APPLICATION NO:

F/2000/2905

LOCATION: Swallowfield

Chusan Church Road, Farley Hill Reading.

APPLICANT:

Dr L Harper C/O Batholomew Conservatories

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **30/12/2000**

28 Day exp : 03/01/01

APPLICATION WILL HAVE EXPIRED ON: 22/01/2001

CASE OFFICER: **Natalie Brown**

APPROVED

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr L Harper
C/O Batholomew Conservatories
Unit 5
Haslemere Industrial Estate
Weydown Road
Haslemere
Surrey GU27 1DW

Application Number: F/2000/2905

Parish: **SWALLOWFIELD**

Location: **Chusan, Church Road, Farley Hill, Reading.**

Proposal: **Proposed 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 conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative

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

Berkshire Structure Plan Policies C2 and C8.

South East Area Local Plan Policies STV2, SC19 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7, WLL2, WLL3 and WHE11.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/02/2001

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.

Received by Wokingham District Council

Application No: F/2000/2905

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

Location:
Chusan, Church Road, Farley Hill, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 December 2000

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

Tel: (0118) 974 6492

Date: **06 December 2000**

My ref: F/2000/2905

CONFIDENTIAL

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2905
Chusan, Church Road, Farley Hill, Reading.
Proposed 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2905**
Chusan, Church Road, Farley Hill, Reading.
Proposed 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/2000/2905

Applicant : Dr L Harper C/O Batholomew Conservatories.

Location : Chusan, Church Road, Farley Hill, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		22/1

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1

Date Registered : 27/11/2000

Earliest Date for Decision : 30/12/2000

Latest Consultation Date/Site Notice Expiry Date : 30/12/2000

This application <u>will have expired on</u>: <u>22/01/2001.</u> 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 PC : 13/12 : no objection; considers conservatory to be in keeping with existing & will improve the appearance of the dwelling.

Lscape : 12/1 - no objection

Cons Officer : 12/12 - Within visual envelope of the LB, conservatory would have an impact. Smaller conservatory with pitched roof preferred.

Ancient woodland consultation:
- Forestry Commission :
- English Nature : 11/12 : does not wish to comment
- Dinton Pastures " 19/12 : no ecological grounds to object

Planning Issues : LALP: ASLI, rural, WOLP: cisiae, ASLI adj to LBs.

Application Number: F/2000/2905

Appraisal : — see attached sheet.

% inc calcs.

Existing glf floor area : lounge/dining/kitchen = 16.3 x 4.6 = 74.98
pantry/utility = 6.7 x 1.9 = 12.73
hall/bed/sitting room etc = 12.1 x 6.8 = 82.28
to be covered by conservatory ← small extn to lounge = 3.4 x 1.8 = 6.12
176.11 m²

proposed glf area = lounge (as above) = 74.98
pantry (— " —) = 12.73
hall (— " —) = 82.28
conservatory (6.4 x 6.5) = 41.6
211.59

$\boxed{\text{\% inc footprint/glf area}} = \frac{211.59 - 176.11}{176.11} \times 100 = \frac{35.48}{176.11} \times 100$

$= \boxed{20.1\%}$

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

Application Number F/2000/2905
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5 yrs
	C014	R014.	Materials to match existing.

RECORD OF SITE VISIT

SITE ADDRESS: Chusan Church Road Farley Hill Reading. APPLICATION NUMBER: F/2000/2905	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ by entrance on ~~[illegible]~~ rd

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached

farley court - LB.

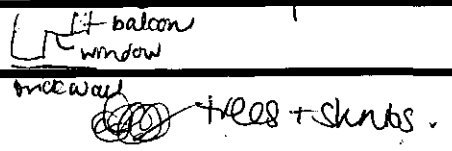
↳ 1st floor window + balcony visible from rear of

garden slope down away from house - open

F. court.

1st balcony window

trees + shrubs.



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2000/2905

Appraisal:

Development

For a single storey rear extension to form a conservatory.

The site lies within an Area of Special Landscape Importance and is located within the countryside. The site is a detached property and is sited adjacent to Farley Court which is a Grade 2 Listed Building, but Chusan (not a listed building) is located approximately 10m form the listed building and the proposed development (largely screened by Chusan) would be approximately 16m from the listed building.

1. Impact upon neighbouring properties
   Due to the fact that the proposed development would be a single storey extension, with the ridge height being that of the existing dwelling, it is not considered that the proposed development would cause any adverse effects upon neighbouring properties in terms of overlooking, overshadowing or though its being overbearing.

2. Impact upon the character of the area
   There is a history of additions and extensions to the property. However, as the conservatory is a lightweight structure and would be within the building lines of the existing dwelling, it is not considered that the proposed increase in floor area would warrant refusal as it does not adversely affect the bulk and massing of the dwelling.

   In terms of any adverse effect upon the character of the Area of Special Landscape Importance, the landscape department considered that there would be no affect to any significant landscape features nor any adverse visual impact when viewed in context with the existing property.

3. Impact upon adjacent listed building
   The garden at the rear of Farley court slopes away from the building. The side boundary between Farley Court and Chusan is a brick wall, with trees and shrubs. The ridge height of the proposed conservatory would be below the eaves height oft he main dwelling. The Conservation Officer says that Chusan has not been considered to be a curtilage building to Farley Court although would clearly be within the visual envelope of the listed building. Due to the fact that the proposed development (whilst quite large) is a conservatory and is within the building lines of Chusan and partly screened by the existing dwelling and trees along the boundary, it is not considered that the effect upon the listed building would be enough to warrant a refusal.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

103

Start date: 27 NOV 2000	Map No. 104 Site 0446
Officer: NAB | Application No. F/2000/2905	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: CHANSAN Church Road Farley Hill ~~6 FARLEY COURT~~

Parish: SWALLOWFIELD Ward: Swallowfield

6.12.2000 B.

Applicant: DR L HARPER

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

Enforcement Section (8) 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	access to highway ?		
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 : 6.12.2000 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance
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: (Rural Area)

- Forestry Commission ✓ Ancient Woodland consultation.
- Dinton Pastures
- English Nature

No pre-apps.

NEIGHBOURS:

1-7 Farley Court Church Road Shalbourne ✓

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 12th January 2001

Location:	Chusan, Church Road, Farley Hill, Reading
Proposal:	Proposed erection of a single storey rear extension to dwelling to form conservatory
Application Number:	F/2000/2905

In response to your consultation dated 6th December 2000 for the above application, the tree and landscape comments are as follows:

The development proposals will not affect any significant landscape features, or, create an adverse visual impact when viewed in context with the existing property. I therefore have on objections to the proposal in principle.

ROBERT PETROW
Consultant Landscape Architect

Natalie Brown

From: Andy Glencross
Sent: 15 December 2000 12:14
To: Natalie Brown
Subject: Planning application No F/2000/2905

Chisar, Church Road Swallowfield

Hi Natalie

My comments on the above are as follows.

There appear to be no ecological grounds to object to this planning application.

I hope this is of help to you.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Tel. (0118) 974 6492

Date: 06 December 2000

Your Ref:

My Ref: Natalie Brown / F/2000/2905



PLANNI	
POL	
DC NB	ENF 37708
APP	
CS	
13 DEC 2000	
COPIES TO:	ACK:
	FILE:

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks



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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/2905

Site Address: Chusan, Church Road, Farley Hill, Reading.

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

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/2905** in all communications and any response should be addressed to **Natalie Brown** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

To: NATALIE BROWN

Our ref:

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Matthew Low Conservation Officer: Date: 11/12/00

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

PLANNING SERVICES	HPT
TCL	TLS
DC	ENF
A&P	
CS	
13 DEC 2000	
COPIES TO:	ACK:
	FILE:

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2905
Location: Chusan, Church Road, Farley Hill, Swallowfield Parish
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Natalie Brown

The Parish Council considers that the conservatory is entirely in keeping with the existing building, and arguably will improve the appearance of the dwelling.

The Parish Council therefore has no objection to this proposal.

The Parish Council notes that on 12 December 2000 no red planning notice appeared to be on display.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:14 SWALLOWFIELD PARISH COUNCIL No.0923 P. 9/14
SWALLOWFIELD P C

copy.

SWALLOWFIELD PARISH COUNCIL

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

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2905
Location: Chusan, Church Road, Farley Hill, Swallowfield Parish
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The Parish Council therefore has no objection to this proposal.

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Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 06 December 2000 07 Dec 2000

Application Number: F/2000/2905

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

Site Address:
Chusan, Church Road, Farley Hill, Reading. Swallowfield

Applicant:
Dr L Harper C/O Batholomew Conservatories.

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

CHUSAN HAS NOT BE CONSIDERED TO BE A CURTILAGE BUILDING TO FARLEY COURT ALTHOUGH IT IS CLEARLY WITHIN THE VISUAL ENVELOPE OF THE LISTED BUILDING.

THE PROPOSED CONSERVATORY WOULD HAVE A VISUAL IMPACT ON THE ADJOINING PROPERTY AND THE LOCATION, AS SUBMITTED, WOULD EXACERBATE THIS IMPACT PARTICULARLY WITH THE STEEP ROOF PITCH.

A SMALLER CONSERVATORY WITH A SHALLOW ROOF PITCH WOULD BE PREFERRED

Harold Sanders.
CONSERVATION + DESIGN.
12.12.00

ADDRESS CHUSAN PARISH SWALLOWE

PLOT No. LARLEY HILL ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR21047	MR. R. WEST	S/STOREY EXTENSION	7.7.83	APP N/A
137/60	MR. T. MAXWELL HARRIS	DEM. OLD STABLE & GARAGE BLOCK / ERECT NEW HOUSE	14.7.60	APP C/A
R/B/62	"	GARAGE & SHEDS	28.2.62	APP C/A
99/68918/F	DR. & MRS. GREENWOOD	S/S FRONT EXT. TO FORM		
~~99/70651/F~~		PORCH & DET. REPL. GARAGE	09.03.99	C/A
99/70651/F	Dr & Mrs Greenwood	Alt. to front elev. to porch & repl. garage	17.12.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Dunkley - Alts to Chusan - 16/10/98

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 27.NOV.2006* 2905

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	DR LOUISE HARPER
	Address and postcode	6 FARLEY COURT CHURCH ROAD FARLEY HILL BERKSHIRE RG7 1TT
	Phone number	01189 730126 (07884 231108)
2	Agent's Name	BARTHOLOMEN CONSERVATORIES
	Address and postcode	UNIT 5 HASLEMERE IND EST WEYDOWN ROAD HASLEMERE SURREY GU27 1DW
	Phone number	01428 658771
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.	ENCLOSED AS ABOVE ✓ SITE 1:500 ✓ LOCATION 1:2500
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONSERVATORY TO REAR
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.	NO TREES TO BE REMOVED Yes ☐ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL TO MATCH EXISTING HARDWOOD PAINTED OFF / WHITE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: R. Marchant

on behalf of Dr. LOUISE HARPER

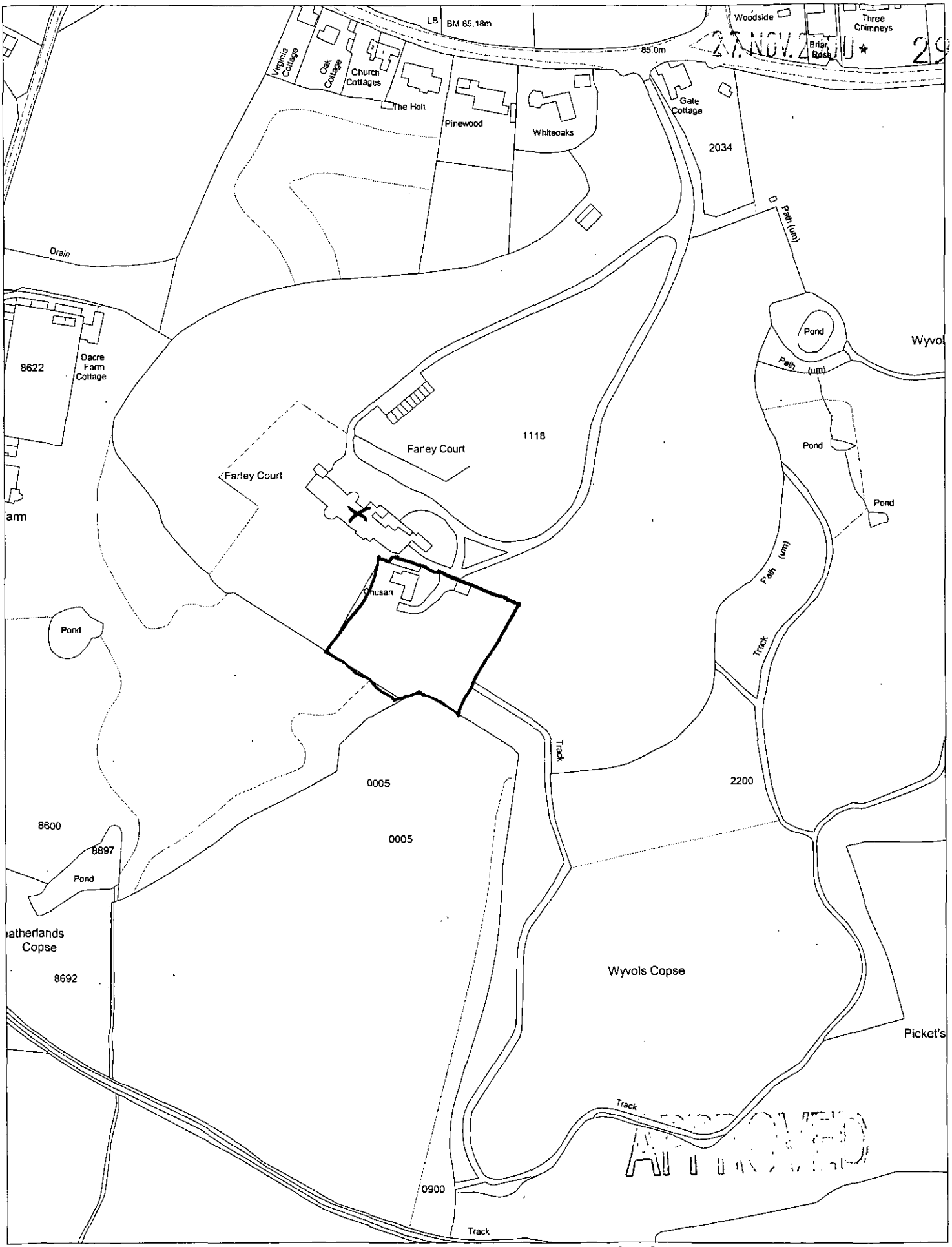
Date 24.11.00

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

27.NOV.2000* 2905



APPROVED



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Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000 Scale: 1 : 2500

N
W E
S