APPLICATION NO:
F/2000/1673

LOCATION:
Harwood House Odiham Road, Riseley Reading.

APPLICANT:
Mr & Mrs Hames C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 02/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hames
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/1673

Parish: **SWALLOWFIELD**

Location: **Harwood House, Odiham Road, Riseley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling.**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 14/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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

Tel: (0118) 974 6445

Date: **14 June 2000**

My ref: F/2000/1673

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/2000/1673
Harwood House, Odiham Road, Riseley, Reading.
Proposed single storey rear extension to dwelling.

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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1673**
Harwood House, Odiham Road, Riseley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/1673

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) 977 8909
DX: 33506 – Wokingham

Mr& Mrs P Hames
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION 2000/1673
SITE: HARWOOD HOUSE, ODIHAM ROAD, RISELEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1673 has condition(s) attached to it. Some of these condition(s) 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 condition(s) 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

Angela Odell

Angela Odell
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1673	AO
BUILDING CONTROL NUMBER	FP 2000/0856	Nick
~~APPLICANT~~/AGENT	Colin Darch & Assoc.	
ADDRESS OF SITE	Harwood House Odiham Road SYMONDSFIELD.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D537-01B	D537-01A
ELEVATIONS	- a	- a
FLOOR PLANS	- -	- -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1673

Applicant : Mr & Mrs Hames C/O Colin Dawson And Associates.

Location : Harwood House, Odiham Road, Riseley, Reading.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 07/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 02/08/2000. 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 p.c. : no objection.

Planning Issues : Effect on neighbour.

Application Number: F/2000/1673

Appraisal :

Only neighbour that would be significantly affected is Thorne End on SE side. However, as there are garages already projects at rear beyond the main rear of the house, the proposed extension would not significantly worsen any loss of outlook / daylighting.

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

Application Number F/2000/1673
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	☒ Work.

RECORD OF SITE VISIT

SITE ADDRESS: Harwood House
Odiham Road Riseley Reading.

APPLICATION NUMBER: F/2000/1673

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mix of house types in village.

3. DESCRIPTION OF SITE/BUILDING Detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES To south, house has single attached garage nearest + conservatory at rear beyond. projects out ~~at~~ at rear. At rear is lawn.

5. SITE CONSTRAINTS

TREES Conifers to Bas. Rd.

ACCESS/PARKING At front.

LEVELS Flat.

BOUNDARY TREATMENT 5'6" fence to s.

OTHERS

opportunity to comment on the above application. The Parish Council opposes the application for the following reasons:

1. It will be impractical, and probably impossible, to screen the site. Consequently it will be a visual intrusion to the surrounding areas.
2. The Parish Council believes that the proposed site is not sustainable in that
   (a) the local schools are not within realistic walking distance;
   (b) the local shops are sufficiently far removed that most new residents will drive to them;
   (c) public transport is severely limited and consequently most new residents will e forced to use their cars to travel to work or other destinations.
3. Construction on this site will detract from the rural nature of the settlement.

The Parish Council therefore trusts that this application will be rejected.

Attn: Angela O'Dell
F/2000/1673 - Proposed single storey rear extension to dwelling, Harwood House, Odiham Road, Riseley
The proposed, small and not unattractive, extension will be situated in a large garden and will be hidden behind a hedge. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
F/2000/1704 - Proposed single storey rear extension to dwelling to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council considers that the replacement conservatory is, arguably, more visually pleasing than the existing conservatory. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
LB/2000/1702 - Proposed single storey rear extension to listed building to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council does not consider that the replacement conservatory detracts from the integrity of the listed building and consequently has no objection to listed building consent.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

28.Jun. 2000 14:50 SWALLOWFIELD PARISH COUNCIL No.0628 P. 2/2
SWALLOWFIELD P C

Received by Wokingham District Council

Application No: F/2000/1673

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Harwood House, Odiham Road, Riseley, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1673 relates.

Address of site HARWOOD [illegible] OPHAM ROAD

REGLEY BERKSHIRE

Signed S [illegible]

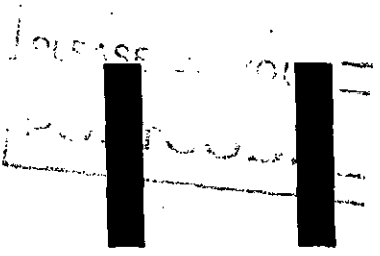
Date 23/6/00

PLANNING SERVICES	
POL	TLS
APP	ENF
CS	
COPIES TO:	ACK:
	FILE:

26 JUN 2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 JUN 2000
Officer: AO	Application No. F/2000/1673

Map No. 111 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: HARWOOD HOUSE, ODIHAM ROAD, RISELEY,

Parish: SWALLOWFIELD Ward: Swallowfield 14.6.2000

Applicant: MR/MRS HAMES

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			
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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

2x SAE + Thorne End, Odiham Rd, Riseley

1 & 2 Basingstoke Road

Cheriton, " "

Odiham Rd & Basingstoke Rd — Longstone " "

Bull Inn (P.H) Basingstoke Rd

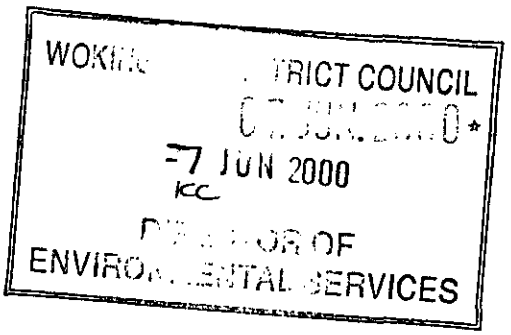
Flats 1 & 2 Halpin House, Pastbarne, Riseley

Royal Mail, Riseley Delivery Office, Basingstoke Rd, Riseley.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**



1673

The Director of Environmental Services
Wokingham District Council
P O Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK
Tuesday, 06 June 2000

Dear Sir

RE: HARWOOD HOUSE, ODIHAM ROAD, RISELEY, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

HARWOOD HOUSE

ADDRESS ~~BASINGSTOKE~~ ODIHAM ROAD, RISELEY PARISH SWALLOWFIEL

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/185/69	COURAGE (60)	DET. HOUSE	1.1.70	N/A RE
14667	"	"	15.1.81	N/A C/
17167	SMITH & PARTNERS	PR. of HOUSES	8.4.82	N/A RE
BR 18263	"	"	21.4.82	APP N/
18362	"	DET HSE + GARAGE	18.11.82	N/A C/A
BR 19470	"	"	24.1.83	APP N/
21541	"	GAS TANK	20.9.84	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: [illegible] 1673

Householder planning application form



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

1	Your name	Mr & Mrs P Hames
	Address and postcode	Harwood House, Odiham Road, Riseley, Reading, Berks
	Phone number	
	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berks RG10 9PY
	Phone number	0118 9343322
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.	Harwood House, Odiham Road, Riseley, Reading, Berks.
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear 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.	Brown interlocking conrete tiles to match existing roof. Red facing bricks to match existing walls. White windows and fascias
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: 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.

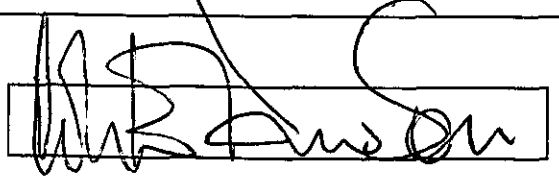
Certificate B

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

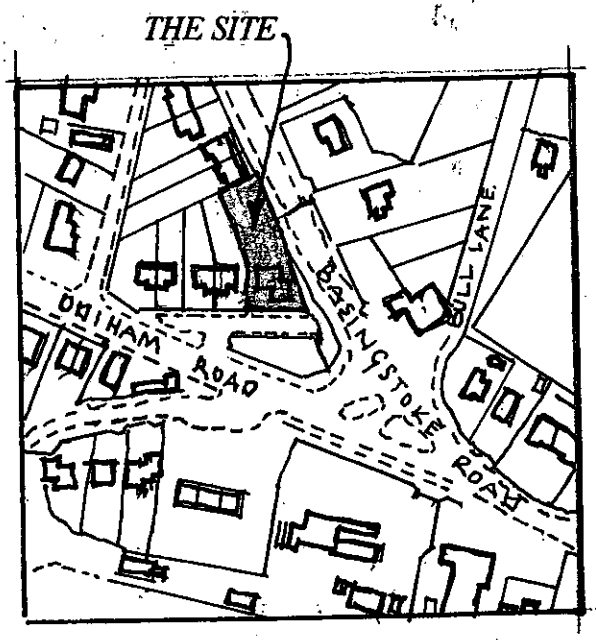
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of Mr & Mrs P Hames

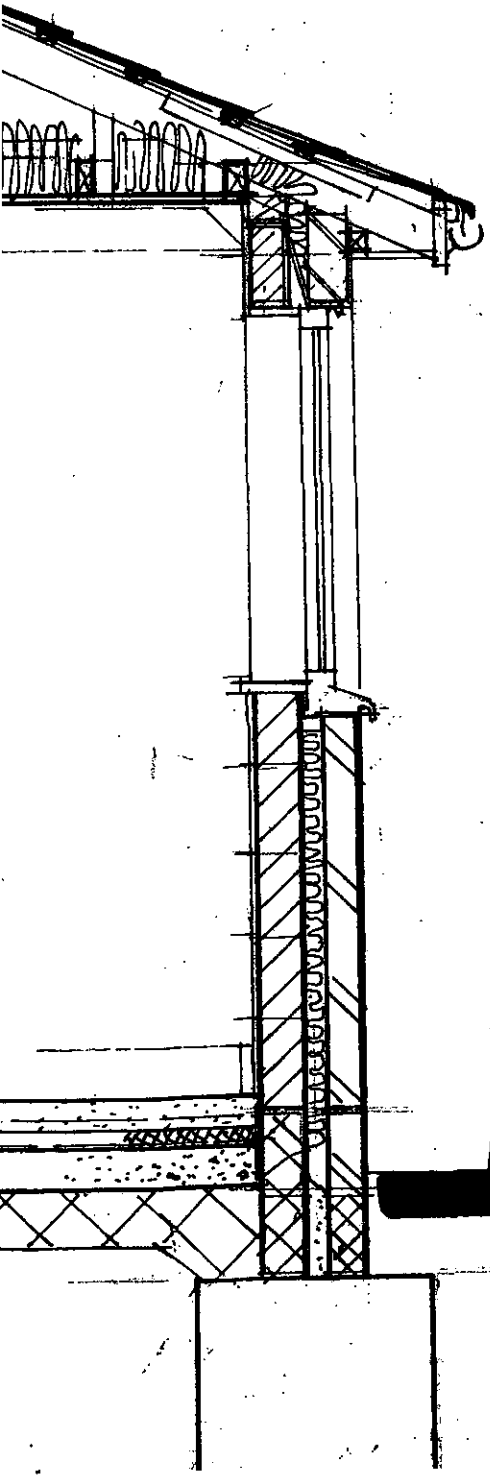
Date 06/06/00

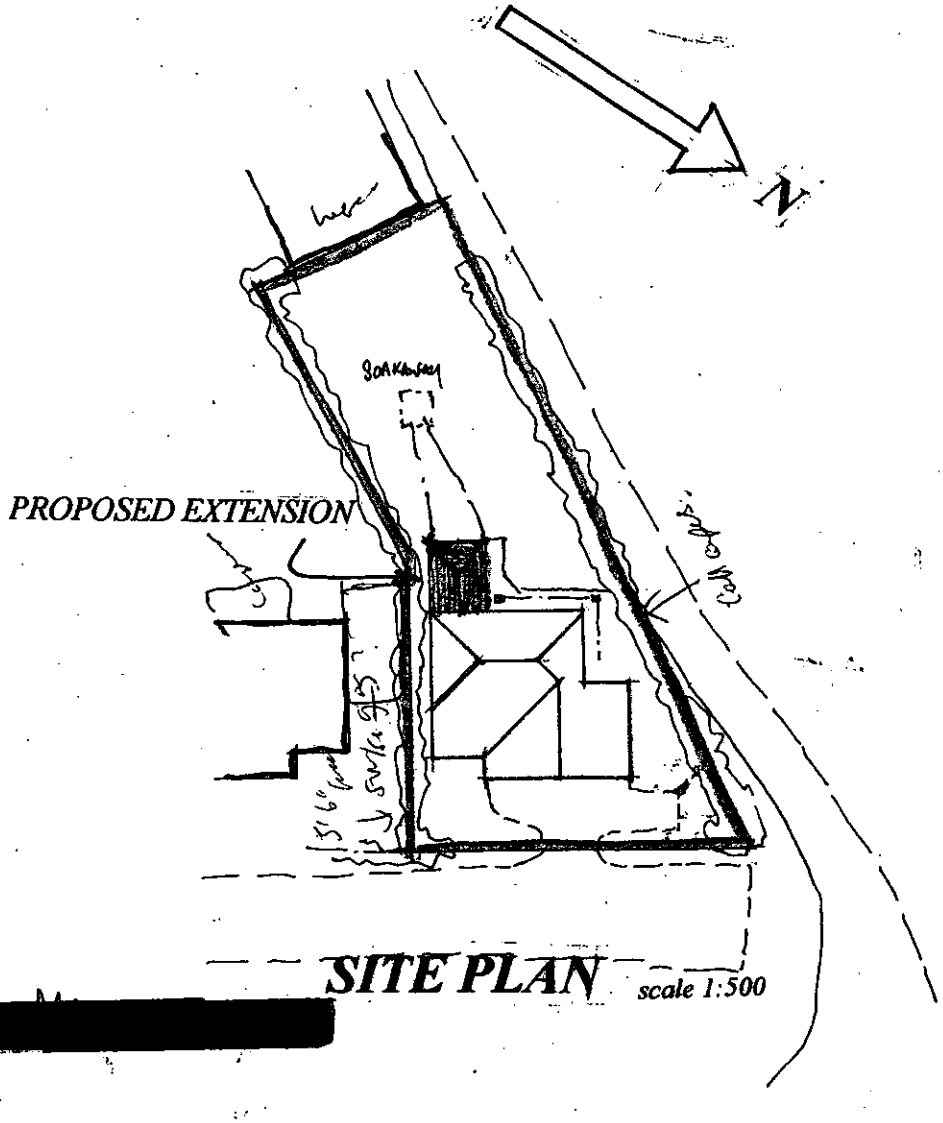
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



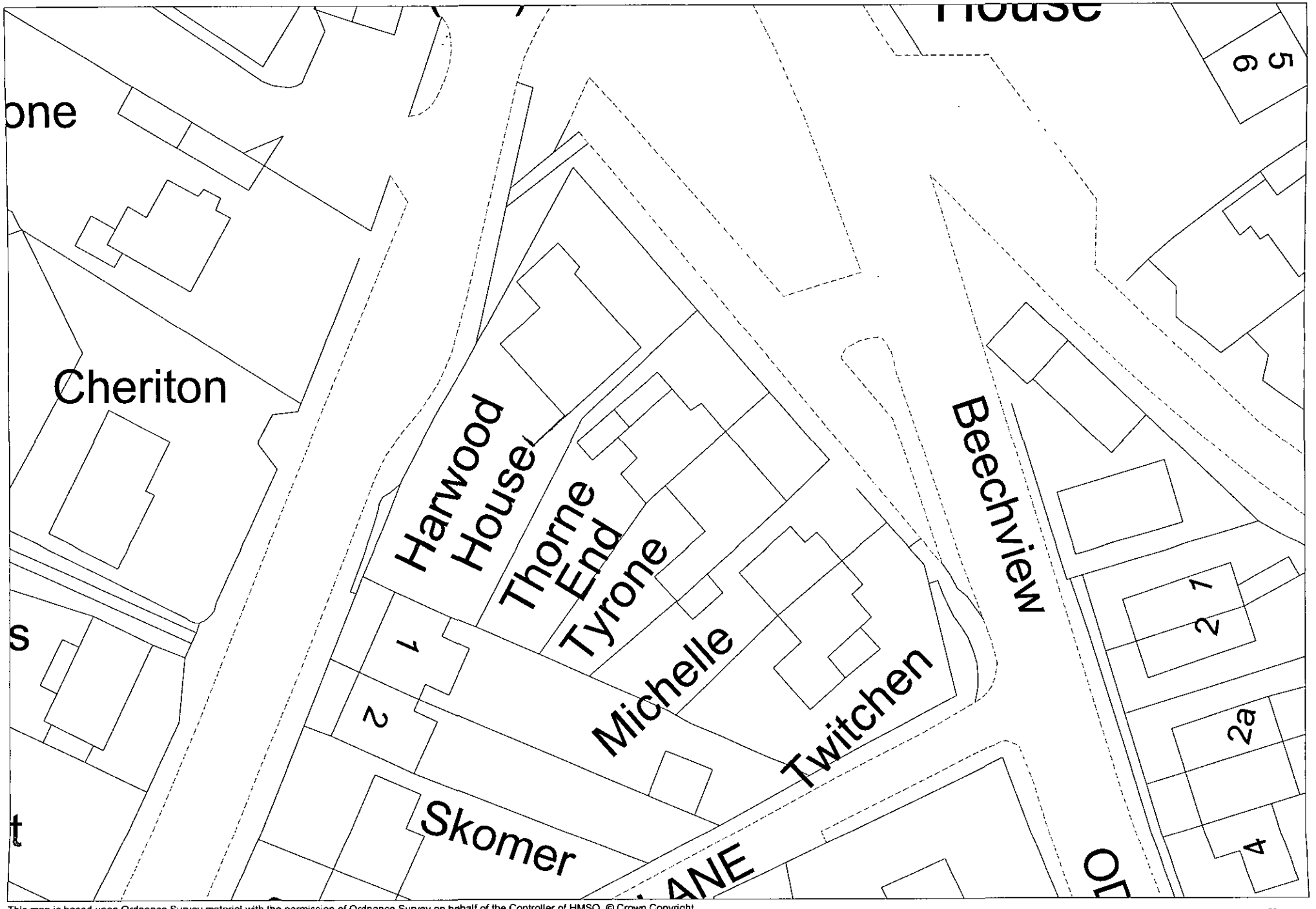
LOCATION PLAN scale 1:2500

1673





SITE PLAN scale 1:500



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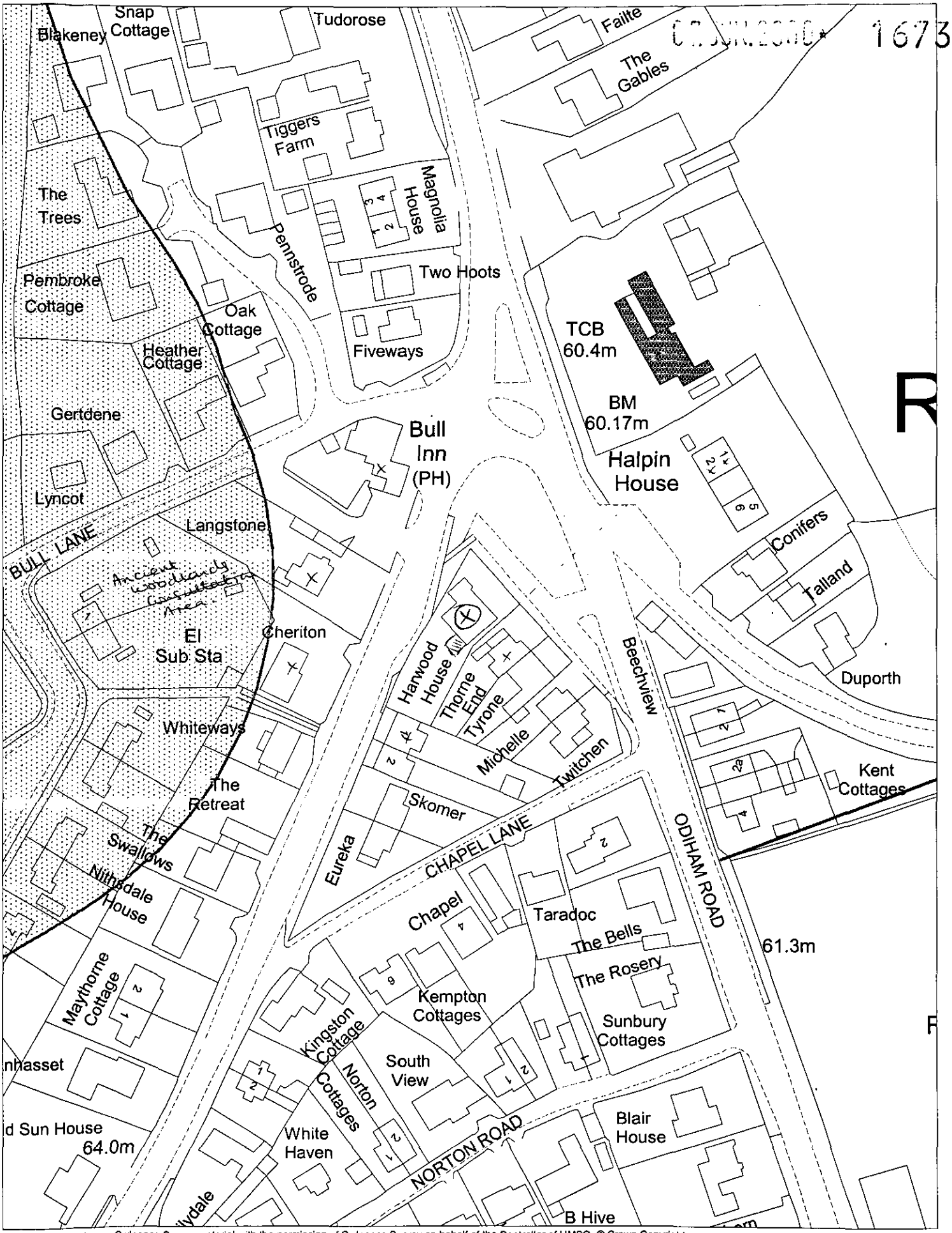
Development Control Section, Environmental Services, Wokingham District Council.

23 June 2000

Scale: 1 : 500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
12 June 2000 Scale: 1 : 1250

N
W E
S