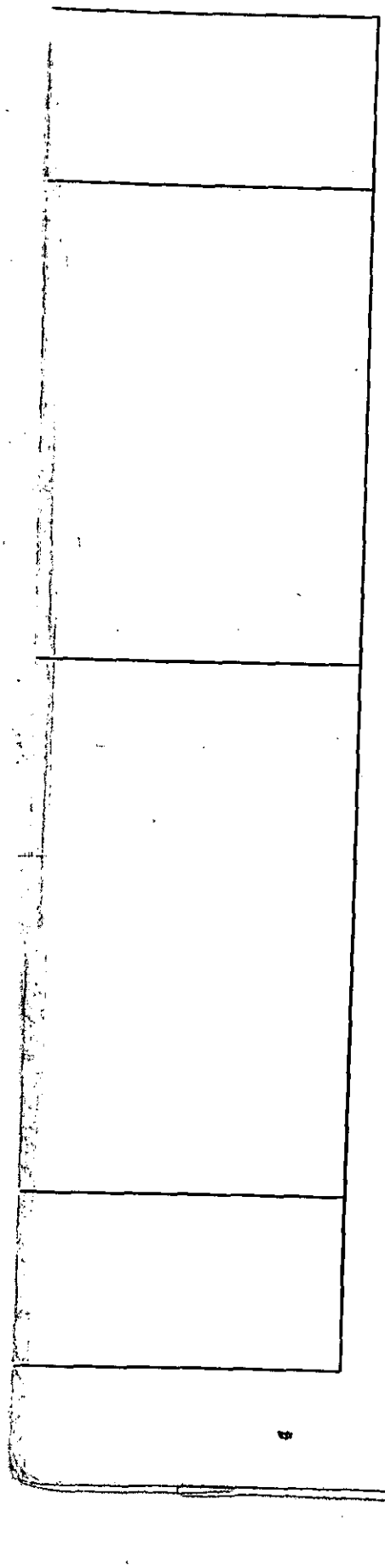


APPLICATION NO:
F/2001/5510

LOCATION:
Charlton Charlton Lane, Swallowfield Reading.

APPLICANT:
Mr/Mrs T South C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.
28 days exp 18 Jan 02

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON: 11/02/2002

APPROVED

~~[illegible]~~
624

RAILEX
Marbleboard

D2.

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr and Mrs T South
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berks
RG10 9PY

Application Number: F/2001/5510

Parish: **SWALLOWFIELD**

Location: **Charlton, Charlton Lane, Swallowfield, Reading.**

Proposal: **Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.**

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

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

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

Condition
3. No part of the single storey extension at the rear hereby approved shall be implemented prior to the demolition of the conservatory and rebuilding of the front face of the dwelling hereby approved being fully completed.

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 the extensions hereby approved and the extensions previously approved, when added together are not disproportionate in size to those of the original dwelling.

Informative

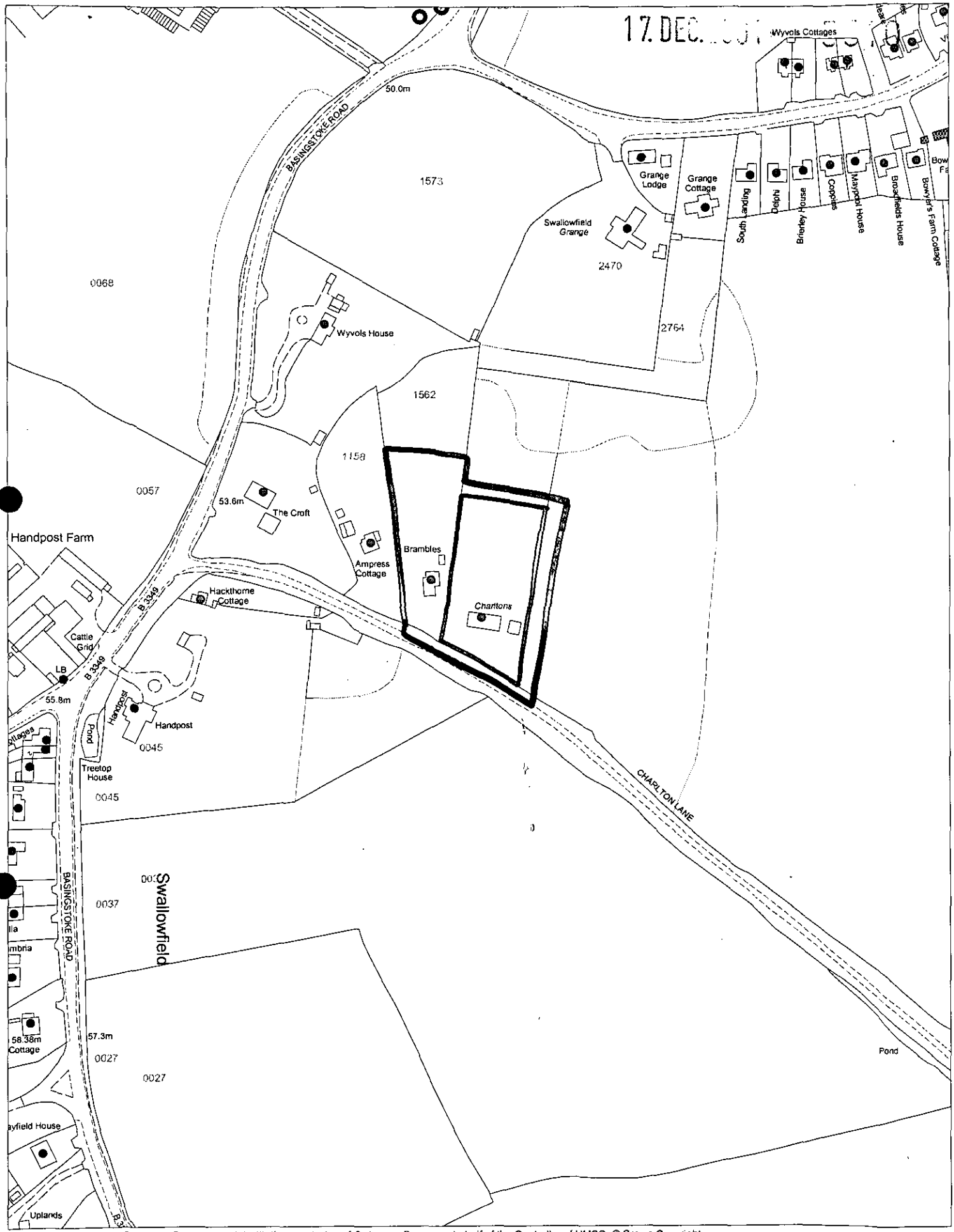
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.
Loddon Area Local Plan Policies LBE1, LBE2, LC1, LC2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001

Scale: 1 : 2500

N W E S

Tel. (0118) 974 6502 (Direct Line)
Fax. (0118) 974 6484
Date February 18, 2002
My ref. JFL/F/2001/5510

Councillor Mrs C Adams
Clerk to Swallowfield Parish Council
Penton Cottage
Swallowfield Street
Swallowfield
Reading
Berks RG7 1QX

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
http://www.wokingham.gov.uk

Dear Councillor Adams

APPLICATION NO. F/2001/5510: CHARLTON, CHARLTON LANE, SWALLOWFIELD

I refer to your letter dated 9 January 2002 referring to a previous application no. F/2001/4597 which was refused and if the present application is granted you wished to know the reason, as this application varied only from the rejected application in minor detail and the effect on the countryside will almost be identical.

First of all may I apologise for the delay in responding. Not being the case officer for the refused application it was necessary to start afresh and check out what was built prior to 1948 on the site, followed by comparison of both applications and associated calculations, plus an assessment of the present application on site and difference in the two proposals. My findings are as follows:

The demolition of the existing conservatory and rebuilding of front wall with two windows in proportion with the other windows in the house would enhance the appearance of the dwelling and restore it to its former glory. The front porch has been designed with a high pitched roof to be in keeping with the character of the main house. The kitchen extension can be considered to be a replacement to the conservatory even though in terms of floor area it is slightly larger. The existing building is 184.81sq.m. The previous additions plus the proposed kitchen extension total 74.18 sq.m. ie 40%, considered a reasonable increase to a dwelling in the countryside. Taking all the above together, this application is an improved alteration to the previously refused application no. F/2001/4597. It is therefore worthy of an approval.

I trust the above explains your query.

Yours sincerely

J F LEO
Case Officer

Tel. (0118) 974 6502 (Direct Line)
Fax. (0118) 974 6484
Date February 18, 2002
My ref. JFL/F/2001/5510

Councillor Mrs C Adams
Clerk to Swallowfield Parish Council
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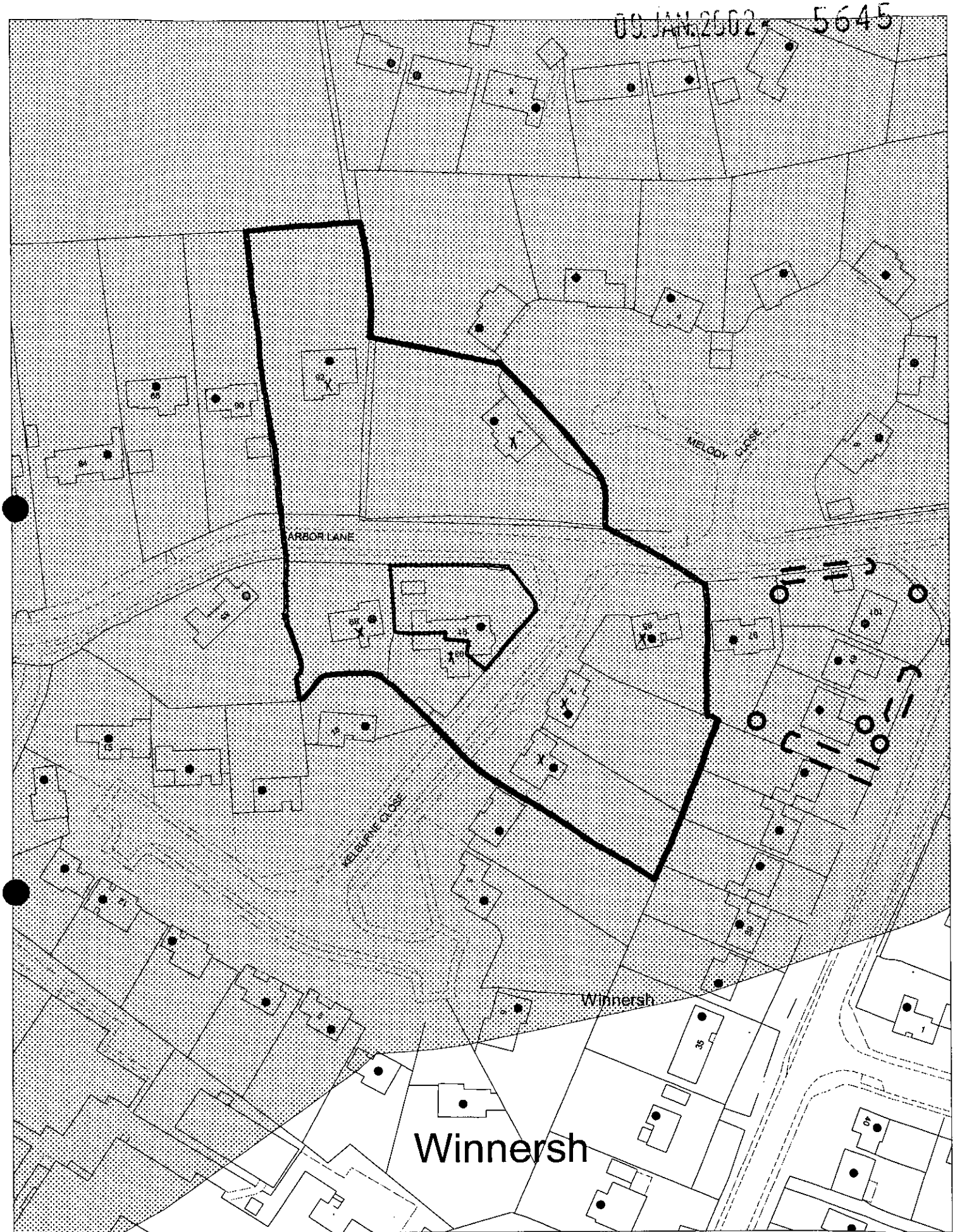
I trust the above explains your query.

Yours sincerely

J F LEO
Case Officer

09 JAN 2002 5645



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Development Control Section, Environmental Services, Wokingham District Council.
15 January 2002

Scale: 1 : 1250

N
W E
S

WORK SHEET FOR : ~~Heidi Lynch~~ Francis Lee

Application Number : F/2001/5510

Applicant : Mr/Mrs T South C/O Colin Dawson & Associates.

Location : Charlton, Charlton Lane, Swallowfield, Reading.
Proposal : Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		5 Feb 02

Date of Neighbour Notifications : .....

Date of Site Visit : 5th Feb 02

Date Registered : 17/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 11/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape architect has no objection.
Swallowfield Parish Council has no objections.

Planning Issues : Green Gap Wedge / Countryside / Rural.
Loddon Local Plan : LBE1, LBE2, LC1, LC2, LC19.
Wokingham District Plan : WCC1, WCC2, WCC7. W053.
Berkshire Structure Plan : C2 C6.

Application Number: F/2001/5510 **Officer : Francis Leo**
Charlton, Carlton Lane
Swallowfield Reading

Appraisal :

Development
For the erection of a single storey rear extension measuring 3.2m in depth x 6.7m in width and a maximum height of 3.5m; demolition of existing conservatory and rebuilding of front wall with two additional windows and erection of a small entrance porch with a pitched roof.

The site is a detached property and lies within an area designated as Rural/separation of settlement by the Loddon Area Plan and is designated as an area of Countryside/Green Gap and Wedges by the Workingham District Local Plan.

Impact upon neighbouring properties
The nearest property to the west is about 10m away. Along the boundary there are many trees and bushes, visibility will be only minimal. Hence the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The demolition of the existing conservatory and rebuilding of front wall with two windows in proportion with the other windows in the house would enhance the appearance of the dwelling and restore it to is its former glory. The front porch has been designed with a high pitched roof to be in keeping with the character of the main house. The kitchen extension can be considered to be a replacement to the conservatory even though in terms of floor area it is slightly larger. The existing building is 184.81sqm, previous additions excluding the conservatory total 52.74sqm ie 28%. The previous additions plus the proposed kitchen extension total 74.18sqm ie 40% considered a reasonable increase to a dwelling in the Countryside.Taking all above together this application is an improved alteration to the previously refused application no 4597. The proposal is therefore considered to have no adverse impact upon the character of the area.

The landscape architect has no objections to felling of some of the smaller trees in the rear garden. The nearest tree is however located some distance away and the proposed extension would not affect any tree.

Swallowfield Parish Council has raised no objection to the proposal.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5510
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	←		No part of the single storey extension at the rear hereby approved shall be implemented prior to the demolition of the conservatory and rebuilding of the front face of the dwelling hereby approved is fully completed. To ensure that the extensions hereby approved and the extensions previously approved when added together are not disproportionate ~~to the~~ in size to the original dwelling.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 · LBE2, LC1, LC2, LC19.

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WCC7 WOS3.

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B T Newton
(Development Control Manager)

Date: 19/2/02

RECORD OF SITE VISIT

Francisco

SITE ADDRESS: Charlton Charlton Lane Swallowfield Reading.

APPLICATION NUMBER: F/2001/5510

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 5 Feb 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Rural area and Country side. sporadic houses.

3. DESCRIPTION OF SITE/BUILDING 2 storey bldg in large surrounding. with a garage separated from site and an extension adjoining the house and a conservatory at the front

4. RELATIONSHIP TO ADJOINING PROPERTIES :

Nearest property is 10m to the west

5. SITE CONSTRAINTS

TREES number of Trees along the boundaries of site and at rear of property.

ACCESS/PARKING -

LEVELS -

BOUNDARY TREATMENT Trees, Shrubs and hedges.

OTHERS

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5510	FL
BUILDING CONTROL NUMBER	Ref 2002/2897 South	
~~APPLICANT~~/AGENT	Colin Dawson.	
ADDRESS OF SITE	Charltons. Charlton Lane SWALLOWFIELD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext demolish existing conservatory + front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D547-06B	D547-06A
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	(west) playroom ground floor window deleted - internal changes	
DATE	26/3/02	

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	

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

Tel: (0118) 974 6442

Date: **21 December 2001**

My ref: F/2001/5510

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5510
Charlton, Charlton Lane, Swallowfield, Reading.
Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5510**
Charlton, Charlton Lane, Swallowfield, Reading.
Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Received by Wokingham District Council

Application No: F/2001/5510

Proposal:
Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.

Location:
Charlton, Charlton 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/2001/5510 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 December 2001

TO: **DEVELOPMENT CONTROL**
~~Heidi Lynch~~
Francis Leo

FROM: Environmental Design

DATE: 17 January 2002

Location:	Charlton, Charlton Lane, Swallowfield, Reading
Proposal:	Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.
Application Number:	F/2001/5510

In response to your consultation dated 21 December 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside with open fields to the east and south. The proposed extension is in proportion to the existing building and will therefore have a minimal visual impact on the surrounding countryside.

All the larger existing trees are shown to be retained on the site plan and will not be affected by the proposals. Some of the smaller trees within the rear garden may need to be removed to accommodate the proposals to which I have no objection to provided that some replacement planting is undertaken along the eastern boundary. The applicant will need to provide details of any new planting giving details of full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

HPT
TS
SN
APP
2002
COP 9/01/2002
ACK
FILE

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5510
Location: Charlton, Charlton Lane, Swallowfield
Proposal: Proposed single storey rear extension to dwelling, demolition of existing conservatory and front ~~porch~~ extension.
Case Officer: Heidi Lynch Francis Leo ?

The Parish Council notes that the only difference between this application and Application No. F/2001/4597 is that in the current application the conservatory at the front is removed, and a new porch is added. The main part of the application, being the single storey kitchen extension at the rear of the building remains unchanged.

Given that the kitchen extension remains unchanged, and that the side elevation as seen across the field will effectively be as for application F/2001/4597 then the Parish Council's comments are basically as for Application No. F/2001/4597, namely:-

'The Parish Council notes that this property adjoins fields, and therefore can be seen from some distance, particularly along Trowes Lane north of Charlton Lane. The views of this property are particularly noticeable in Winter months when there is less leaf cover in boundary planting etc.
However the Parish Council considers that this small extension, together with the new porch and the demolished conservatory, all of which are in keeping with the existing dwelling, will only have a minimal effect on the character and appearance of the area.

The Parish Council therefore has no objection to this application.'

The Parish Council notes that Application No. F/2001/4597 was refused planning permission on the grounds that the scale of the development on the site would be to the detriment of the open character of the area. Given that this application varies only from the rejected application in minor detail, if this application is granted planning permission then the Parish Council requests detailed reasons from W.D.C. as to why the first application is unacceptable, whereas this application is acceptable, particularly as the effect on the countryside will almost be identical. This request is to enable the Parish Council to understand the logic of which type/size of extensions are, in the District Council's view, acceptable in the countryside.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

PLANNING SERVICES HPT
PL
09 JAN 2002
COPIES TO: ACK:
FILE:
9/01/2002

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

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5510
Location: Charlton, Charlton Lane, Swallowfield
Proposal: Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.
Case Officer: Heidi Lynch

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Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
9.Jan. 2002 17:10 SWALLOWFIELD PARISH COUNCIL No.1393 P. 2/2

* PRE - APP ATTACHED *

Application Number : F/2001/5510	Map No : 103
Case Officer : ~~HH~~ FL	Site Area : 0·36
Valid Date : 17.12.01	Received Date: 17/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling, demolition of existing conservatory and front porch extension.

Location : Charlton, Charlton Lane, Swallowfield, Reading.

Parish : SW Ward : SWA 21/12/01 B.

Applicant : Mr/Mrs T South C/O Colin Dawson & Associates.

Fee Required: £0 Fee Received: £0 resubmission 4597 - refused.

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

(Trees)

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

(GREEN GAP AND WEDGES / RURAL AREA / COUNTRYSIDE)

Pre-app attached

NEIGHBOURS

S/W + see map

+ SWALLOWFIELD GRANGE, THE STREET

5510

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our ref; CED/BK/614
13th December 2001

Dear Sir

RE; CHARLTONS, CHARLTON LANE, SWALLOWFIELD

Please find attached an application for Planning Consent in respect of a single storey rear kitchen extension to the above property.

The application has been made in the light of your letter of the 11th December 2001 and in response to your recent refusal application reference F/2001/4597. The application does not attract any additional fee.

My client wishes to take the opportunity of including a new front entrance porch at the expense of the existing conservatory to be demolished, this results in an net reduction in additional volume to be added to the building over and above the original dwelling.

If there are any issues raised by the enclosed, I would very much appreciate the opportunity of discussing them with you at the appropriate time.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Environmental Services

For office use only.
Application number: 17 DEC 2001 [illegible]

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 T South Charltons, Charlton Lane, Swallowfield, Reading, Berks 0118 9883782
	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way Twyford, Reading, Berks RG10 9PY 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.	Charltons, Charlton Lane, Swallowfield, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear kitchen extension together with demolition of existing conservatory and construction of new front entrance porch
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.	~~Red facing bricks to match existing~~ Red plain tiles to match existng roofs dark stained timber windows to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

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: [signature]

on behalf of Mr & Mrs T South

Date 13/12/01

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

Pu 112-18

184·81 = 100

112·18 = 60%

94·5

+ 14

108·5 m²

76·31

184·81 m²

Signed

The existing bldg is:

$$\begin{array}{r} 94.50 \\ +\ 14 \\ \hline 108.50\,m^2 \end{array}$$

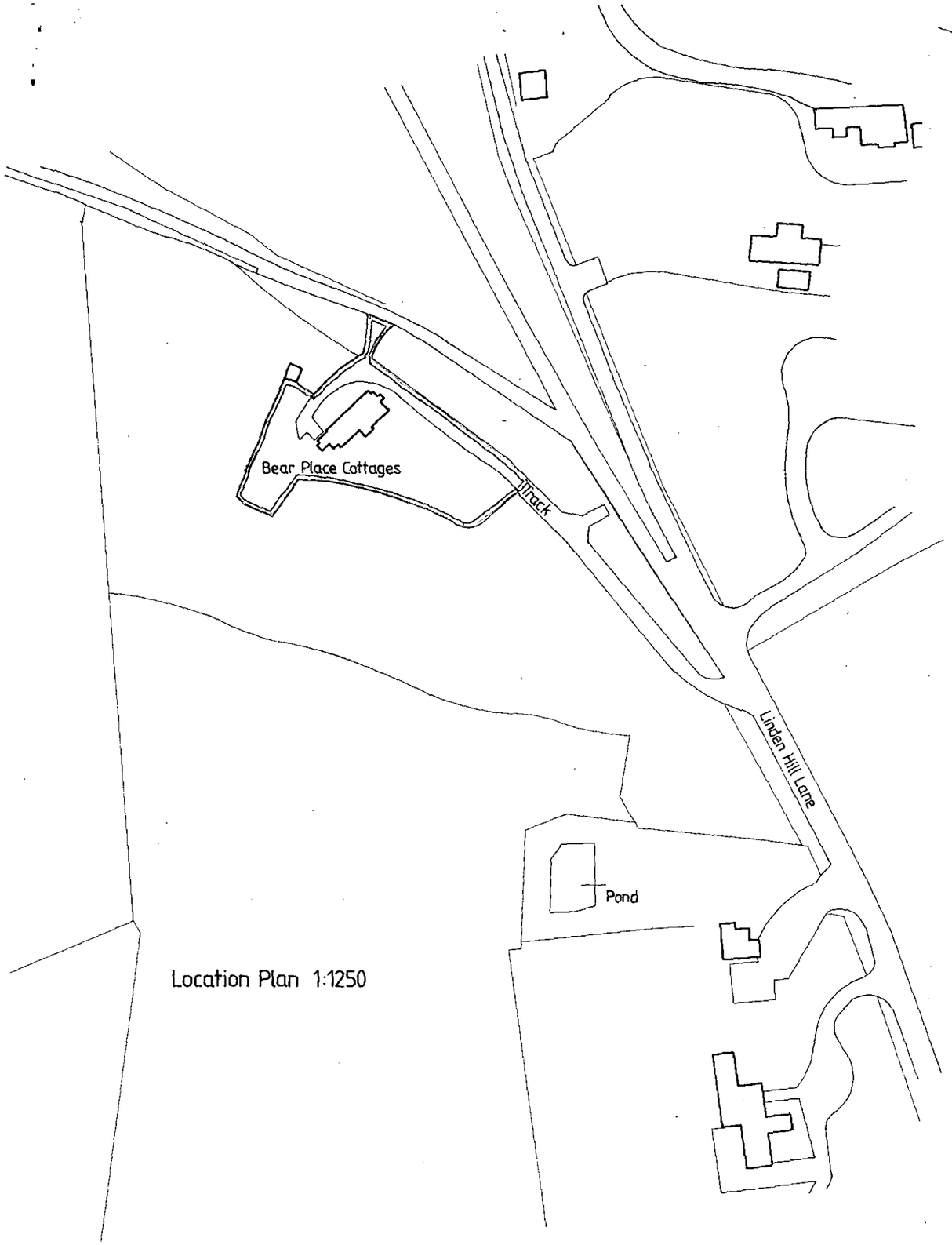
~~The~~ Previous addition Toilet } 28.50

Exts bldg: First Flr = $76.31\,m^2$
Gnd Flr = $94.50\,m^2$
Store Rm = $14.$
$184.81\,m^2$

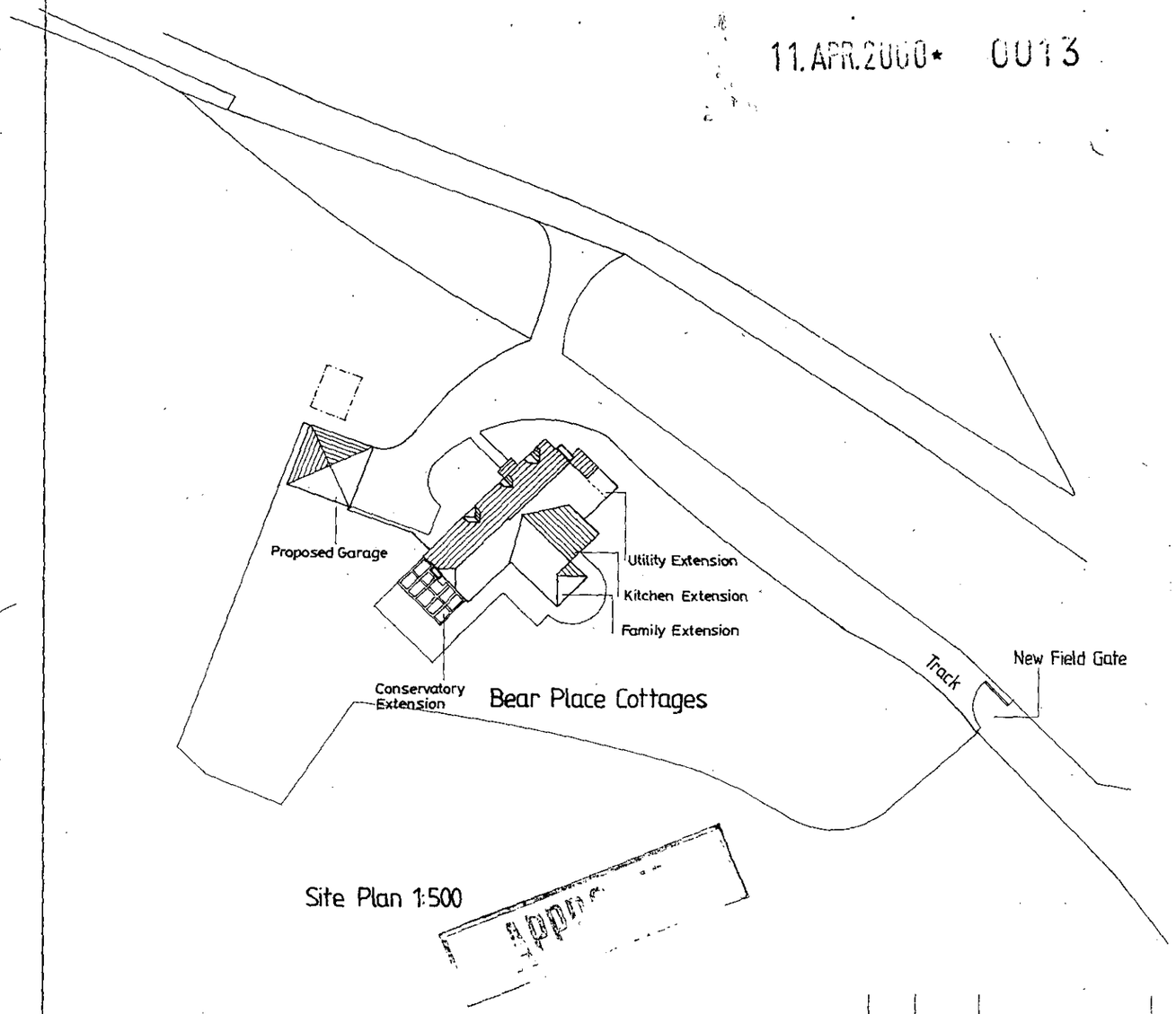
Previous addition } 24.24 First Flr
28.50
excluding Conservatory
$52.74\,m^2 = 28\%$

Kitchen ext. $21.44\,m^2$
$74.18\,m^2 = 40\%$

11.APR.2000* 0013



Location Plan 1:1250



Site Plan 1:500

appr

N

Indicative North

letter	date	revision

job
Bear Place Cottages
Hare Hatch

client
P. Remnant esq.

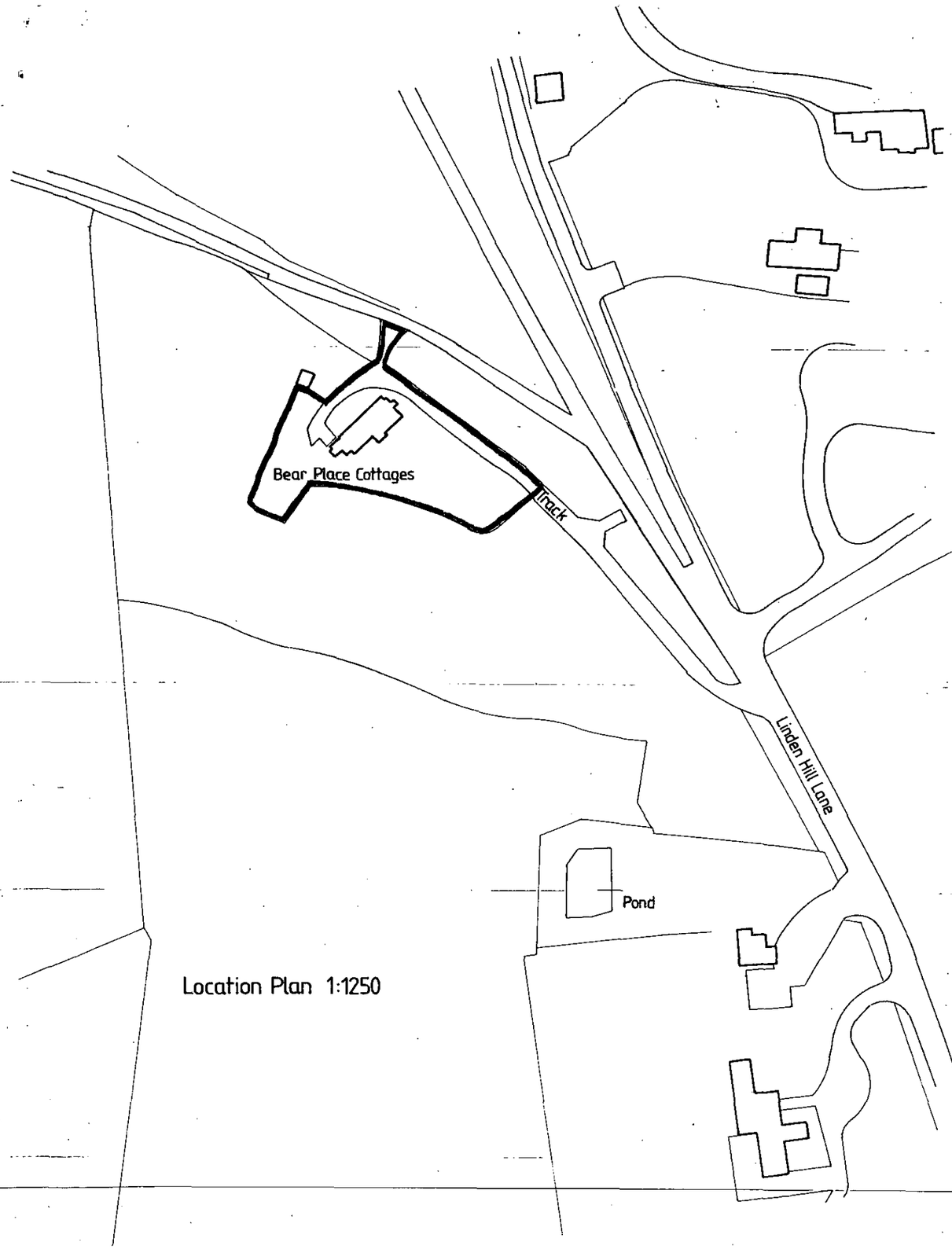
drawing
Location and Site Plan

scale 1:1250 / 1:500
date March 2000
drawn by MNC

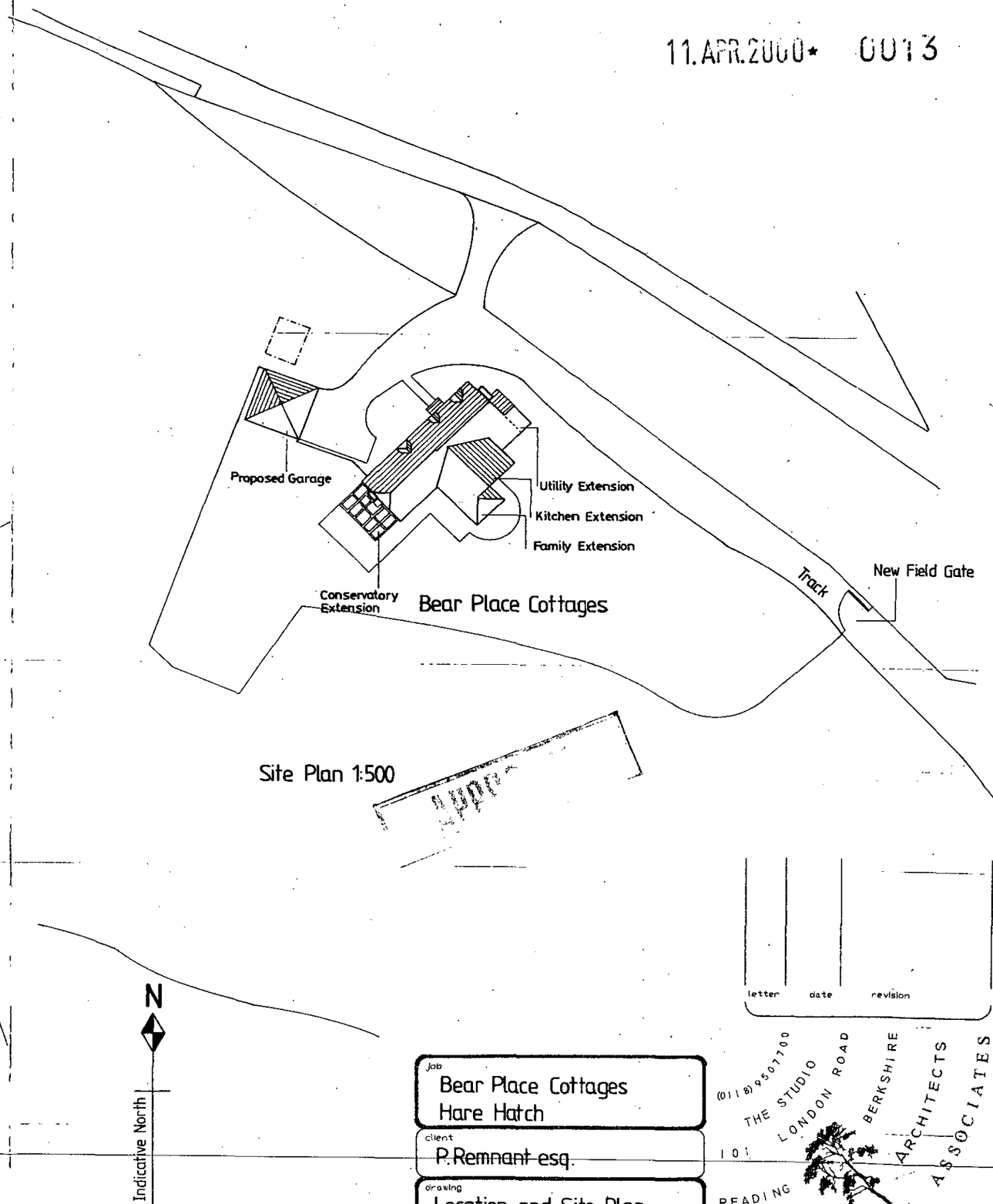
1511/7

KALIK ANDREWS CHARTERED ARCHITECTS ASSOCIATES
READING
101 LONDON ROAD
THE STUDIO
BERKSHIRE
(0118) 9507100

11.APR.2000* 0013



Location Plan 1:1250



Site Plan 1:500

UPRN

N

Indicative North

letter	date	revision

Job
Bear Place Cottages
Hare Hatch

client
P.Remnant esq.

drawing
Location and Site Plan

scale
1:1250 / 1:500

date
March 2000

drawn by
MNC

1511/7

(0118) 9501700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

Previous application.

28.FEB.2001* 3453

NORTH

gravel parking & turning area.

Proposed garage as previous approval F/2000/0013.

Proposed New Entrance porch.

New dormer roof over ex. window

Utility extension

New 2 storey extension. (Ref. F/2000/0013) Minor amendment dated 15.12.00.

conservatory as previous approval F/2000/0013.

Existing Woodland.

Gravel track.

Existing hedge

lawn.

Existing Woodland.

0 10 20 30 40 50 60 70 80 90 100

0 1 2 3

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk Monmouthshire
NP5 1AB
Tel: 01291 673424
Fax: 01291 671050

client: MR & MRS S. SAMBELL

project: PROPOSED ALTERATIONS AT BEAR PLACE COTTAGES KILN GREEN BERKSHIRE

drawing: SITE BLOCK PLAN

scale: 1:200 | date: Jan. 01 | 623/P/01

CD 22/6/01