APPLICATION NO:
F/2001/5155

LOCATION:
The Poors House Part Lane, Swallowfield Reading.

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

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

EARLIEST DATE FOR DECISION: **01/12/2001**
28 Day Exp: 5/12
APPLICATION WILL HAVE EXPIRED ON:
28/12/2001 rev plans rec'd 8/3 exp 29/3.

CASE OFFICER: **Elaine Vashi**
NB

RAILEX
Marbleboard

EASIFILE EP7

D1 265

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5155

Parish: **SWALLOWFIELD**

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.**

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. 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.

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.

Condition
5. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
8. The garage and store hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Condition
9. 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) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the dwelling house hereby permitted without the written permission of the Local Planning Authority.

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.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
9. To safeguard the visual amenities of the occupiers of neighbouring properties and the locality.

Informative
1. This permission relates to the application as amended with revised plans drawing number 1077/05C submitted to the Local Planning Authority on 8th March 2002, showing the garage relocated into residential curtilage and split into 2 separate structures (garage and 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.

Informative
3. 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.

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.

57382

Application No.
LB/20015154

PLANNING SERVICES SECTION
POL
NAB
CS
11 JUN 2002
COPIES TO
ACK:
FILE:

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 MS - OK

Bricks passed to Natalie

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

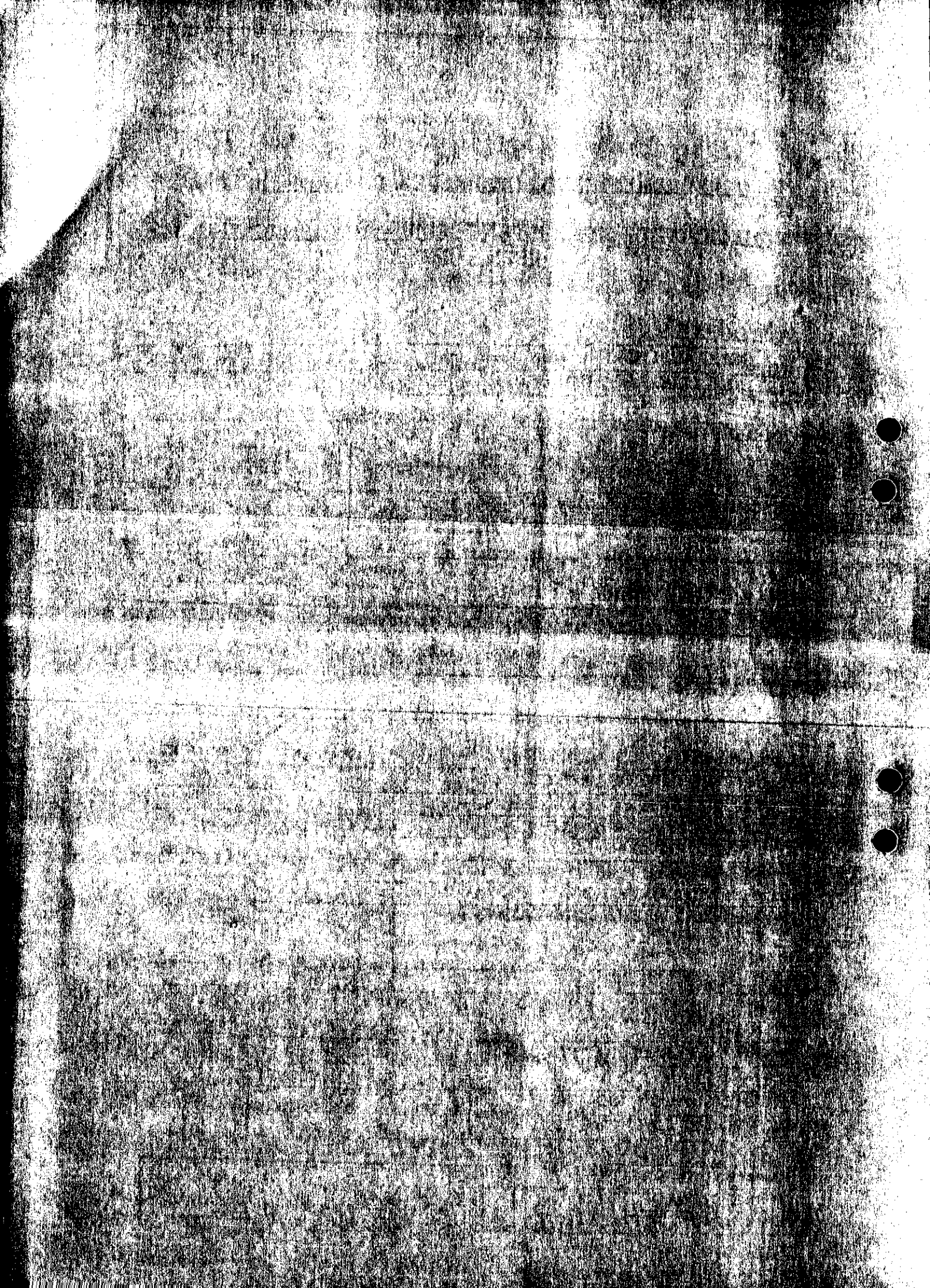
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	LB/2001/5154 + F/2001/5155	NB
BUILDING CONTROL NUMBER	RP 2002/3/10 South	
~~APPLICANT~~/AGENT	Alan Barnes.	
ADDRESS OF SITE	The Poors House, Part Land SCATLAWFIELDS	
DESCRIPTION OF PROPOSED WORK	S/S side ext + first floor rear ext + erect + relocate garage - DC 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	23/4/02	
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	



Tel. (0118) 974 6492 (Direct Line)
Fax. (0118) 974 6484
Email. Natalie.brown@wokingham.gov.uk
Date May 22, 2002

My ref. NAB/smv/Preapp56708
Your ref. B140L.4602.2105.AB

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Alan Barnes
Alan Barnes Consulting Engineers
The Street
SWALLOWFIELD
Berkshire
RG7 1QY

Dear Sir / Madam

Letter I.D Number: **56708**

Details of Proposal: **Proposed re-siting of garage/store. LB/2001/5154 & F/2001/5155**

Address of Site: **The Poor's House, Part Lane, Swallowfield.**

Your request for an informal officer opinion on the above proposal was received on May 22, 2002.

The Case Officer who will be dealing with your enquiry is Natalie Brown.

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

pp Principal Development Control Officer

PRE-APP ADVICE ACK LETTER RQRD

ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

NAB 56708

PLANNING
22 MAY 2002
COPIES TO | ACK VR | FILE

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1BN

Ref: B140L.4602.2105.AB

2 May 2002

Dear Sirs

PLANNING APPLICATION F/2001/5155
LISTED BUILDING APPLICATION LB/2001/5154
THE POOR'S HOUSE, PART LANE, SWALLOWFIELD, BERKS, RG7 1TB
PROPOSED RE-SITING OF GARAGE/STORE

We refer to the recent approved application.

We ask for your comments regarding a proposal to locate the garage/store approximately 3m to the rear, and within the residential curtilage. Sketch 2 indicates the proposed amendments and Sketch 1 shows the approved siting for comparison. The proposal is to align the front of the garage with the main house front wall.

We ask for your comments and whether or not there will be a requirement to make further applications.

Yours faithfully,

Alan Barnes BSc (Eng) C Eng MICE MI Struct E
ALAN BARNES CONSULTING ENGINEERS

Encl: SK1, SK2 (2 sets)

Cc: Mr D Miller (1 set)
File

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 September 2002
My ref: NB/KL/5154 & 5155

Mr Alan Barnes
Alan Barnes Consulting Engineers
The Street
Swallowfield
Berks
RG7 1QY

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 Barnes,

PROPOSED RE-SITING OF GARAGE AND STORE AT THE POORS HOUSE, PART LANE, SWALLOWFIELD. APPLICATIONS LB/2001/5154 AND F/2002/5155

I refer to your letter received on the 22 May 2002 and 2 August 2002 with reference to the above, and apologise for the delay in replying.

I can confirm that as the garage and store outbuildings:

- exceed 4m in height and
- exceed 10cm^3 and are within the curtilage of a Listed Building,

that Planning permission is required for their relocation.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NATALIE BROWN
Planning Officer

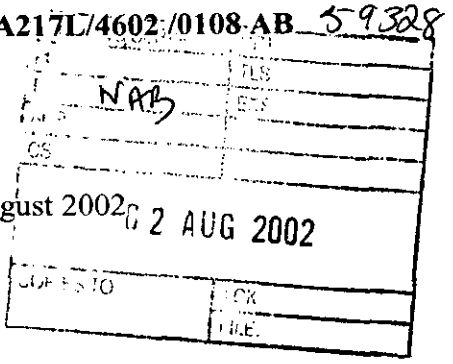
ALAN BARNES

Consulting Civil and Structural Engineers

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY
TEL: (0118) 988 4010
FAX: (0118) 988 2386
e-mail: reading@alanbarnes.co.uk ▪ www.alanbarnes.co.uk

Ref: A217L/4602/0108/AB 59328

Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham RG40 1BN



01 August 2002

Attn: Natalie Brown

Dear Sirs

YOUR REF: F/2001/5155 & LB/2001/5154
THE POOR'S HOUSE, PART LANE, SWALLOWFIELD
BERKS RG7 1TB
PROPOSED RE-SITING OF GARAGE/STORE

We refer to our letter dated 21 May 2002 and your acknowledgement dated 22 May 2002. We do not appear to have received a response to the proposal to relocate the detached garage/store approximately 3m to the rear and within the residential cartilege, aligning the front of the garage with the main house wall

We look forward to receipt of your comments and whether or not this can be treated as a minor amendment to the approved applications.

Two further copies of the drawing extract with the proposed amendment are enclosed.

Yours faithfully,

Alan Barnes BSc (Eng) C Eng MICE MI Struct E
ALAN BARNES CONSULTING ENGINEERS

he phoned
9/9. 12.35
I left msg 2pm
to say I would
do this week.

+ SK1, SK2 (2 sets)

Cc: Mr. D. Miller (1 set)
File

Applicationo	Name & Address
F/2001/5155	Sheila Phillips Angel Sprints Part Lane SWALLOWFIELD RG7 1TB
Application Approved	Letters sent 1st May 2002.

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : ~~Elaine Vashi~~ Natalie Boren

Application Number : F/2001/5155

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

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.

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

Highway: no objection subject to concls – as previous.

Landscape: garage relocation better relationship. landscape plan req'd

Letters of rep:- 'Angels Sprints' - concerned re/ over-development, siting/size of garage, view from [redacted] house, adjoining land in a diff. ownership.

Planning Issues : LB.

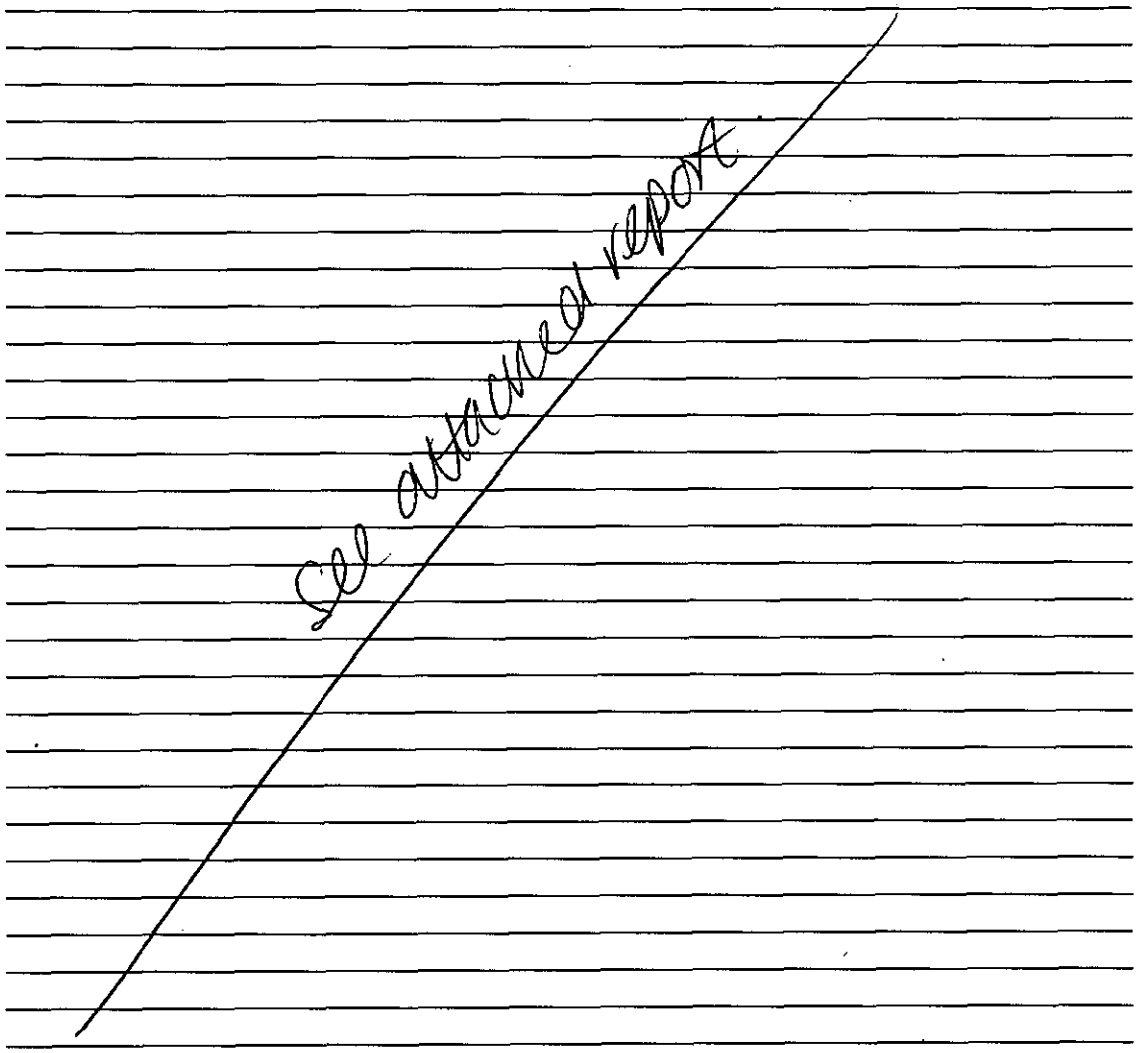
LWLP: Rural

WDLP: C'side, area special character

REV PLANS RECD 8/3 - exp 27/3.

Application Number: F/2001/5155

Appraisal :



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

Application Number F/2001/5155
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	RC01	FUL perm - 5yrs.
	C012	R012	External materials to be agreed.
	C049	R049	Garaging to be retained.
	C122	R122	Parking & turning
	C137	R137	Turning within site
			Ins: dwelling
	C150	R150	landscaping details
	C151	R151	landscaping planting to be carried out
	C062	R062	ancillary.
		Ins:	The garage + store
	C042	R042	No PD - outbuildings.
		N02	REV. PLANS.
			Ins: 8 march 2002
			Ins: drawing N° 1077/05C
			Ins: Garage relocated into residential curtilage & split into 2 separate structures (garage + store)
			floor elevations proposed extension changed
Informative for approvals			from gables to hipped matched roof over windows.
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC19, LBE17			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WCC1, WCC7, WHE7, WHE8, WHE11, WHE13			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2, EN4			
MINERALS LOCAL PLAN POLICIES:			

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

Informative.

Date: 15/4/02 25/4/02

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.

RECORD OF SITE VISIT

SITE ADDRESS: The Poors House
Part Lane Swallowfield Reading.

APPLICATION NUMBER: F/2001/5155

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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:**~~

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 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

Harold Sanders

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
POL	TLS
DC	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	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

PLANNING SH
POL
DC NAB
APP
CS
27 MAR 2002
COPIES TO
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 P C
26.Mar. 2002 17:46 SWALLOWFIELD PARISH COUNCIL No.1465 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
PCL	TLS
DC NAB	ENF
TP	
CS	
26 MAR 2002	
COPIES TO	ACK ✓
	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:	Proposed erection of single storey side extension to first floor rear extension to dwelling plus erection and relocation of garage and internal alterations. Demolition of existing garage.
Application Number:	F/2001/5155

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

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.

AK 13/03/02.

Date: 13 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5155

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.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/5151 (Planaps) / UB/2001/5154 (Ludhouse) Date Rec. 8 MARCH 2002.

Location: The Roos House, Part Lane

Parish Swallowfield.

Applicant:

Description of attached plans - Garage relocated & split into two separate structures: garage + shed
- Rear elevation of proposed ~~extension~~ changed to hipped roof over windows instead of gables.

Drawing No's: 1077|05C

CONSULTEES ✓ ✓ ✓

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	C.B	✓
2.	NK (Env. Design)	H.S.	✓
3.	XA (Highways)	A.C	✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Sheila Phillips, Angels Sprints, Part Lane & any originally consulted. Date for Responses 14 Days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 13.03.PS

Yellow - Part One Copy
Green - Officer's Copy

1077bj6NB070302

PLANNING SERVICES	HP 54012
POL	TLS
NAB	ENF
08 MAR 2002	
COPIES TO	ACK
	FILE

7th March 2002

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date: ~~15 OCT 2001~~ Valid 02 NOV 2001

Officer: EC | Application No. F/2001/5155

Map No. 103 Site 0.51

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION SINGLE STOREY SIDE EXTENSION & FIRST FLOOR REAR EXTENSION TO DWELLING PLUS ERECTION ~~OF~~ AND RELOCATION OF GARAGE AND INTERNAL ALTERATIONS : DEMOLITION OF EXISTING GARAGE

Location: THE POORS HOUSE PART LANE

Parish: SWALLOWFIELD Ward: SWALLOWFIELD

Applicant:

MR & MRS D. MILLER

Fee Received 95.00 Required ..... Additional ..... Refund .....

(6)

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	Red line different on drawing 1077/01 & All OS maps - which is correct?	30/10	✓ 2/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	W. elevation to show other side of utility room ext.	30/10	✓ 2/11
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... See LB application .....

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 .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: Rural Area, Countryside Area of Special Character

Pre-apps attached

NEIGHBOURS:

S/N + see map

FACSIMILE TRANSMISSION 0118 940 6792

To: NATALIE BROWN — WOKING BOROUGH COUNCIL

Fax No: 0118 974 6484

Date: 11.01.02

From: BRENDAN JOY.

Subject: PAGES HOUSE — F/2001/51684

Our Ref: 1077

No of Pages (including this cover sheet): 3

MESSAGE:

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
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	FILE:

15 JAN 2002

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

IN RESPONSE to OUR TELEPHONE CONVERSATION YESTERDAY

Brendan

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

1077bj6100102

10th January 2002

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

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. P. Pankhurst

VAT Reg No. 668 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

ENVIRONMENT AGENCY

51422
EV
APP
CS
04 JAN 2002
COPIES TO:
ACK:
FILE:

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

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

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 17 December 2001

Location:	The Poors House, Part Lane, Swallowfield
Proposal:	Proposed erection of single storey side extension to first floor rear extension to dwelling plus erection and relocation of garage and internal alterations. Demolition of existing garage.
Application Number:	F/2001/5155

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

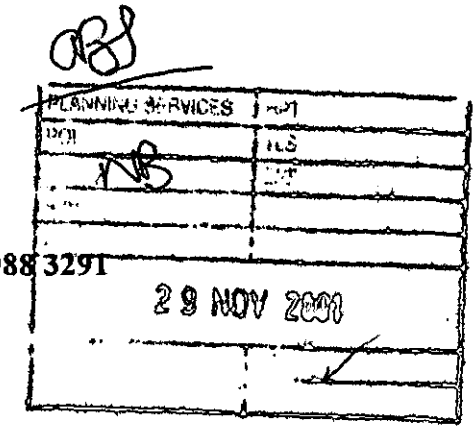
The site is located within the countryside with open views into the site from Part Lane as well as the site having an open aspect to the west. The most significant impact on the countryside will be the size of the proposed double garage and store which will be relocated further from the house into the 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

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

Please note new telephone no. 0118 988 3291



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

28 November 2001

Dear Ms Brown

Application No: F/2001/5155
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

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

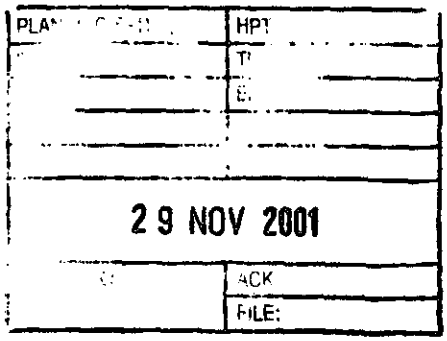
VIEWS FROM ANGEL SPRINTS, FIRST FLOOR.

Main bedroom opposite adjoining northern elevation



Middle Bedroom




HPT
29 NOV 2001
ACK
FILE:

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

VIEWS FROM ANGEL SPRINTS, FIRST FLOOR.

Bedroom opposite adjoining southern elevation



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 APPLICATIONS
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

Sanders
22.11.01

PLANNING SERVICES | HPT 50108
TLS
NB | 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

A member of Babtie Group

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,

APPLICATION F/2001/5155
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.

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
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Singapore

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

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

PLANNING SERVICES | HPT
POL | TLS
ENF
21 NOV 2001

THE POORS HOUSE, PART LANE, SWALLOWFIELD

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

THE POORS HOUSE, PART LANE, SWALLOWFIELD
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at The Poors House, Part Lane, Swallowfield, at grid reference SU 7309 6398.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/5155 submitted to Wokingham District Council proposes 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.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site is a Grade II early 16th Century building and is surrounded by early Medieval activity. The proposed construction may disturb archaeological remains associated with earlier uses and buildings on the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- *Grid Reference*
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

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	HPM 49993
POL	TLS
DC NB	ENF
APP	
CS	
19 NOV 2001	
COPIES TO:	ADK
	FILE:

Date 15.11.01

Our ref. AM

Your ref. 5154 + 5155

Your letter of

The Poors House, Part Canal, 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.

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	
	TLS
	ENF

16 NOV 2001

	ADM
	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: F/2001/5155
Location: The Poors House,Part Lane, Swallowfield
Proposal: 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 Parish Council notes that the footprint of the existing dwelling will only marginally increase, and that the ridge height of the dwelling will remain the same.

In addition the Parish Council considers that the first floor rear extension is entirely in keeping with the existing structure, and in any case is to any elevation not easily seen by the general public. The single storey side extension is extremely small, and again is entirely in keeping with the existing building.

The Parish Council accepts that the proposed garage is significantly larger than the existing garage, but it is not so large that, in the Parish Council's opinion, it looks incongruous when compared to the existing dwelling. Furthermore, being roofed with plain clay tiles, and provided the doors are constructed of wood, it will blend in with the existing structure whereas the existing prefabricated garage is out of keeping with the dwelling, and its removal will improve the overall appearance of the dwelling.

For the above reasons the Parish Council does not object to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

16.Nov. 2001 13:19 SWALLOWFIELD PARISH COUNCIL SWALLOWFIELD P C No.1367 P. 3/4

HIGHWAYS CONSULTATION SHEET

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

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, R22
C137 (INSERT: extension), R137.

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

Listed Building Id:- 11/1

Grade:- 2

Old Parish:- SWALLOWFIELD

Date of Listing:- 21/06/84

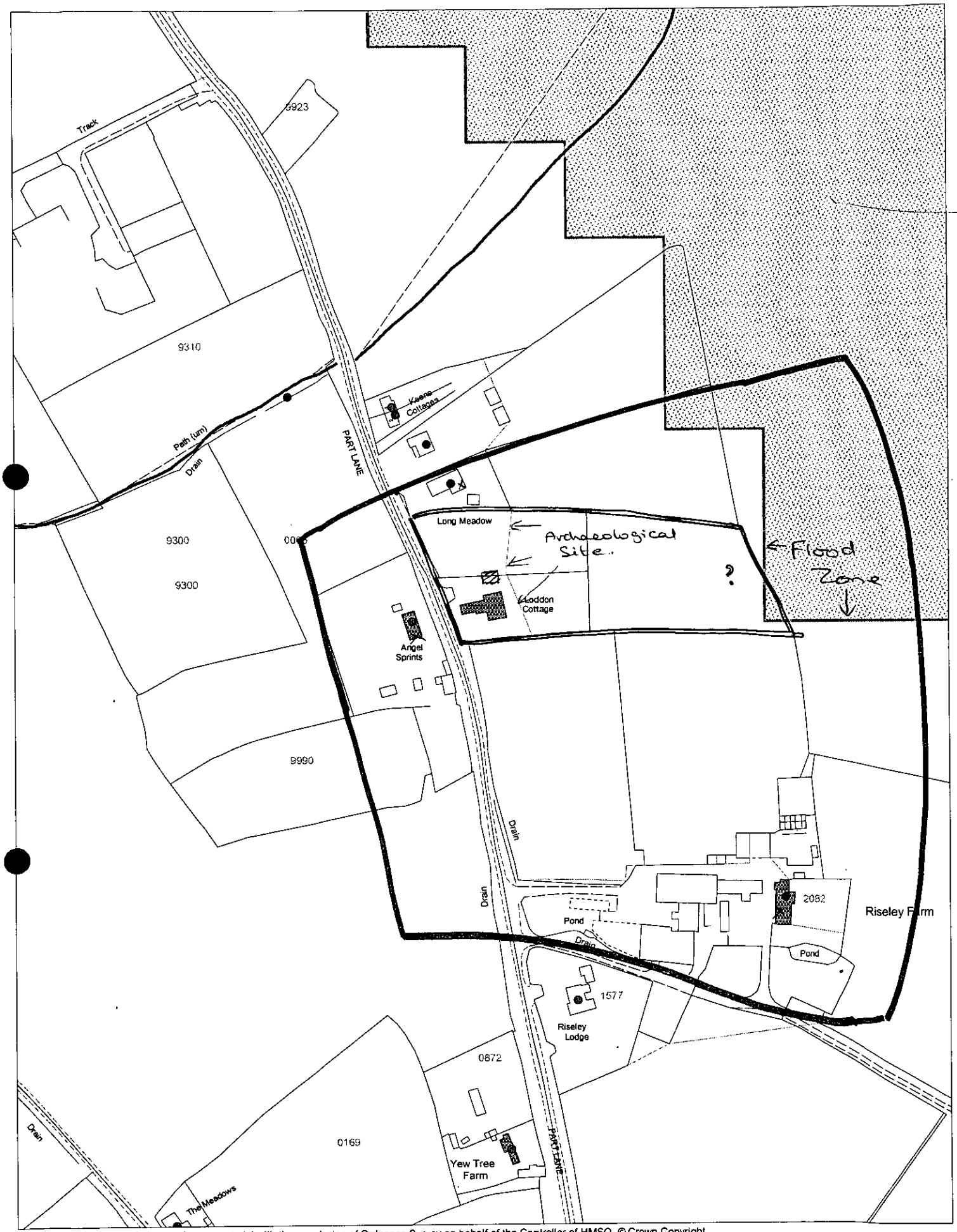
Summary :-

Part Lane (east side) The Poors House

Description:-

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 fram visible to the roof. Once known as Loddon Cottage.

02.NOV.2001* 5155



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Unauthonsed reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

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

Scale: 1 : 2500

N
W E
S

Received by Wokingham District Council

Application No: 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.

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 F/2001/5155 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: F/2001/5155
CASE OFFICER: Elaine Vashi

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

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

Tel: (0118) 974 6451

Date: **07 November 2001**

My ref: F/2001/5155

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/2001/5155
The Poors House, Part Lane, Swallowfield, Reading.
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.

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 **Elaine Vashi** on **(0118) 974 6451**.

Yours faithfully,

Elaine Vashi

Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5155**
The Poors House, Part Lane, Swallowfield, Reading.
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.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

02.NOV.2001* 5195

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

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

02.NOV.2001* 5:55

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

02.NOV.2001* 5155

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

JOB REF 1077

DATE 31: 10: 01

TO ENVIRONMENTAL SERVICES DEPT.
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKS
RG 40 1WR

FAO MRS. G. HURST
SENIOR TECHNICAL ASSISTANT
DEVELOPMENT CONTROL ADMIN

PROJECT THE POORS HOUSE, PART LANE, SWALLOWFIELD.

ITEM	COPIES	REMARKS
6b CERT "A" FOR LISTED	1	
BUILDING APPLICATION		
DRAWING 1077/05B SHOWING	11	
WEST ELEV. UTILITY ROOM		
1:1250 LOCATION PLAN RETAINED	6	
1:2500 " " OMITTED		

THE REMAINDER OF THE INFORMATION AS PER OUR LETTER OF 18th OCTOBER 2001 IS RESUBMITTED.

SIGNED

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

VAT Reg No. 669 1082 17

Environmental Services

For office use only.
Application number 02.NOV.2001* 5155

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR + MRS D. MILLER THE POORS HOUSE PART LANE SWALLOWFIELD BERKS RG7 1TB
2	Agent's Name Address and postcode Phone number	IAN PANKHURST ARCHITECT "BY SCARLETTS WOOD" HARE HATCH READING RG10 9XD 0118 940 6767.
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.	THE POORS HOUSE PART LANE SWALLOWFIELD BERKS RG7 1TB
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY SIDE ELEVATION, FIRST FLOOR REAR ELEVATION, INTERNAL ALTERATIONS, AND A DETACHED DOUBLE GARAGE AND STORE.
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.	BRICK WALLS TO MATCH EXISTING, THATCHED ROOF TO HOUSE AND PLAIN CLAY TILES TO GARAGE ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3644 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 ☑
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: Barbara Jay

on behalf of MR AND MRS D. MILLER

Date 18.10.01

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

ADDRESS THE POOR'S HOUSE PARISH SWANLOMBE

PLOT No. LODGE COTTAGE PART LAND MISTED BUILDING ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21740	MR O MILLER	2/St EXTENSION; DBLE GARAGE	26.7.84	N/A C/A
22136 LAC	"	"	18.10.84	N/A C/A
OR23500	"	"	4.1.85	APP N/A
23764	"	ROOM; ENLARGE DINING ROOM	4.7.85	N/A R

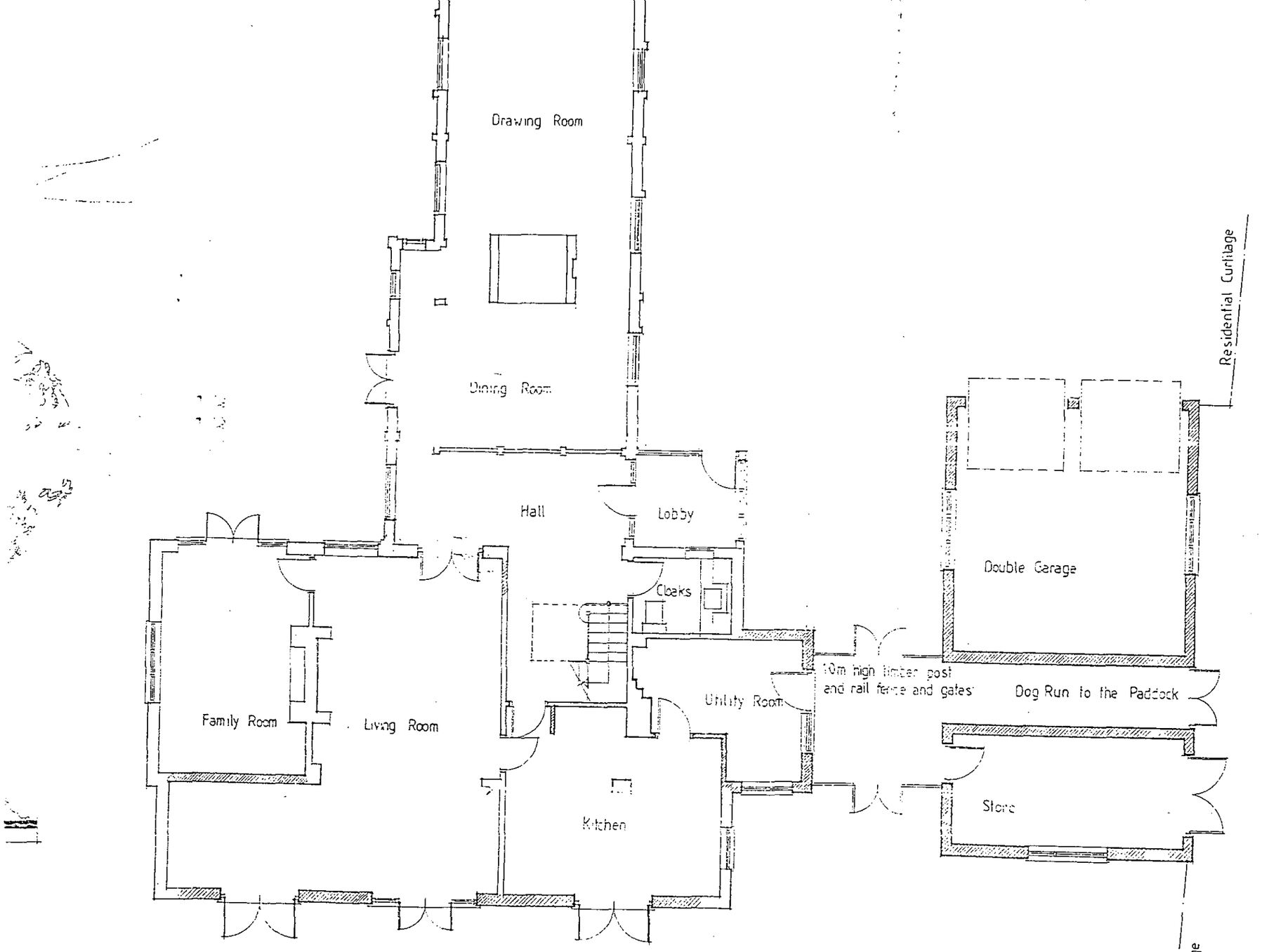
DATE OF COMPLETION

MINISTRY DECISION

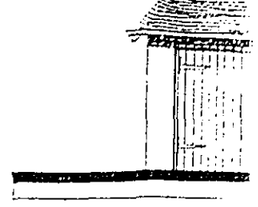
SPECIAL ORDERS PD Enq - Mr Parkhurst - proposed Dev 08.01.01

DRAINAGE

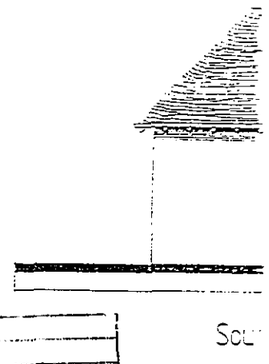
091074



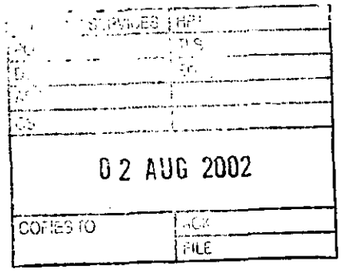
Ground Floor Plan

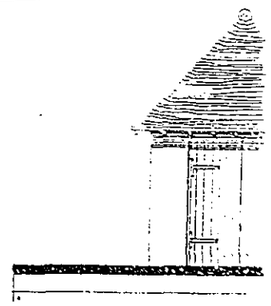


West



South





Sketch 1

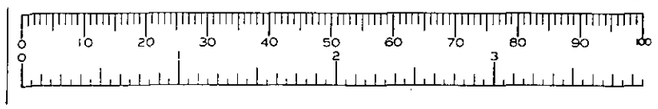
THE POOR'S HOUSE, SWALLOWFIELD

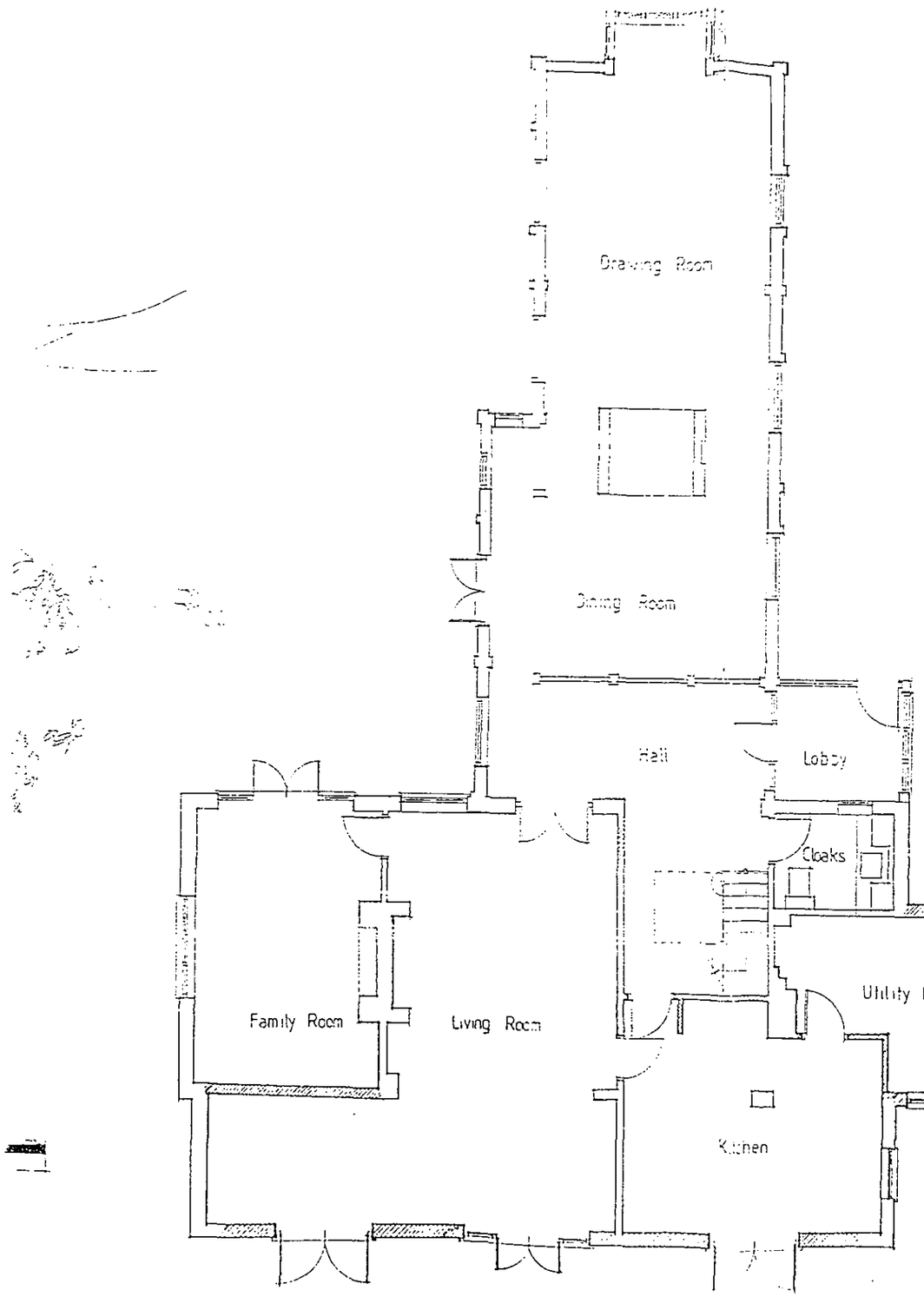
EXTRACT FROM
PLANNING / LISTED BUILDING
APPROVED DRAWING.

Job 4602 May '02

ors House"

original





Ground Floor Plan

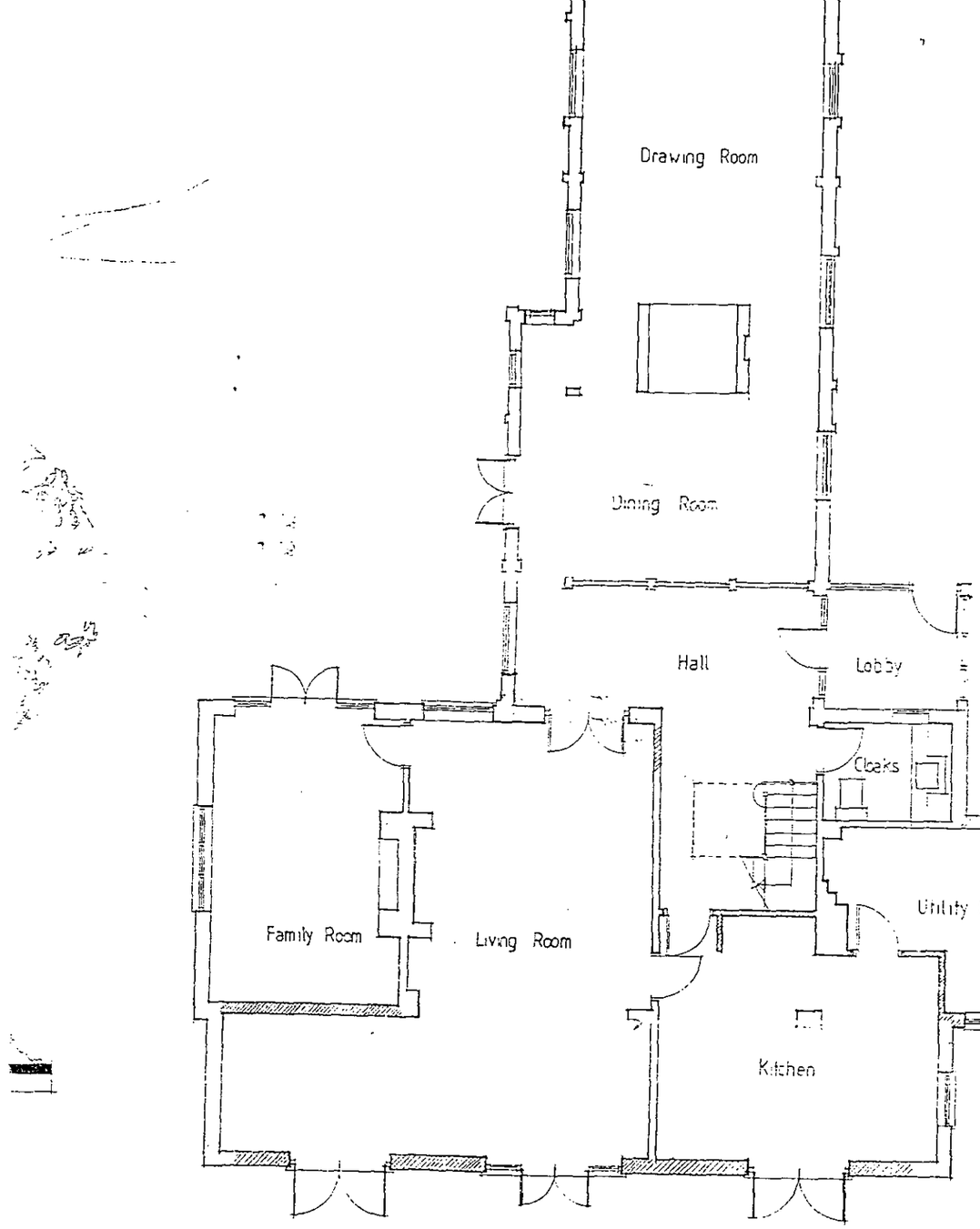
02 AUG 2002
COPIES TO
ACK:
FILE:

CARAGE FRONT TO ALIGN WITH MAIN HOUSE/PORCH WALL

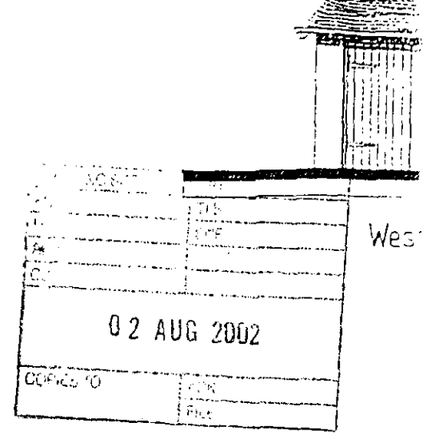
THE POORS HOUSE
SWANOWFIELD

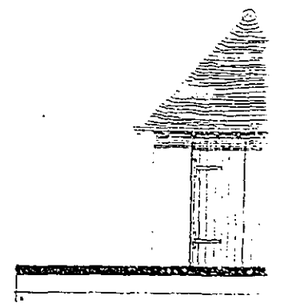
SHEET 2
PROPOSED RE-SITING OF GARAGE/STORE

Job 4602. May '02



Ground Floor Plan





Sketch 1

THE POOR'S HOUSE, SWALCLIFFE

EXTRACT FROM
PLANNING / LISTED BUILDING
APPROVED DRAWING.

Job 4602 May '02

ors House"

original

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FILE

Drawing Room

Dining Room

Hall

Lobby

Cloaks

Utility Room

Family Room

Living Room

Kitchen

Double Garage

Dog Run to the Paddock

Store

Residential Curtilage

Ground Floor Plan

0 10 20 30 40 50 60 70 80 90 100

0 2 3

GARAGE FRONT TO ALIGN WITH MAIN HOUSE / PORCH WALL

THE POORS HOUSE
SWANSOWFIELD

SHEET 2
PROPOSED RE-SITING OF GARAGE / STORE

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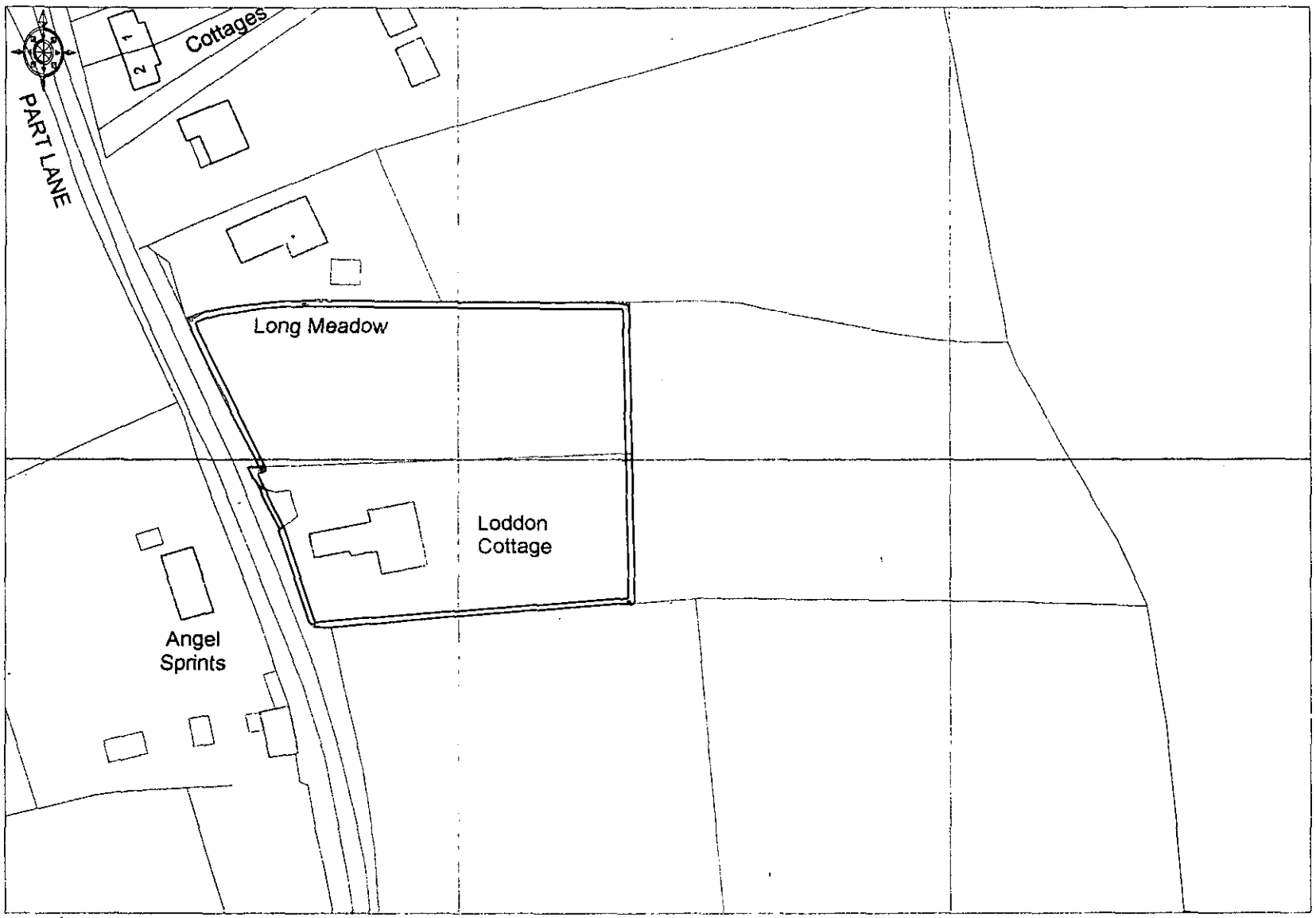
THE POORS HOUSE



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