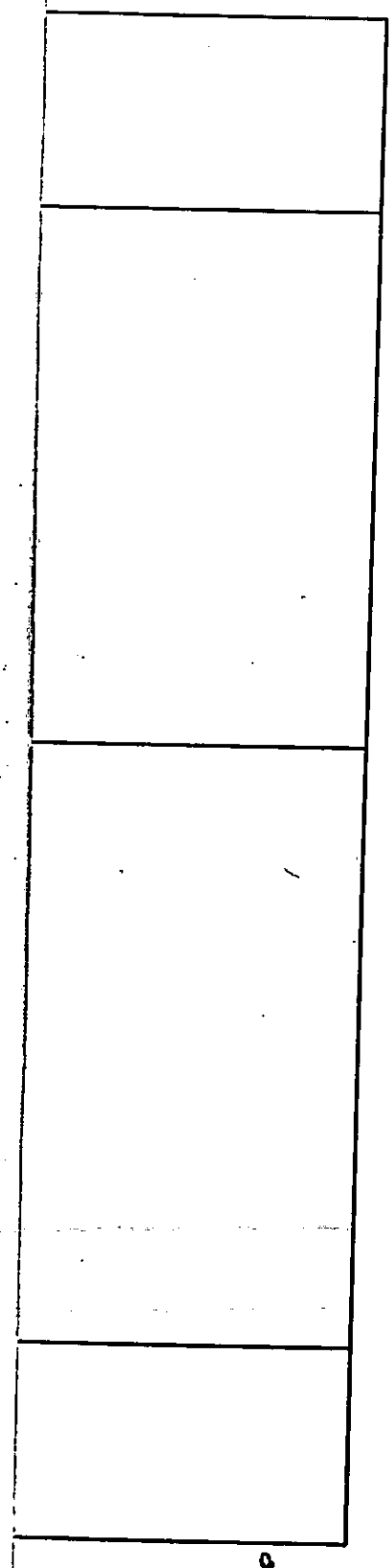


APPLICATION NO:
F/2001/4968

LOCATION:
Halfway Up The Street, Swallowfield Reading.

APPLICANT:
Mr & Mrs Keith C/O Arthur J Hedges

PROPOSAL:
Prposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **01/11/2001**
28 day exp : 2/11
APPLICATION WILL HAVE EXPIRED ON:
21/11/2001

CASE OFFICER: **Natalie Brown**

APPROVED

No objs 23/11/01 SF

78

DO

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Keith
C/O Arthur J Hedges
43 Bartholomew Street
Newbury
Berkshire
RG14 5QA

Application Number: F/2001/4968

Parish: **SWALLOWFIELD**

Location: **Halfway Up, The Street, Swallowfield, Reading.**

Proposal: **Prposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following condition, the reason for which is specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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 EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 20/11/2001

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.

Featured

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4968	HL
BUILDING CONTROL NUMBER	FP 2002/27/2	Smith
APPLICANT/AGENT	Arthur J. Hedges.	
ADDRESS OF SITE	Halfway Up The Street SKALLONGATE	
DESCRIPTION OF PROPOSED WORK	S/S ext to utility to form conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 11/2/02	Recd 26/9/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/2/02	

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	

Received by Wokingham District Council

Application No: F/2001/4968

Proposal:
Prposed single storey rear extension to dwelling to form conservatory.

Location:
Halfway Up, The Street, 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 take this letter with you or quote application number F/2001/4968 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/11/2001. 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

05 October 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4968
CASE OFFICER: Natalie Brown

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

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

Tel: (0118) 974 6492

Date: **05 October 2001**

My ref: F/2001/4968

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/2001/4968
Halfway Up, The Street, Swallowfield, Reading.
Prposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4968**
Halfway Up, The Street, Swallowfield, Reading.
Prposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4968

Applicant : Mr & Mrs Keith C/O Arthur J Hedges.

Location : Halfway Up, The Street, Swallowfield, Reading.
Proposal : Prposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 2/11/01

Date Registered : 26/09/2001

Earliest Date for Decision : 01/11/2001

Latest Consultation Date/Site Notice Expiry Date : 01/11/2001

This application will have expired on: 21/11/2001. 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 :
Swallowfield Parish Council - extension is in keeping with the existing dwelling & will have no detrimental visual impact on street scene. No objection to proposal.

Planning Issues : wd set

affect on street
affect on neighbours } EN1, LBE1, LBE2, WBE1, WOS3

River Valley Policies Area

Application Number F/2001/4968
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Halfway Up The Street Swallowfield Reading.

APPLICATION NUMBER: F/2001/4968

OFFICER: Natalie Brown

DATE OF SITE VISIT: 14/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on light pole

2. DESCRIPTION OF SURROUNDINGS residential street, variety of houses

need to A1.

3. DESCRIPTION OF SITE/BUILDING 2 storey rear wing - ext built along this.
Redbrick detached dwelling. Hipped end roof. Single garage along side
Windy ridge. 2 storey side extension previously added.

4. RELATIONSHIP TO ADJOINING PROPERTIES
2m from boundary fence.
Boundary on affected side - approx 1.5m away
Wooden fence 2.0m tall

side windows on neighbours facing directly onto new ext (approx 1.5m away) one opaque other 3 are not.

5. SITE CONSTRAINTS

TREES no trees affected.

ACCESS/PARKING Garage + 2 off street parks

LEVELS Level site.

BOUNDARY TREATMENT Fence along side boundary + hedge (2.0m high)

OTHERS

Application Number: F/2001/4968

Appraisal:

The proposed development is a single storey rear extension to form a conservatory. The property is located in a residential street, which is part of the identified settlement of Swallowfield. The house is two storeyed and detached and is contained within a large section bordered to the rear by a depot. There is a garage located to the east of the house, near the side boundary with Windy Ridge.

The rear extension will be 2.4m deep and 1.9m wide. It will have a sloped roof 3.2m where it attaches to the existing house, and 2.2m at the eave line. The extension will be located behind the existing kitchen and to the side of a utility room. These existing rooms are located along the side of the house which means the proposed conservatory will be at least 4.55m from the rear flank wall of the house.

The property to the west of the site is an end-terraced house and is close to the side of the application site where the extension is proposed.

1. Impact upon neighbouring properties

The proposed extension will only affect no.6 Villa Place – the neighbouring property to the west. The extension is screened from the other neighbouring property by the existing house. There will be approximately 3.5m distance between the extension and the side of the house at 6 Villa Place. No. 6 has several side windows facing into the application site where the extension is proposed to go. Despite this, the proposed extension will have no further affect on no.6 than what already occurs. The proposed conservatory will basically be an enlarged porch for the side entry point into the house. At the current time there is a side entry point into the utility room which has several windows facing into No. 6. Therefore the proposed extension will have the same effect on privacy as the current utility entry point does. It is also important to note that there is an existing 2.0m high close-boarded fence between the two properties which helps to screen the development.

The day-light available to the neighbouring property no.6 will not be affected by the single storey extension as a result of the high two-storeyed rear wing on the existing house. The extension is of a small size in comparison to the rest of the house and should have little impact on the adjacent neighbour.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension will not be seen from the street as it is located to the rear of the existing kitchen. As such, there will be no impact on the streetscape.

The extension will be constructed in materials suitable for a conservatory with the exception of matching bricks on the bottom of the outside walls. It will therefore not match the existing house entirely. However as the proposed conservatory is located to the rear of the house, it will not be seen from the street and will therefore not affect the character of it.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 SEP 2001	Map No. 103. Site 0.12
Officer: NAB | Application No. P | 2001 | 4968	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: HALFWAY UP TITE STREET

Parish: SWALLOWFIELD **Ward:** Swallowfield 5.10.01B

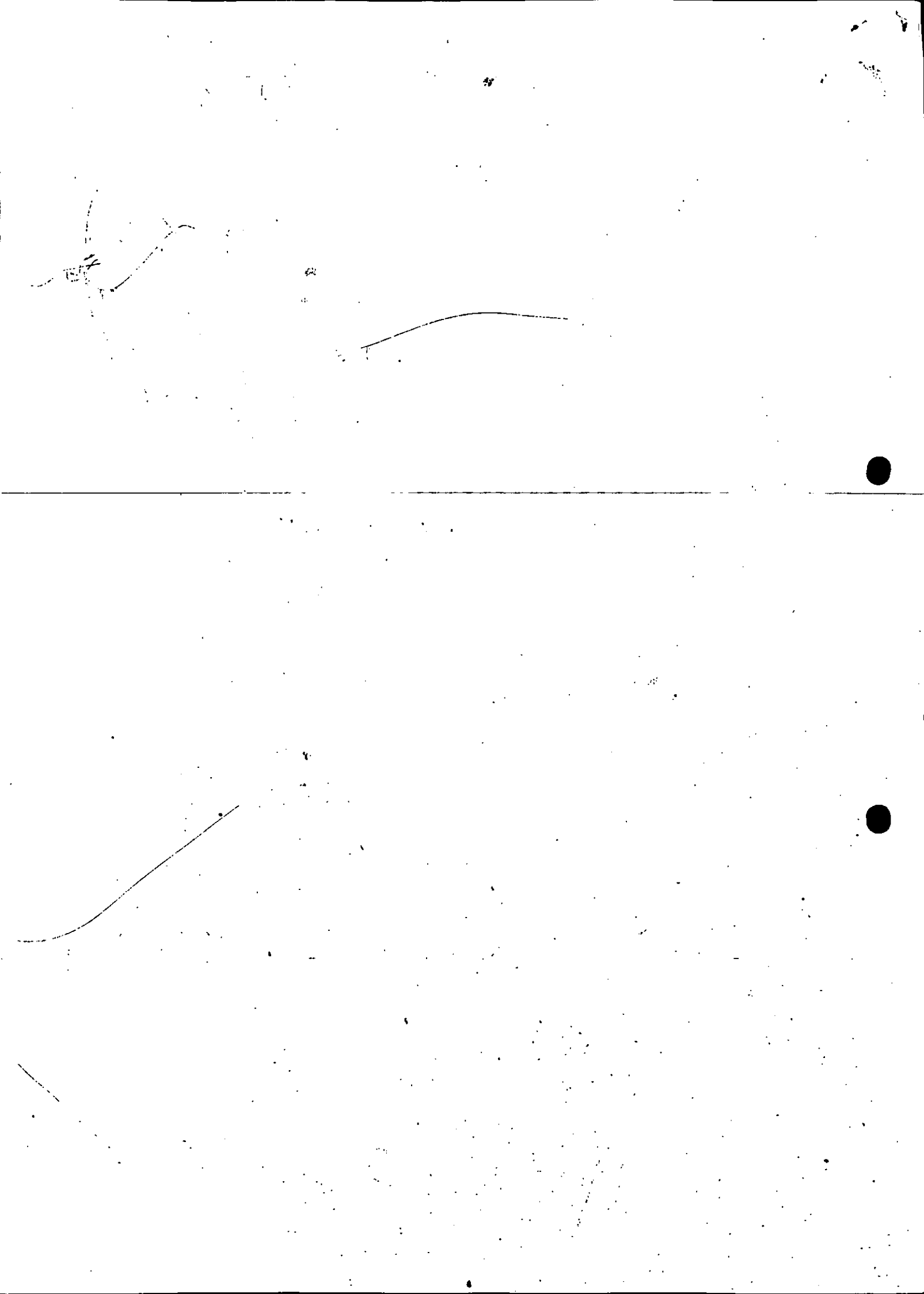
Applicant: MR | MRS KEITH

Fee (6) **Received** 95-00 **Required** ..... **Additional** ..... **Refund** .....

Enforcement Section to be notified ☐ **tick if required**

Additional information required for validation

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



APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.10.01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS: S/N + see map

& Wintworth Machinery Ltd, Willow Tree Works, Swallowfield Street, Swallowfield, Reading

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 3329 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PCL	TLS
DC:	ENF
APP	
CS	

11 OCT 2001

10th October 2001

FAXED AND POSTED

COPIES TO:	ACK:
	FILE:

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

Dear Sirs,

Application Number: F/2001/4968
Location: Halfway Up, The Street, Swallowfield
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Natalie Brown

The Parish Council considers that the proposed extension is entirely in keeping with the existing dwelling, and as it neither project from the side nor the rear of the dwelling it will have no detrimental visual impact on the street scene.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.Oct. 2001 11:43 SWALLOWFIELD PARISH COUNCIL No.1336 P. 2/2
SWALLOWFIELD P C

NB

PLANNING SERVICES | HPT
TLS
15 OCT 2001
COPIES TO: | ACK
FILE:

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

10th October 2001

FAXED AND POSTED

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

Dear Sirs,

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The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

ADDRESS HALFWAY UP SWALLOWFIELD STREET PARISH SWALLOWF.

PLOT No. X GLENROSE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 22605	MR A. KEITH	BATHROOM	16.4.84	APP
01537	MRS. A. CLARKSON	& SHOWERROOM	31.10.77	R
27307			15.4.8	C/D
BRA2807	MR. A. KEITH	2/St. EXTENSION	12.5.87	APP
44942	MR & MRS "	" / REPL. GARAGE	10.11.95	C/A
FP96/5136	"	" "	16.2.96	C/APP
96/63907/F	"	"	2.7.96	C/A
99/69775/F	Mrs A. Keith.	Garden wall + formation of new access.	14/7/99	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEng. Mr A. Keith. Driveway widening. 15/4/99

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 26.SEP.2001* 4968

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 A. Keith C/O Agent
2 Agent's Name Address and postcode Phone number	Arthur J. Hedges - Planning 43 Bartholomew Street Newbury Berks. RG14 5QA 01635 552020
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.	Halfway Up The Street Swallowfield
4 Give brief details of the proposal for example, two storey side extension. About the application	Utility room extension
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 to match
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

9	How many bedrooms does the property have?	Existing:	Proposed: No change
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.

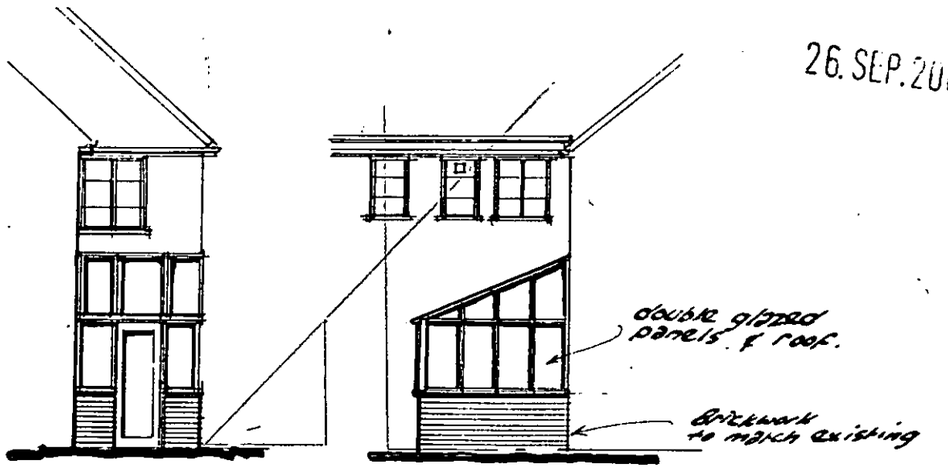
Your signature: John Hodges

on behalf of: Mr & Mrs A. Keith

Date: 21.09.01.

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

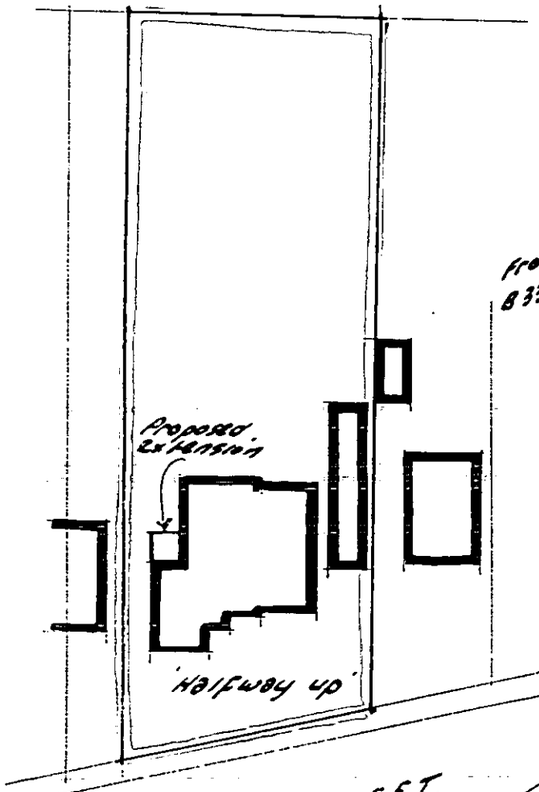
26. SEP. 2001 * 4968



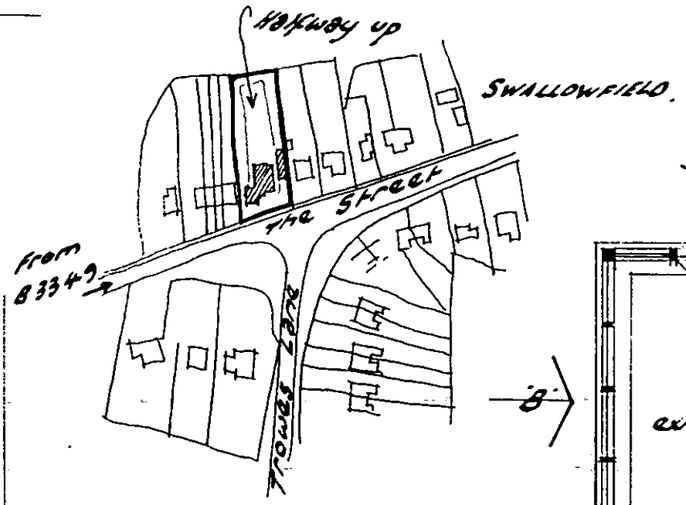
ELEVATION (A) (North.)

ELEVATION (B) (West.)

1:100

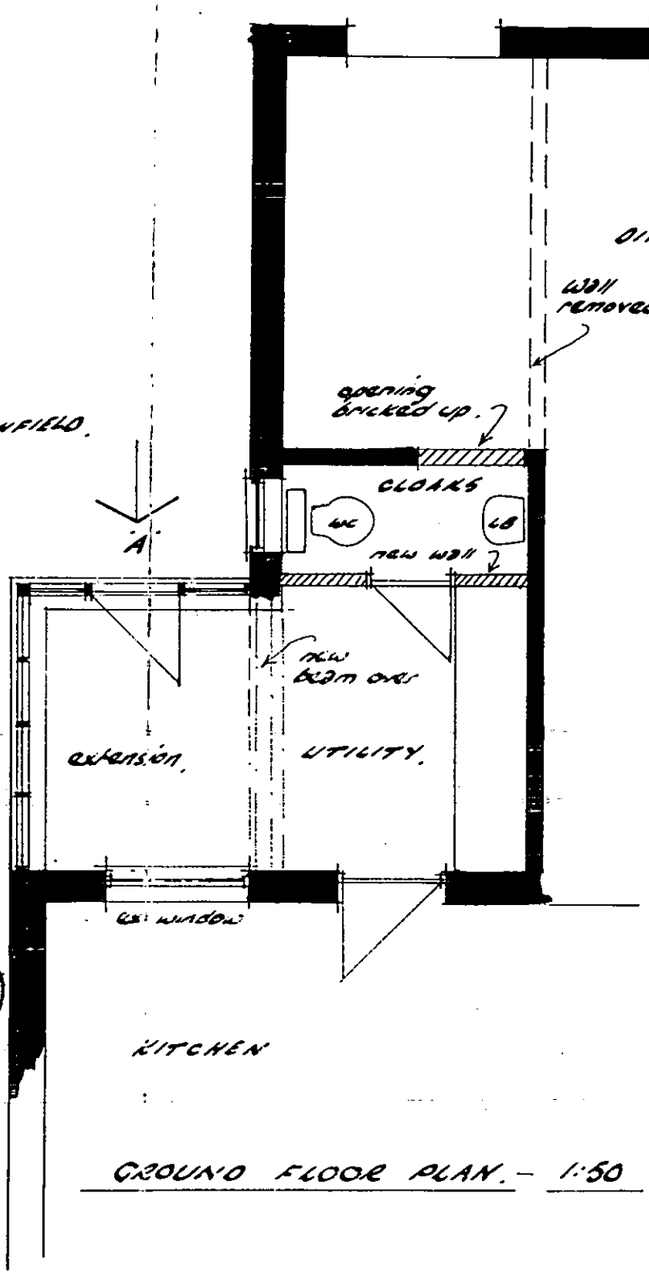


BLOCK PLAN - 1:500



LOCATION PLAN - 1:2500

APPROVED



GROUND FLOOR PLAN. - 1:50

14/1/02

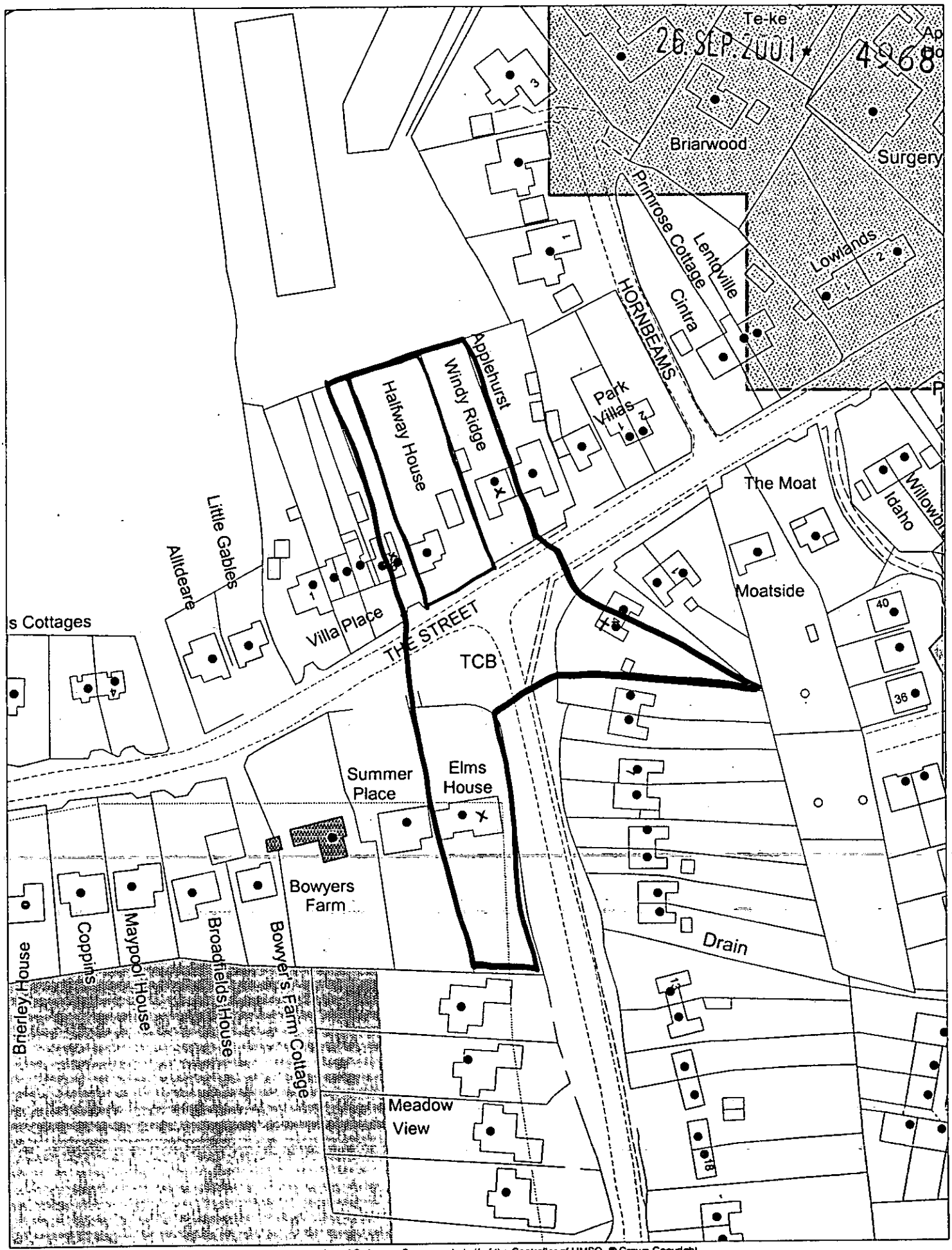
ARTHUR J. HEDGES – PLANNING

CHARTERED TOWN PLANNER
BUILDING DESIGN

43 Bartholomew Street, Newbury
Berkshire RG14 5QA

Client MR & MRS A. KEITH
Job HALFWAY UP: SWALLOWFIELD
Scale 1:50 1:100 1:500 1:2500
Drawing No. Date SEPT 01

Artworker DS (UK) 98774A



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Development Control Section, Environmental Services, Wokingham District Council.

1 October 2001

Scale: 1 : 1250