APPLICATION NO:
F/2000/1022

LOCATION:
Brookside Nurseries Church Road, Swallowfield Reading.

APPLICANT:
Mr A Maskell

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Maskell
Brookside Nurseries
Church Road
Swallowfield
Reading
RG7 1TH

Application Number: F/2000/1022

Parish: **SWALLOWFIELD**

Location: **Brookside Nurseries, Church Road, Swallowfield, 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 brickwork and tiles 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: 07/06/2000

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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/1022
Your ref.

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 A Maskell
Brookside Nurseries
Church Road
Swallowfield
READING
Berkshire
RG7 1TH

Dear Mr Maskell

PLANNING PERMISSION 2000/1022
SITE: BROOKSIDE NURSERIES, CHURCH ROAD, SWALLOWFIELD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1022 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 you 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 sincerely

Elaine Connor

ELAINE CONNOR
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1022 EC
BUILDING CONTROL NUMBER	FP 2000/0872 Bra
APPLICANT/AGENT	Andrew Markell.
ADDRESS OF SITE	Brookside, Nursery Church Road SYALLOWFIELD.
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	BN001 0	BN001 0
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/6/00.	

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 : Elaine Connor

Application Number : F/2000/1022

Applicant : Mr A Maskell .

Location : Brookside Nurseries, Church Road, Swallowfield, Reading.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : 19.4.00

Date Registered : 21/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

SWALLOWFIELD P.C : No objection.

HIGHWAYS : No objection .

Planning Issues :

• IMPACT UPON CHARACTER OF AREA.

Application Number: F/2000/1022
PROP: S.ST. REAR EXENSION.
Appraisal :

IMPACT UPON CHARACTER OF AREA:

The application being considered is a single storey rear extension to the existing annexe accommodation approved in June 1996.
The extension has a floor area of approx. 30.25m² & will provide an additional bedroom to be used as part of the existing annexe.
Although the property has been previously extended it is not considered that the proposed extension will have an adverse negative impact upon the character of the area, given its siting, scale & design

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

Application Number F/2000/1022
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	BRICKWORK & TILES.

John Mutton
7/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Brookside Nurseries
Church Road Swallowfield Reading.

APPLICATION NUMBER: F/2000/1022

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
rural, countryside location
site & garden centre / nursery.

3. DESCRIPTION OF SITE/BUILDING
5. st. detached bungalow in grounds
& Nursery

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 05 April 2000

Application Number: F/2000/1022

Proposal: Proposed single storey rear extension to dwelling.

Site Address:
Brookside Nurseries, Church Road, Swallowfield, Reading.

Applicant:
Mr A Maskell .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter **Print name:** N TROTTER

18-4-00

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	DET
POL	CS
DC	ENF
APP	
CS	EC
28 APR 2000	
COPIES TO:	ACK:
	FILE:

26 April 2000

Faxed and posted
9746484

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on current applications:

F/2000/1022 - Proposed single storey rear extension to dwelling, Brookside Nurseries, Church Road, Swallowfield

The Parish Council has no objection to this application.

F/2000/1166 - Proposed single storey rear extension to dwelling to form conservatory, Wyvols House, Basingstoke Road, Swallowfield

The Parish Council has no objection to this application.

TP/2000/1186 - Application for temporary permission for use of agricultural land for car parking, Swallowfield Office Services, Wyvols Court, Basingstoke Road, Swallowfield

The Parish Council is aware of the problems caused because of cars parking on the verges outside Wyvols Court on the B3349. Therefore the Parish Council trusts that, in this case, temporary planning permission will be granted in order to alleviate the problem.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 MAR 2000
Officer: EC	Application No. F/2000/1022

103/104

Map No. ..... **Site** ...Q:12...

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: BROOKSIDE NURSERY CHURCH ROAD

Parish: SWALLOWFIELD Ward: Swallowfield ✓7.4.00

Applicant: MR A MASKELL

CASH - banked 20/3/00 r/N 52099

Fee 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	Scale? Access road + Site do not join! to follow		✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Scale?~~ Parking? ← on 1:500	site + nursery phoned	29/3
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 : 7.4.00 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:

..... (Rural Area) .....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + Brambles, Church Rd ✓ .....

..... Brookside Cottage, Church Rd .....

..... Units 1-10 Brookside Business Centre, Church Rd .....

..... ~~Bros~~ .....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number:

21 MAR 2000 * 2022

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	ANDREW D. MASKELL BROOKSIDE NURSERY CHURCH ROAD SWALLOWFIELD READING RG7 1TH 0118-9886582
2	Agent's Name Address and postcode Phone number	N.A.
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.	BROOKSIDE NURSERY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY ~~ONE~~ REAR ~~ROOM~~ EXTENSION
	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 BRICK (FLETTON), BROWN STAINED TIMBER + ROOFING TILES 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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

~~I certify that~~

- ~~At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.~~
- ~~None of the land forms part of an agricultural holding.~~

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
MR. R. GUNDELFINGER.	BROOKSIDE WORKS. CHURCH ROAD. SWALLOWFIELD BERKS. RG7 1TH.	21/3/00

None of the land forms part of an agricultural holding.

Your signature: A D Maskell

on behalf of

Date 20.03.00

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

Andrew Maskell, Brookside Nursery, Church Road, Swallowfield, Reading, RG7 1TH, 0118-9886582

The Planning Services
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

20.03.2000

Dear Sir / Madam,

Please find enclosed Planning Application Forms for one additional bedroom/study to annex at Brookside Nursery.

When approval was given for the original annex it was hoped that my parents were going to move into the building to enable Miss Mielke and myself to live in the main bungalow to help with the business and to enable my mother and father to semi-retire. Unfortunately my father has developed a medical condition whereby he needs his own bedroom. The additional room will give my mother the bedroom which she desparately needs and will also give her space to continue with her hobbies of sewing/computer studies in her retirement.

I know that this will mean extending the property for the second time, but the bungalow when originally built was of a very small size. The extra bedroom to the property would be of very low impact on the surrounding area, and in fact will not be seen by any neighbouring property.

Hoping this application will meet with an acceptance by you, as rejection would result in a great deal of disturbance to business and my family, as one of us would be forced to move from the Nursery, of which we are all involved. I am sure you will agree that in this age, where small communities are disappearing, it makes ecological sense to keep small businesses working in the villages.

Yours faithfully

A D Maskell.

A.D. Maskell

(2) ADDRESS Brookside Nurseries Church Road PARISH Swallowe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20657,8 (SC)	D. & S. Maskell	Renewal 17947	5.1.84	N/A 13.1 TP
AR 23586	"	Bungalow	18.10.84	App N/A
43819	"	C/O/use part agr.	24.3.95	C/A
		bldg. to storage &		
		distribution (B8)		
96/63272/F	"	part redundant	8.3.96	C/A
		agr. bldg. to L. ind. (B/C)		
96/63585/F	A.D. "	f/st. granny annexe	4.6.96	C/A
97/66604/F	"	Nursery to Workshops	20.1.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) ADDRESS Brookside Nurseries Church Road PARISH Swallowe E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11987	Mr. G. Ayres	Mobile home	22.11.79	N/A 30.11.8 TP
12503	"	Det bungalow	14.2.80	N/A Ref
BR11104	"	Toilet block & sewer conns	15.6.79	App. N/A
10984	"	"	5.7.79	N/A C/A
14492	"	Renewal 11987	18.12.80	N/A 30.11.8 TP
14493	"	Site licence	18.12.80	N/A 30.11.8 TP
16709	"	Renewal 14492	14.1.82	31.1.8
16732	"	Site licence	14.1.82	31.1.8
15915	"	C/app. bungalow	25.9.81	N/A C/A
17252	"	" & garage	1.7.82	N/A C/A
17948	Mr & Mrs. D Maskell	Site lic. mobile home	26.8.82	N/A 31.8.8 TP
17947	"	Renewal 16709 "	26.8.82	N/A "
18598	"	O/L house between Brookside & Bramples	16.12.82	Ref

DATE OF COMPLETION

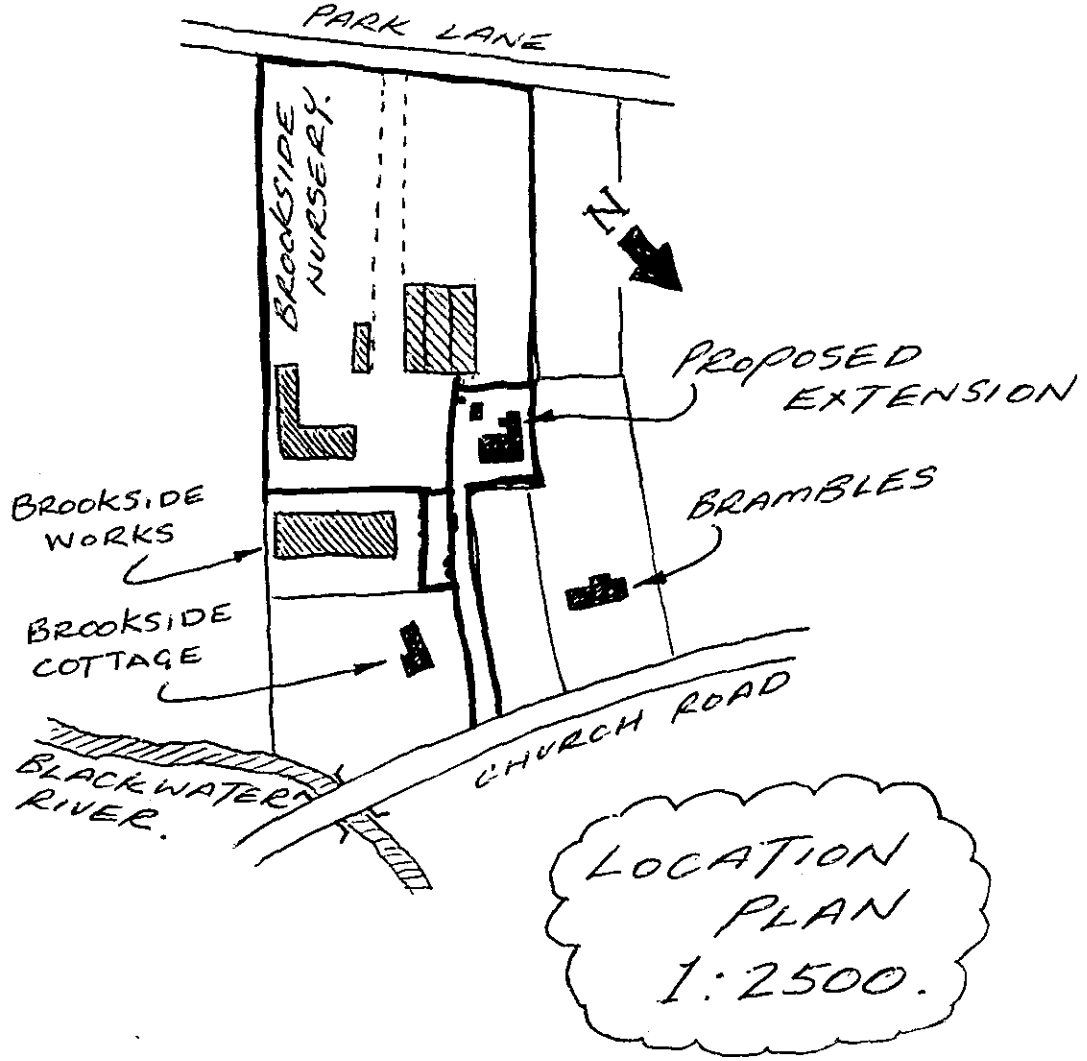
MINISTRY DECISION 18598 - Appeal dismissed - 8.4.83

SPECIAL ORDERS 11987 - Site lic. appl. for -

DRAINAGE

091074

21.MAR2000* 1022



LOCATION PLAN
TO PROPOSED EXTENSION
TO BROOKSIDE NURSERY
CHURCH RD, SWALLOWFIELD
SEE DRAWING REF: BN001.

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

Tel: (0118) 974 6451

Date: **05 April 2000**

My ref: F/2000/1022

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/2000/1022
Brookside Nurseries, Church Road, Swallowfield, 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1022**
Brookside Nurseries, Church Road, Swallowfield, 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**********

(2) ADDRESS Brookside Nurseries Church Road PARISH Swallowe

PLOT No. ORD. SHEET No.

BUILDER

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43819	"	C/O/use part agr.	24.3.95	C/
		Bldg. to storage &		
		distribution (B8)		
96/63272/F	"	Part redundant	8.3.96	C/
		agr. bldg. to L. ind. (B/C)		
96/63585/F	A.D. "	f/st. granny annexe	4.6.96	C/
97/66604/F	"	Nursery to Workshops	20.1.98	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) ADDRESS Brookside Nurseries Church Road PARISH Swallowe E

PLOT No. ORD. SHEET No.

BUILDER

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10984	"	"	5.7.79	N/A C/A
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17947	"	Renewal 16709 "	26.8.82	N/A "
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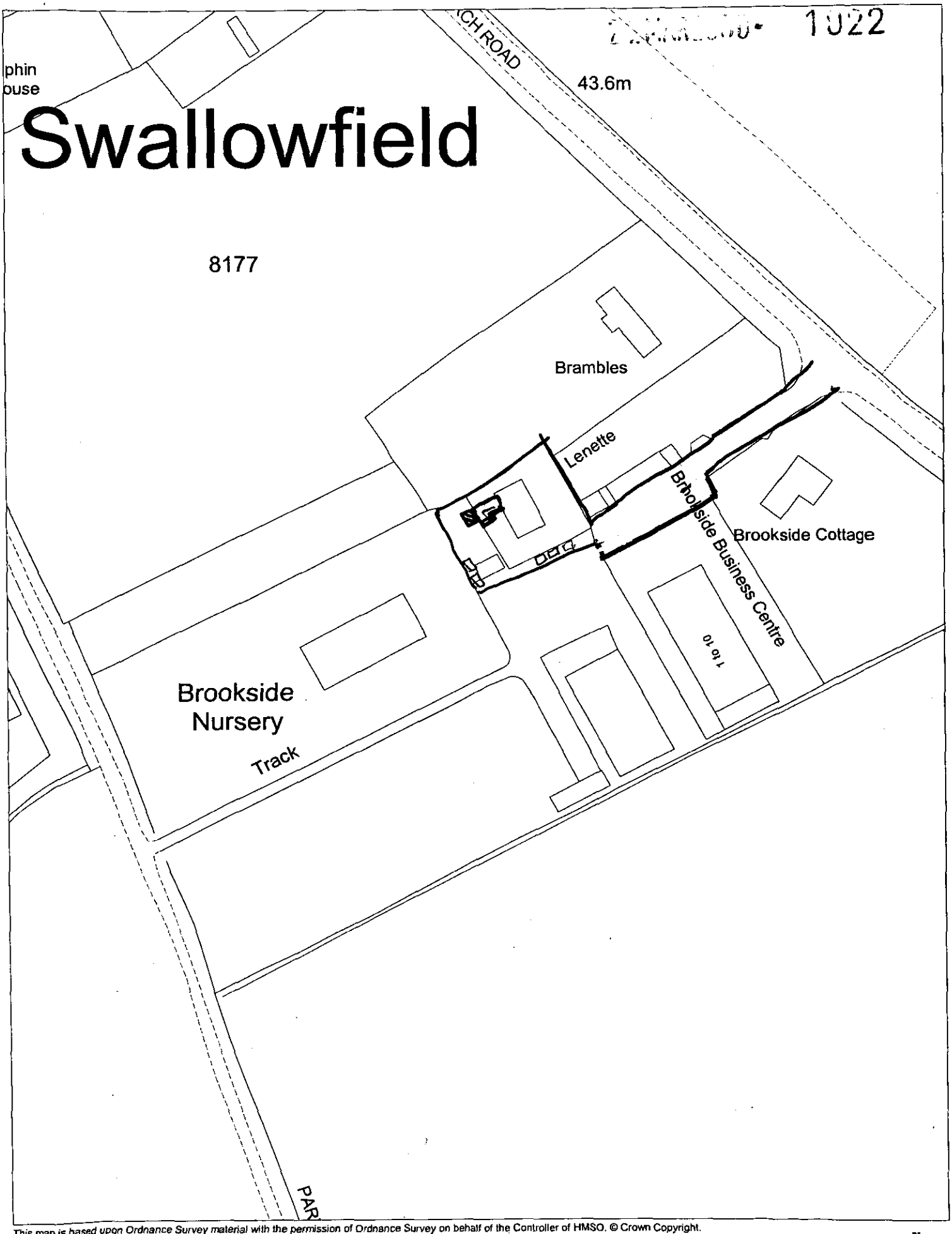
DATE OF COMPLETION

MINISTRY DECISION 18598 - Appeal dismissed - 8.4.83

SPECIAL ORDERS 11987 - Site lic. appl. for -

DRAINAGE

091074



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Central Support Section, Environmental Services, Wokingham District Council.
30 March 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1022

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Brookside Nurseries, Church Road, 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. 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