APPLICATION NO:
F/2001/5586

LOCATION:
Riseley Cottage School Road, Riseley Reading.

APPLICANT:
Mr & Mrs J King C/O Arch Tech

PROPOSAL:
Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.

EARLIEST DATE FOR DECISION: **02/02/2002**
28 days expiry. 6/2
APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Francis Leo**

APPROVED 02

700

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J King
C/O Arch Tech
Unit B1
Fairoaks Airport
Chobham
Surrey
GU24 8HU

Application Number: F/2001/5586

Parish: **SWALLOWFIELD**

Location: **Riseley Cottage, School Road, Riseley, Reading.**

Proposal: **Proposed handing of ground floor utility room and shower room windows. Ref F/2000/2752 allowed on appeal September 2001.**

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. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment, Transport & Regions in his decision letter dated 13.07.2001, in respect of an appeal in relation to Application No. F/2000/2752 concerning this site, which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

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

Reason
2. The conditions in the decision letter remain in force and for the sake of clarity.

Informative

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

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

Anna Cronin
Head of Planning & Transportation
Date: 14/02/2002

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.

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

Tel: 0118 974 6502

Date: **09 January 2002**

My ref: F/2001/5586

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/2001/5586
Riseley Cottage, School Road, Riseley, Reading.
Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2001/5586**
Riseley Cottage, School Road, Riseley, Reading.
Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 09 January 2002

Application Number: F/2001/5586

Proposal: Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.

Parish: SWALLOWFIELD PARISH

Site Address:
Riseley Cottage, School Road, Riseley, Reading.

Applicant:
Mr & Mrs J King C/O Arch Tech.

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).

Comments as previous on app. 2752.

Signed: _____ **Print name:** AE 14/1/02

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

01/02/2002 FEB 2002

COPIES TO:	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/2001/5586
Location: Riseley Cottage, School Road, Riseley, Swallowfield Parish
Proposal: Proposed handing of ground floor utility room and shower room windows. Ref. F/2000/2752 allowed on appeal September 2001.
Case Officer: Francis Leo.

The Parish Council has no objection to what is effectively a minor variation to the granted appeal

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

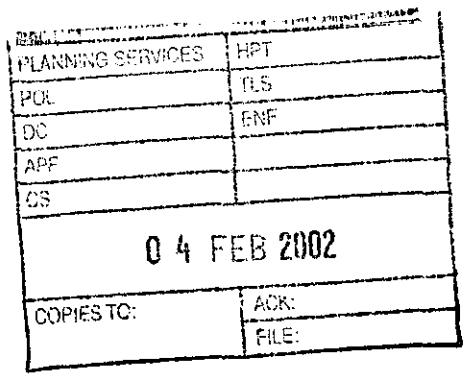
1.Feb. 2002 13:09 SWALLOWFIELD PARISH COUNCIL No.1423 P. 1/3
SWALLOWFIELD P C

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

01/02/2002

FAXED AND POSTED



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

Dear Sirs,

Application Number: F/2001/5586
Location: Riseley Cottage, School Road, Riseley, Swallowfield Parish
Proposal: Proposed handing of ground floor utility room and shower room windows. Ref. F/2000/2752 allowed on appeal September 2001.
Case Officer: Francis Leo.

The Parish Council has no objection to what is effectively a minor variation to the granted appeal

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Received by Wokingham District Council

Application No: F/2001/5586

Proposal:
Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.

Location:
Riseley Cottage, School 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 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/2001/5586 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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

09 January 2002

5586

ENVIRONMENT AGENCY

Our Ref : SP/2002/005129-1/1
Your Ref : F/2001/5586

Date : 19 February 2002

PLANNING SERVICES | HR 53429
FOL | TLS
DC FL | SPF
APP
CS
22 FEB 2002
ACK

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Francis Leo

PROPOSED HANDLING OF GROUND FLOOR UTILITY ROOM AND SHOWER ROOM WINDOWS, REF: F/2000/2752
RISELEY COTTAGE, SCHOOL ROAD, RISELEY, READING

Thank you for your letter dated 9 January 2002, received on 11 January 2002. Please quote the following reference in any correspondence: SU76SW/19/1.

The Environment Agency has no comments to the proposed development.

Yours sincerely

JMarshall

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC:

WORK SHEET FOR : Francis Leo

Application Number : F/2001/5586

Applicant : Mr & Mrs J King C/O Arch Tech.

Location : Riseley Cottage, School Road, Riseley, Reading.

Proposal : Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.

Site Notice Displayed ? :

YES	NO	DATE
	✓	5 Feb 02

Date of Neighbour Notifications : .....

Date of Site Visit : 5th Feb 02

Date Registered : 24/12/2001

Earliest Date for Decision : 02/02/2002

Latest Consultation Date/Site Notice Expiry Date : 02/02/2002

This application will have expired on: 18/02/2002. 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 :

Swallowfield Parish Council : no objection.

Planning Issues :

LBE1, LBE2

WOS3 WBE1

EN1

Application Number: F/2001/5586 **Officer : Francis Leo**
Riseley Cottage, School Road
Riseley, Reading

Appraisal :

Development
The main application F/2000/2752 was approved on appeal on 13th July 2001. It included a wide window for the shower room and small window for the utility room on the ground floor. This application is to swap locations of windows ie. the wide window to be installed to utility room and the small window for the shower room.

The site is a detached property located in the identified settlement of Riseley within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
Since the windows were already shown on the main application approved on appeal and this application is only a swapping of window locations it would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The windows have been swapped for aesthetic reasons to improve the appearance of the side elevation facing east and to allow more light to the utility room; the revised elevation is pleasing in appearance and would have no adverse impact upon the character of the area.

Highways: This application has no highway issue as it was covered in the previous application allowed on appeal.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5586

Appraisal :

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

Application Number F/2001/5586
Conditions/Reasons for Refusal

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

2. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment, Transport & Regions in his decision letter, dated 13.7.2001, in respect of an appeal in relation to Application No F/2000/2752 concerning this site, which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.(7)

2. REASON The conditions in the decision letter remain in force and for the sake of clarity.(5R)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1. LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. [signature]
(Development Control Manager)

Date: 14.2.02

RECORD OF SITE VISIT

SITE ADDRESS: Riseley Cottage
School Road Riseley Reading.

APPLICATION NUMBER: F/2001/5586

OFFICER: Francis Leo

DATE OF SITE VISIT: 5 Feb 02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

A group of 13 dwellings in this Rural area.

3. DESCRIPTION OF SITE/BUILDING

Two storey ~~house~~ dwelling that has been extended with a garage on the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

The proposal would face No1 School Road, and it would be visible from School Road.

5. SITE CONSTRAINTS

TREES
ACCESS/PARKING
LEVELS
BOUNDARY TREATMENT
OTHERS

} N/A

PRE-APP ATTACHED

Application Number : F/2001/5586	**Map No :** 111
Case Officer : FL	**Site Area :** 0·08
Valid Date : 24.12.01	**Received Date: 24/12/2001**

Level : Delegated Application

Description : Proposed handing of ground floor utility room and shower room windows. REf F/2000/2752 allowed on appeal September 2001.

Location : Riseley Cottage, School Road, Riseley, Reading.

Parish : SW **Ward : SWA** 9.1.02 B.

Applicant : Mr & Mrs J King C/O Arch Tech.

Fee Required: £0 **Fee Received: £0** 95.00 (12)

Additional: ..... **or Refund:** £95.00

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 9.1.02 B.

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

.....

Rural Area Countryside

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map.

.....

.....

(old) pre-app attached.

ARCH TECH

ARCHITECTURAL CONSULTANTS

24 DEC 2001

aeg/MDG/795

Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

FAO Planning Services

14th December 2001

Dear Sirs,

F/2000/2752 - Riseley Cottage, School Lane, RISELEY, Berkshire.

With reference to the above Planning Application which was subsequently approved under an Appeal to The Planning Inspectorate (ref: APP/X0360/A/01/1061314) and your letter dated 6th September 2001, please find enclosed six copies of our drawings 795/03A and 795/04C.

Your letter states that we require Planning Permission for the adjustments to the ground floor Utility and Shower Room windows. We therefore wish to make a Full Town Planning Application for this minor amendment and enclose six copies of the Planning Forms and relevant Certificate of ownership.

Yours faithfully

Martin Gordon

c.c. Mr & Mrs J. King

UNIT B1, FAIROAKS AIRPORT, CHOBHAM, SURREY GU24 8HU

TEL: 01276 856333
FAX: 01276 855556
Email: info@arch-tech.co.uk

DIRECTORS: VINCENT L CLOWES, MARTIN D GORDON
VISION SCHEME LTD. REGISTERED OFFICE UNIT B1, FAIROAKS AIRPORT, CHOBHAM, SURREY REGISTERED IN ENGLAND Nº 2462023 VAT Nº 529 2793 15

Environmental Services

For office use only.
Application number: 24.DEC.2001* 5586

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. J. KING RISELEY COTTAGE SCHOOL ROAD RISELEY BERKSHIRE.
2	Agent's Name Address and postcode Phone number	ARCH-TECH (Martin Gordon) UNIT B1 FAIROAKS AIRPORT CHOBHAM SURREY GU24 8HU 01276 856333
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.	AS APPLICANT ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED HANDING OF GROUND FLOOR UTILITY ROOM AND SHOWER ROOM WINDOWS (REF: F/2000/2752.
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 ☐ NO TREES TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED RENDER TO MATCH EXISTING. ROOF TILES TO MATCH EXISTING. JOINERY 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

9	How many bedrooms does the property have?	Existing:	Proposed: 4/5
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 (1:200)		✓
	• 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. J. KING.

Date 14/12/01

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

1933 "unsearched"

ADDRESS Riseley Cottage PARISH Riseley

PLOT No School Lane ORD. SHEET No.

BUILDER O/134/65 Mr. H. Taylor Remove old cottage & erect 2 S/D dwellings with garages 22.4.65 REF

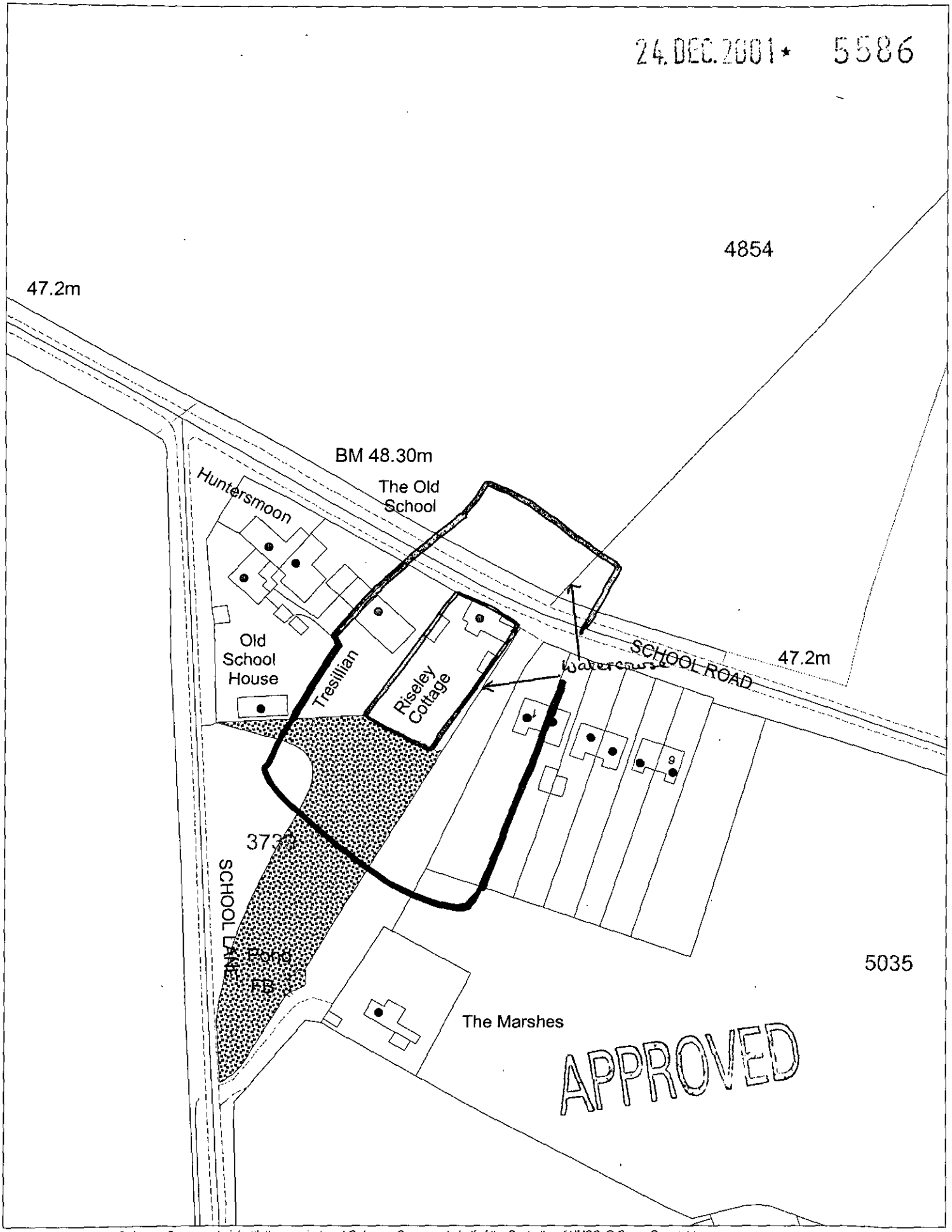
Plan No.	Applicant	Description of Development	Date of Decision	Decision
P/2000/2752	Mr. + Mrs. J. King	2 S/S + demolish existing	19/12/00	REF

MINISTRY DECISION 2752 - APPEAL GRANTED - 13/7/01

SPECIAL ORDERS PDEng - 2/St Side Ext - M Gordon 23.10.00

PDEng - Alts to 2000/2752 - Mr Gordon 6.9.01 - Plan app req.

24.DEC.2001* 5586



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Development Control Section, Environmental Services, Wokingham District Council.

8 January 2002

Scale: 1 : 1250

N W E S