APPLICATION NO:
F/2002/5935

LOCATION:
4 Foxborough, Swallowfield Reading.

APPLICANT:
Mr/Mrs Cotten C/O Aitchison Raffety

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Phillip Taylor**

1052
D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cotten
C/O Aitchison Raffety
Kemp House
Station Road
Theale
Reading
Berks RG7 1RW

Application Number: F/2002/5935

Parish: **SWALLOWFIELD**

Location: **4, Foxborough, Swallowfield, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 12/04/2002

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.

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5935	PT
BUILDING CONTROL NUMBER	FP 2002/3/02 South	
APPLICANT/AGENT	Aitchison Rafferty	
ADDRESS OF SITE	4 Foxborough SWALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	2 Storey Side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	H295/01 A.	
ELEVATIONS	H295/02B	H295/02A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/5/02	

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 : Phillip Taylor

Application Number : F/2002/5935

Applicant : Mr/Mrs Cotten C/O Aitchison Raffety.

Location : 4, Foxborough, Swallowfield, Reading.
Proposal : Proposed two storey side extension to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 19th 03 02

Date Registered : 18/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 15/04/2002. 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 :

Highways - Conditional Approval
Swallowfield Parish Council - No objection

Planning Issues :

Impact on Neighbouring Properties, Character of the area
Highways

LBE1,2
WDS3, WBE1
LD3

Application Number: F/2002/ 5935 – 4 Foxborough, Swallowfield, Reading

Appraisal

The application property is a small detached house located on the north side of Foxborough within the identified settlement of Swallowfield. The property has not been previously extended. There is a double detached garage situated to the west of the plot where there is a single garage allocated to No.4 the other being for the use of No.2.

Pre-application advice was sought from the council. The principle of a two storey side extension was agreed provided the extension was set back at the front with a reduced ridge height and would not be built outside the boundary line of the existing wall. The application reflects the points made by the planning officers.

The proposal is for a two-storey side extension to accommodate a study and an extra bedroom. The extension projects 3.1m from the side wall and extends 4.1m across the flank wall. It does not project beyond the rear building line. A canopy roof would be continued across the rear of the building from the kitchen projection. The roof of the extension would be 1.6m lower than the main roof. There would be a bedroom window facing No.2 Foxborough at first floor level and patio doors below opening out from the study. At the front of the house there would be a bedroom window facing the properties across the road.

Impact on Neighbouring Properties

The neighbouring properties are the adjacent No.4 and No.2 (orientated at 90 degrees). The proposal is considered to have no adverse impact on the residents of No.4. The proposed rear bedroom window would face the flank wall of No.2 which has no side windows. The proposal is considered not to overlook or in any way overshadow or overbear on the No.2.

Impact on the character of the area

The extension would be visble from the road but care has been taken to ensure it would be subservient to the main dwelling by means of lowering the roof ridge extending less than halfway across the flank wall. It is therefore considered not have detrimental impact on the streetscene.

Highways

The highways department are satisfied that the council parking standards have been met by the creation of a parking space adjacent to the garage. This would be facilitated by using part of the garden and the removal of a section of the boundary wall with an associated crossing built in to the pavement.

√ APPROVAL

Application Number F/2002/5935
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 4 Foxborough Swallowfield Reading.

APPLICATION NUMBER: F/2002/5935

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Quiet Residential Close - Similar styled houses - detached sizes density packed open plan.

3. DESCRIPTION OF SITE/BUILDING small detached house on corner plot perimeter wall 1.7m on ~~road~~ verge - extra wall break the wall.

4. RELATIONSHIP TO ADJOINING PROPERTIES Adjacent No 6

Set at 90° is No 2 - Garage faces rear of ~~No 2~~ No 4 that is detached

5. SITE CONSTRAINTS Parking

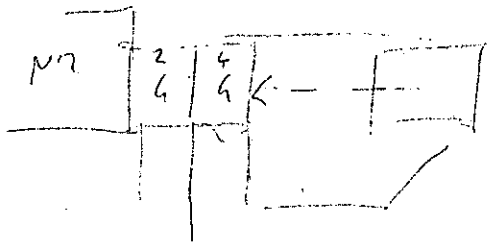
TREES No

ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT

OTHERS



Space for 2 cars.

PLANNING SERVICES 55202
RCC PT TLS
DC ENF
APP
ENF
11 APR 2002
COPIES TO ACK
FILE

AITCHISON RAFFETY
SURVEYORS & VALUERS

KEMP HOUSE
STATION ROAD
THEALE
READING
RG7 5JH

TEL 0118 930 5603
FAX 0118 930 5613
www.argroup.co.uk

Wokingham District Council
Environmental Services Department – Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Attention of: Philip Taylor

By Post & Fax 01189 746484

Our ref: BRC/H295

12th April 2002

Dear Mr Taylor,

Application Number: **F/2002/5935**
Property: **4 Foxborough, Swallowfield, Near Reading, RG7 1RW**
Proposal: **Proposed 2 Storey Side Extension**

I write further to our telephone conversation yesterday. Please find attached an extract of the revised 1:500 block plan from drawing H295/01, showing the additional proposed parking space in the rear garden next to the garage. With the garage and the space in front of the garage this will give the 3 spaces required.

As requested, I have also marked any trees on the block plan. However, please note that none of these are of any significant size, and are not affected by the proposed works.

I trust that this is satisfactory, but please let me know if you require any further information.

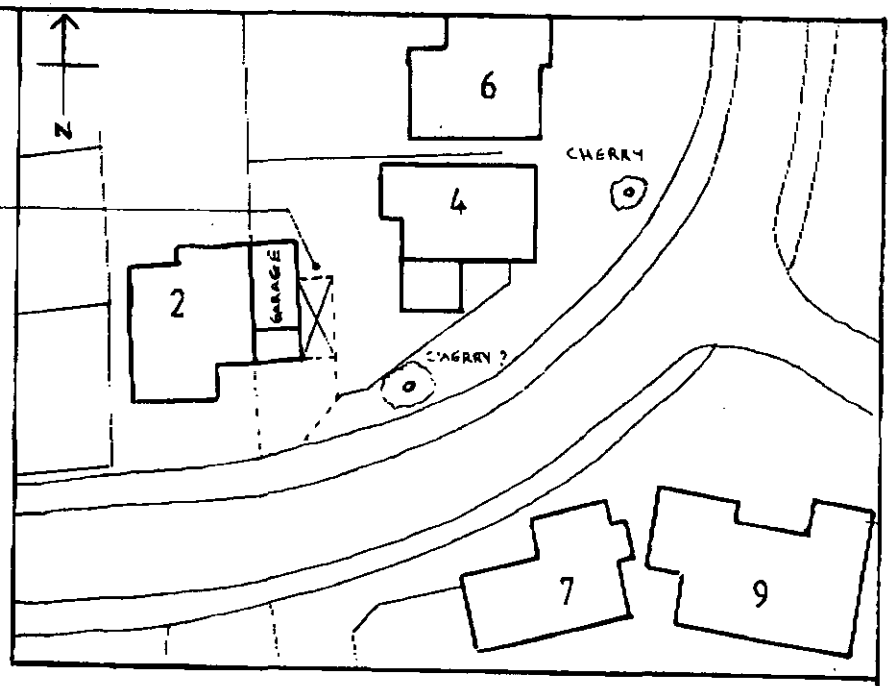
Yours sincerely,

Bruce Coppard MRICS
For Aitchison Raffety

Enc.

Cc Andrew Thomas, Aitchison Raffety
Cc Mr & Mrs Cotton, 4 Foxborough

NEW PARKING SPACE (MIN 5·0 x 2·5 m) TO BE FORMED IN REAR GARDEN ADJACENT TO EXISTING GARAGE & USING EXISTING VEHICLE CROSS-OVER. BRICK BOUNDARY WALL TO BE PARTLY TAKEN DOWN AND DRIVE WIDENED AS NECESSARY. NEW WALL OR FENCE AROUND PARKING SPACE TO BE NO HIGHER THAN EXISTING WALL. ALL TO CREATE 3 SPACES FOR VEHICLES (IN TOTAL) - INCLUDING GARAGE.



Block Plan 1:500

12-APR-2002 06:23 FROM:COPPARD MIDDLETON 01273 778792 TO:01189746484 P:2
01273 778792

* 2 PRE-APP ATTACHED *

Application Number : F/2002/5935	Map No : 103
Case Officer : PT	Site Area : 0.04
Valid Date : 18/02/02	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 4, Foxborough, Swallowfield, Reading.

Parish : SW Ward : SWA

Applicant : Mr/Mrs Cotten C/O Aitchison Raffety.

Fee Required: £95 Fee Received: £95 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None - No red line		
BLOCK PLANS	REQUIRES PARKING CALCOT (3 SPACES) SHOW LOCATION OF TREES.	request with SW 4/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	ADJUST ELEVATION TO SHOW GARAGE ROOF AT REAR PROVIDING ACCOMODATION SIDE.		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/W + see map

OTHERS

2 pre-app attached

5935

18.FEB.2002* 5935

AITCHISON RAFFETY

SURVEYORS & VALUERS

KEMP HOUSE
STATION ROAD
THEALE
READING
RG7 5JH

TEL 0118 930 5603
FAX 0118 930 5613
www.argroup.co.uk

Wokingham Unitary Authority
Environmental Services Department- Planning Services
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: H295/BRC/CCJ

th February 2002

Dear Sir/Madam

Re: Proposed Two-Storey Side Extension
Address: 4 Foxborough, Swallowfield, Nr. Reading, Berks, RG7 1RW

We act for Mr. and Mrs. Cotton, the owners and occupiers of the above property, and as such please find enclosed our planning application relating to the above. This application comprises of:-

I. 6 copies of householder planning application form.
II. 6 copies of drawing H295/01 (including 1:500 block plan).
III. 6 copies of drawing H295/02.
IV. 6 copies of location plan.
V. Cheque in the sum of £95 in respect of planning fee.

We hope that this is satisfactory, but if you require any further details please do not hesitate to contact the undersigned (mobile telephone no: 07957 433317).

Thanking you for your assistance.

Yours faithfully,

Bruce Coppard, MRICS
For Aitchison Raffety

cc. Mr. & Mrs. Cotton
Andrew Thomas

Environmental Services

For office use only.
Application number: 18.FEB.2002* 5935

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. COTTON
	Address and postcode	4 FOXBOROUGH SWALLOWFIELD NR READING BERKSHIRE, RG7 1RW
	Phone number	
2	Agent's Name	AITCHISON RAFFETY
	Address and postcode	KEMP HOUSE STATION ROAD THATCHE READING, RG7 1LH
	Phone number	0118 930 5603
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.	4 FOXBOROUGH SWALLOWFIELD NR READING BERKSHIRE RG7 1RW LOCATION + BLOCK PLANS ATTACHED
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY EXTENSION AT SIDE TO PROVIDE ADDITIONAL STUDY + BEDROOM

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 ☐ NO TREES AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACING BRICKWORK + CONTRASTING BRICK DETAIL: ALL TO MATCH EXISTING THROUGH-COLOURED SMOOTH SURFACE CONCRETE INTERLOCKING TILES, COLOUR + PROFILE TO MATCH EXISTING WINDOWS + EXTERNAL JOINERY - DARK STAINED TIMBER 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑ NOT TO OUR KNOWLEDGE
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.

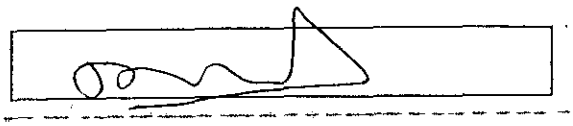
Certificate B

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: 

on behalf of MR. + MRS. COTTON

Date 11.2.2002

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 01 March 2002

Application Number: F/2002/5935

Proposal: Proposed two storey side extension to dwelling.

Parish: SWALLOWFIELD PARISH

Site Address:
4, Foxborough, Swallowfield, Reading.

Applicant:
Mr/Mrs Cotten C/O Aitchison Raffety.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 4/3/02.

Revised plan received 12/4/01

C049, R049

C122, R122

Adam. 12/4/02.

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6483
email: clerk@swallowfieldpc.gov.uk

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
ES |
15 MAR 2002
13th March 2002
COPIES | ACK:
FILE:

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/5935
Location: 4, Foxborough, Swallowfield
Proposal: Proposed two storey side extension to dwelling.
Case Officer: Phillip Taylor

The Parish Council considers that the proposed extension is in keeping with the existing dwelling, and that the extension will not have a detrimental effect either on the visual amenity of the area, or on neighbouring properties.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
15. MAR. 2002 11:39 SWALLOWFIELD PARISH COUNCIL No.1455 P. 3/7

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

Tel: (0118) 974 6442

Date: 01 March 2002

My ref: F/2002/5935

WOKINGHAM UNITARY
Aiming for Excellence

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: F/2002/5935
4, Foxborough, Swallowfield, Reading.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5935**
4, Foxborough, Swallowfield, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Beatty

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

ADDRESS 4 FOXBOROUGH PARISH SWALLOWFIELD

PLOT No. 19 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20367	SWALLOWS. PARISH COUNCIL	O/L.	5.1.84	CA
29447	ROCKPORT	DET. HOUSE & GARAGE	17.12.87	CA
F/2002/5935	Mr. & Mrs. Cotten	2 St/S ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2002/5935

Proposal:
Proposed two storey side extension to dwelling.

Location:
4, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5935 to enable the library staff to locate the correct information.

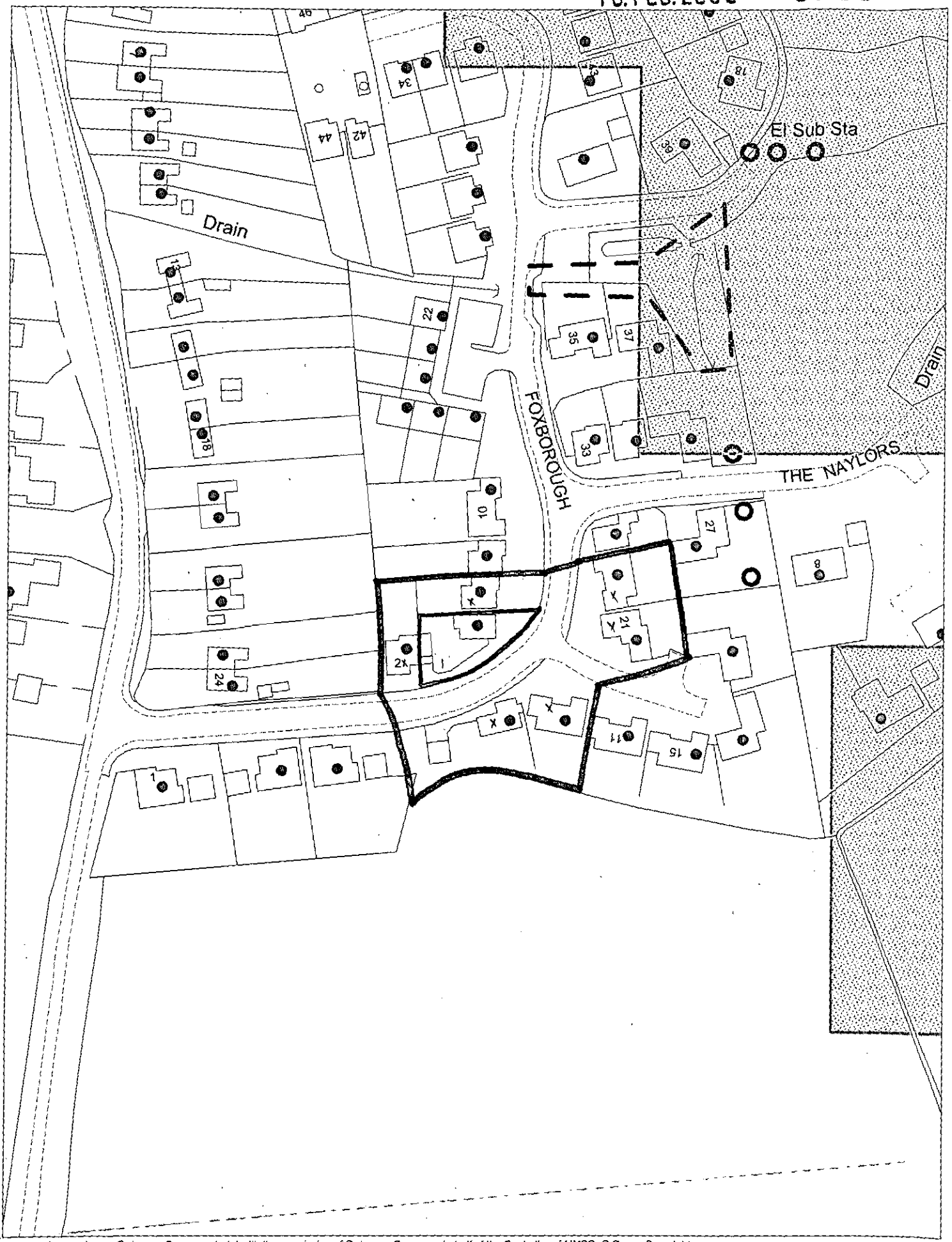
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

01 March 2002

18.FEB.2002 5935



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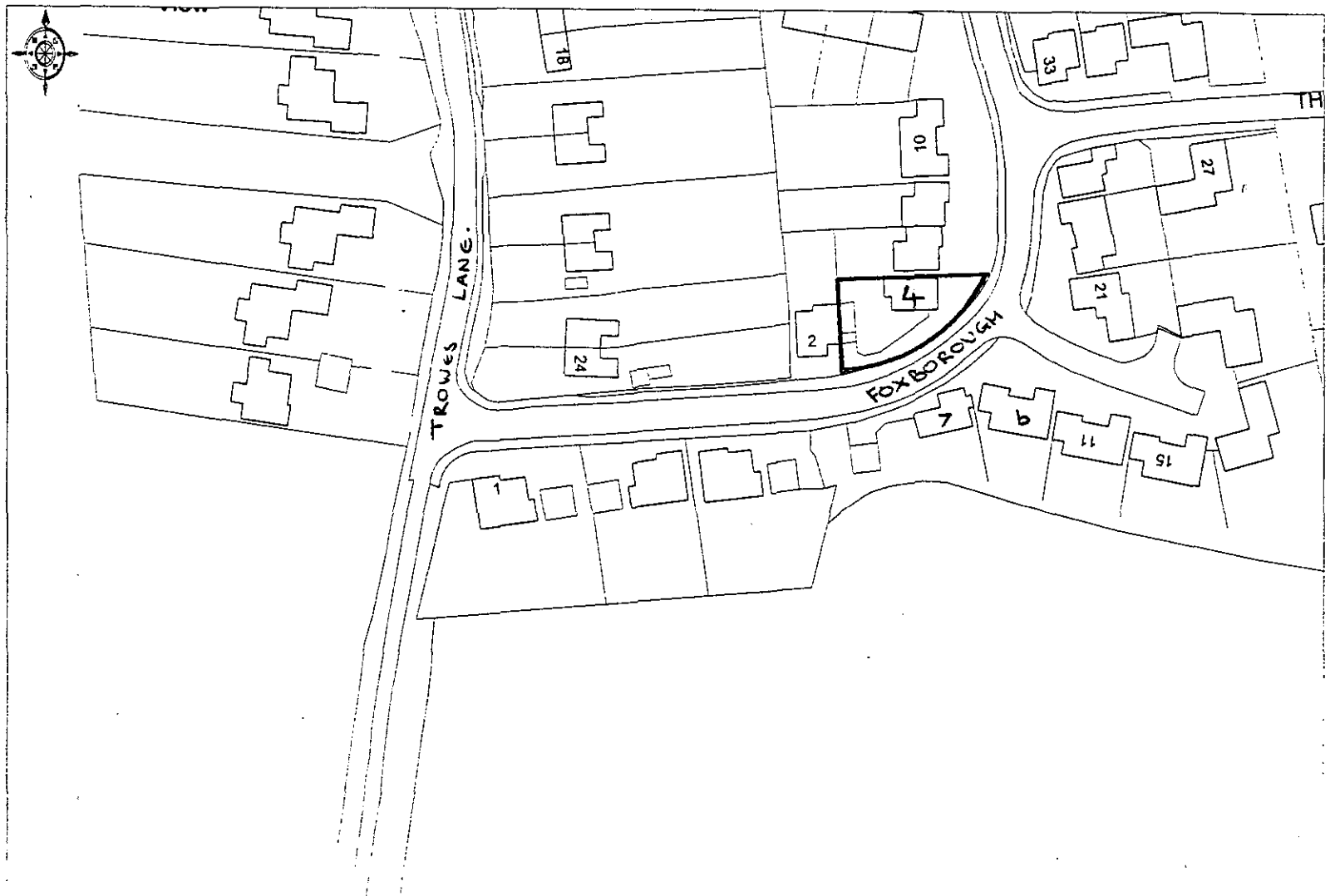
Development Control Section, Environmental Services, Wokingham District Council.

21 February 2002 Scale: 1 : 1250



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(Scales other than at Survey Scale should not be used for accurate measurement) Business occupancy data ©1999 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

18.FEB.2002* 5935