mr & Mrs Adams.

Date 7/11/00

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

09.NOV.2000* 2777

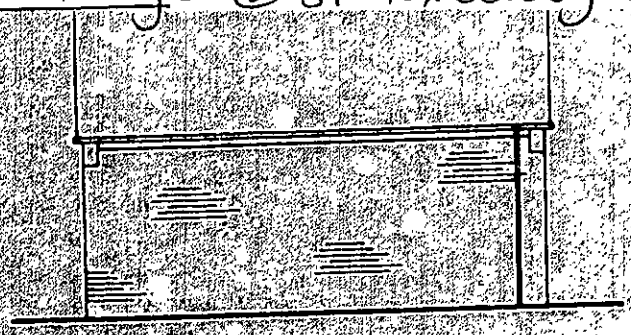
Atkins. Quote Ref. 2004107-2

Rear & side elevation.



Yours faithfully.

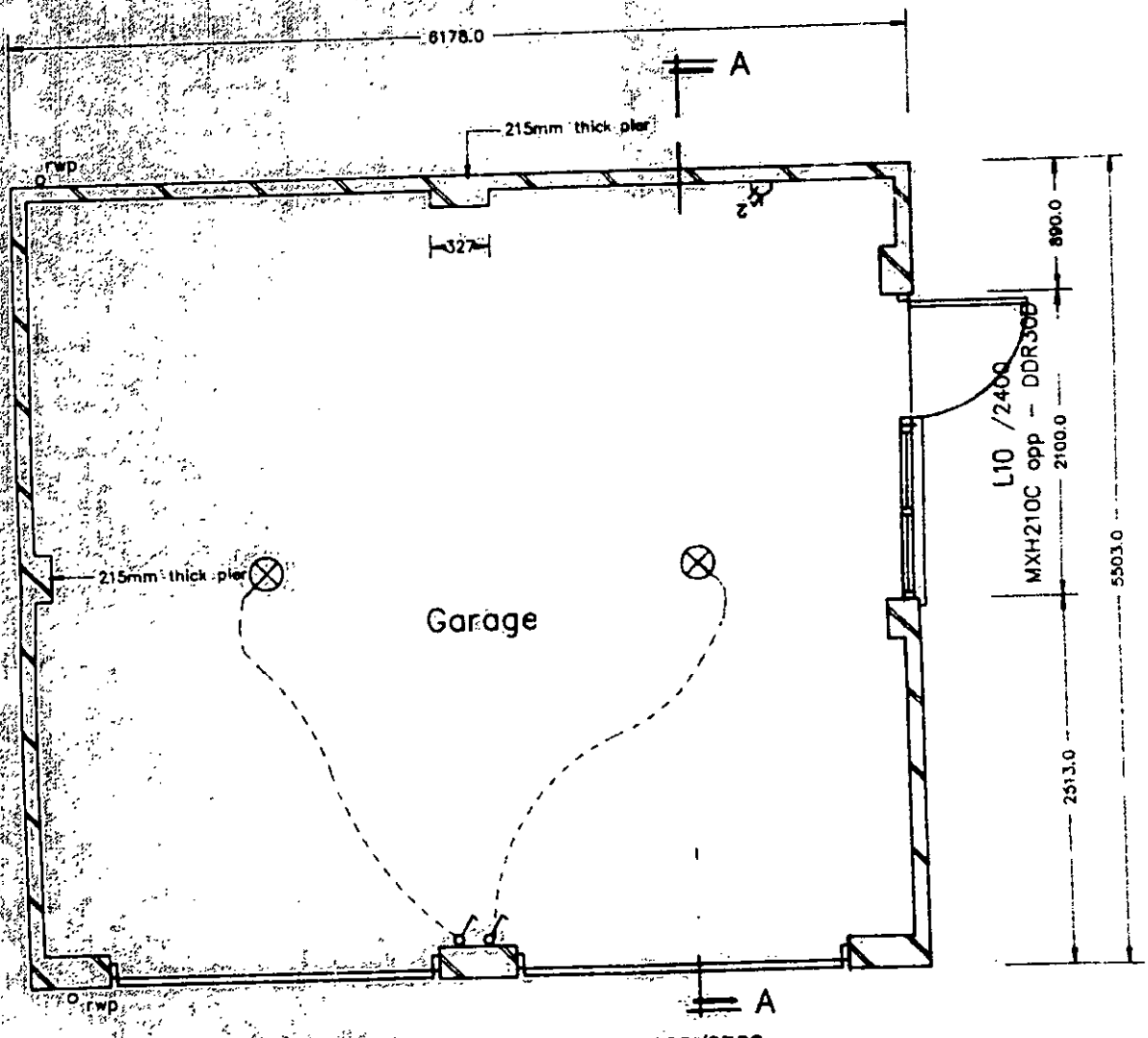
Double Garage @ 51 foxborough. Volume >70m³. ∴ no p.d left.



Proposed rear elevation

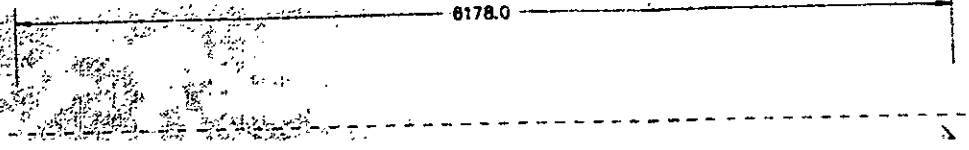


Proposed side elevation



Proposed ground floor plan

Plot 17 = reverse hand





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Development Control Section, Environmental Services, Wokingham District Council.

14 November 2000

Scale: 1 : 1250

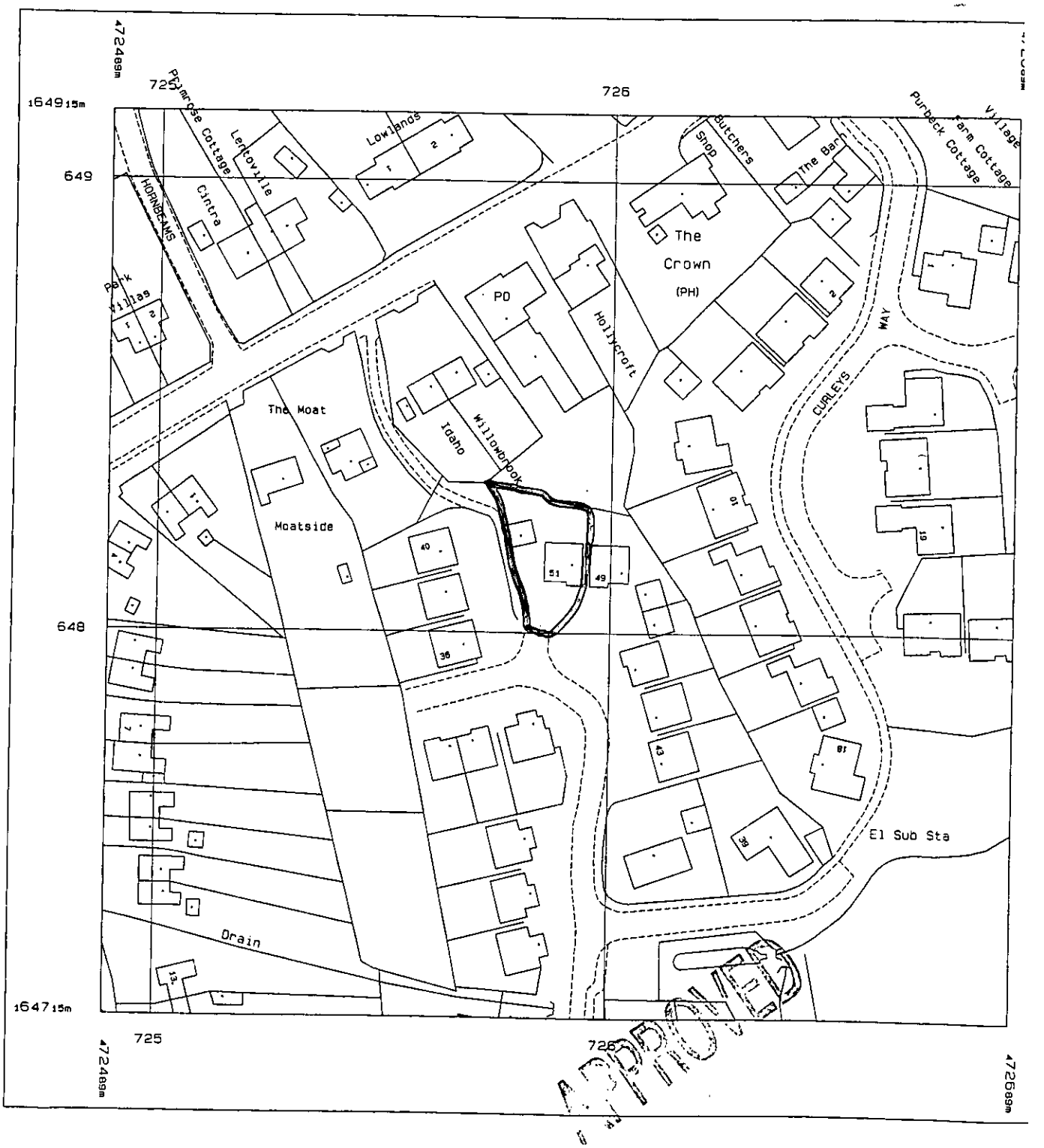
Ordnance Survey®

Superplan®

09.NOV.2000* 2777

Planning Extract

Site-cen



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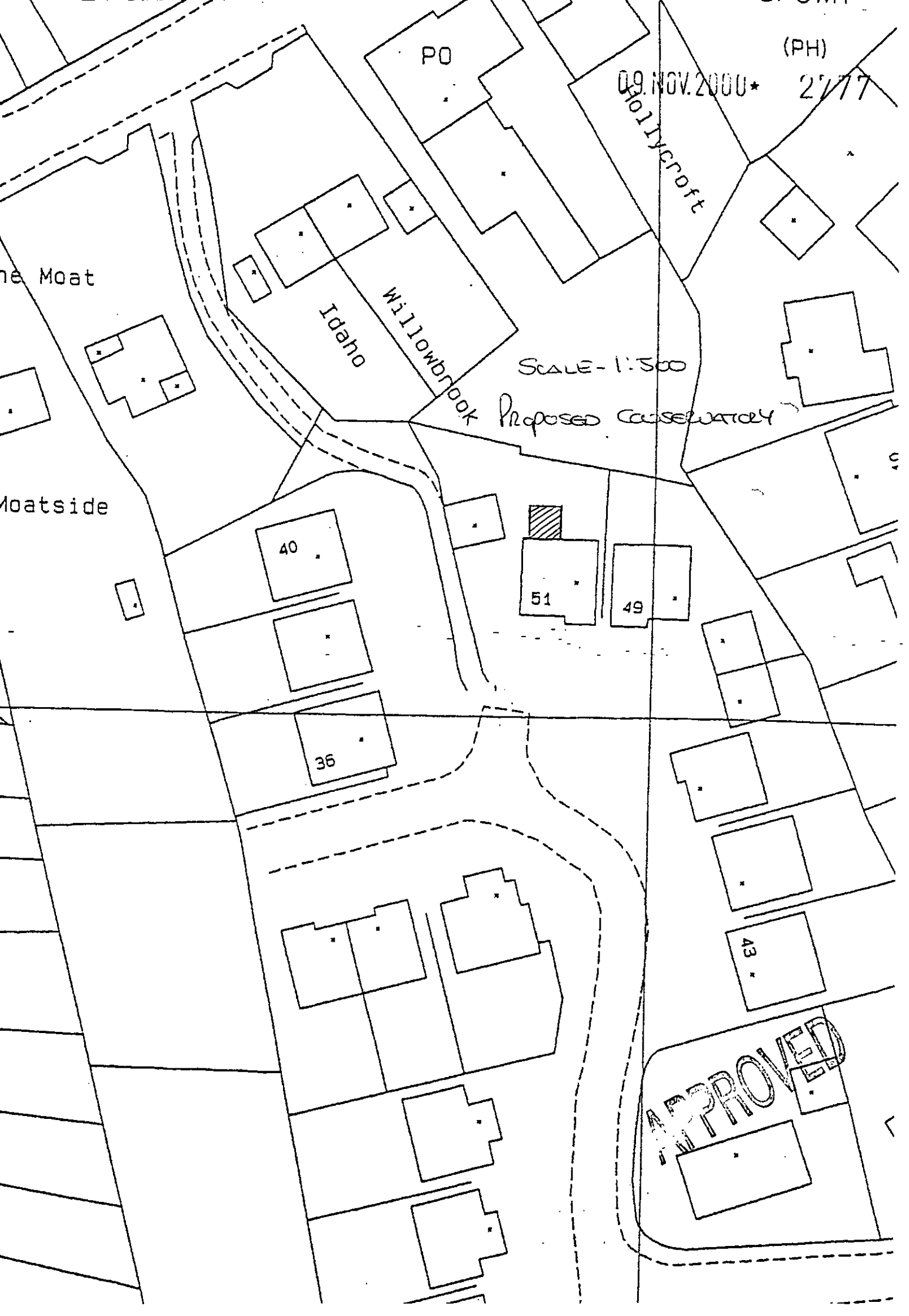
Scale 1: 1250

Part or all of this Superplan is enl from mapping produced at one or more following scales: 1:1250, 1:2500 & 1

National Grid sheet reference at cen of this Superplan: SU7264

The representation of a road, track path is no evidence of a right of wa

This Superplan product does not contain


PO
(PH)
09.NOV.2000*
2777
Hollycroft
Idaho
Willowbrook
Scale-1:500
Proposed Causeway
Moatside
40
51
49
36
43
APPROVED