APPLICATION NO:
F/2000/0362

LOCATION:
1 Norton Cottages Norton Road Reading.

APPLICANT:
Mr & Mrs J Cushing C/O G.H. Cook M.C.I.O.B

PROPOSAL:
Proposed single storey rear extension to dwelling.

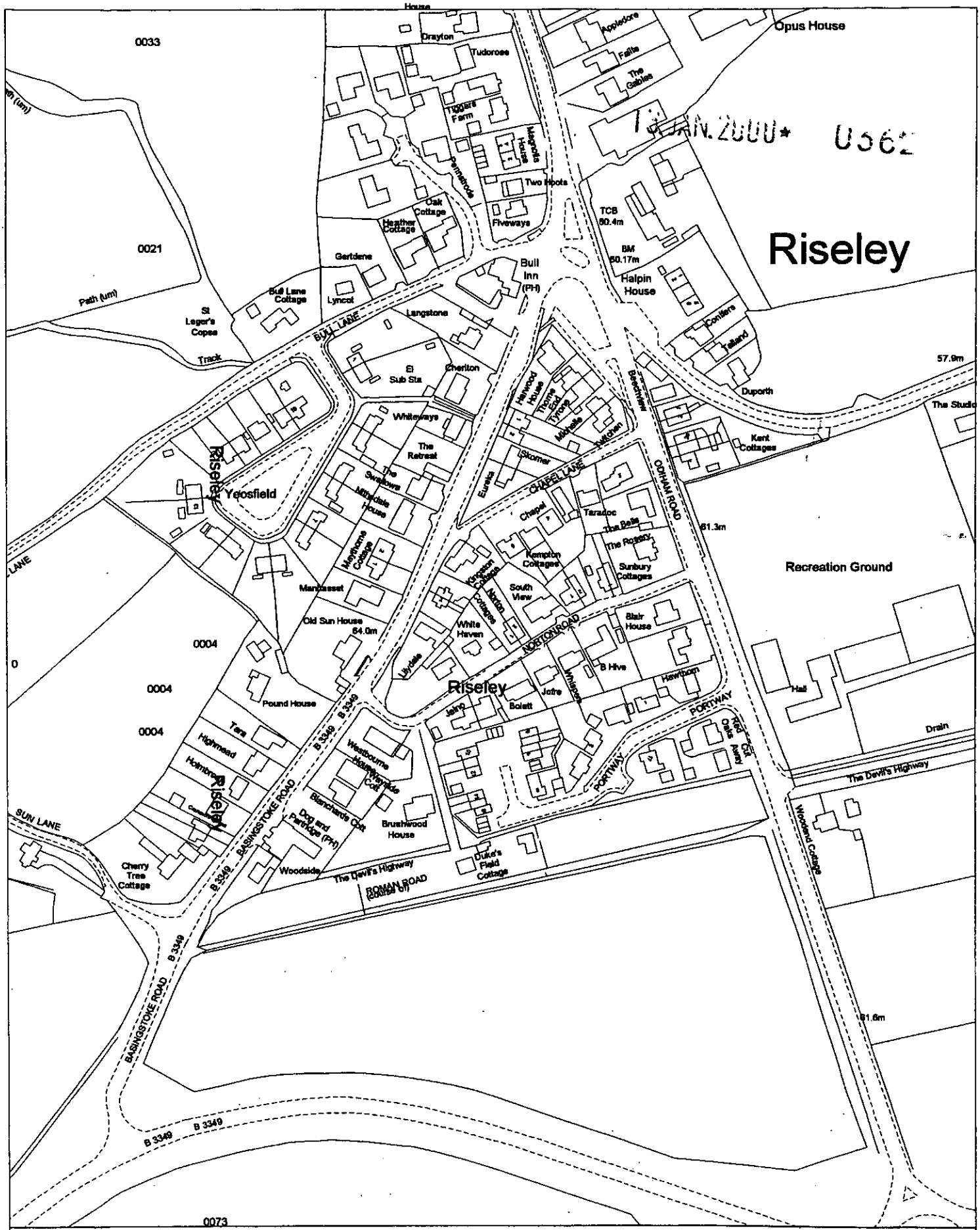
EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **09/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7



Site Plan, Scale: 1 to 2500

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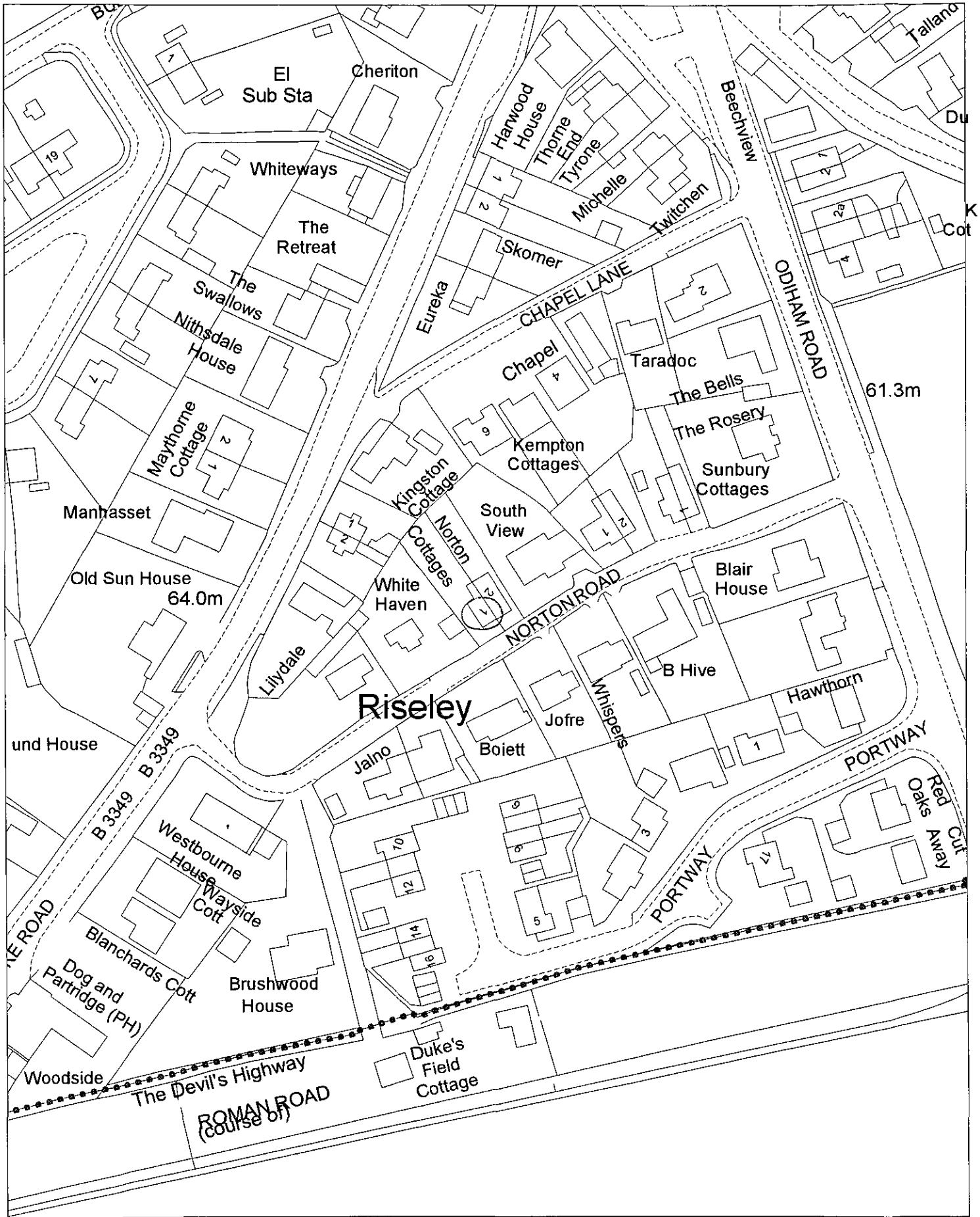
Date: 6 October 1999



Site Plan, Scale: 1 to 1250

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Date: 17 January 2000

N W E S

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Cushing
C/O G.H. Cook M.C.I.O.B
Westward
White Pit Lane, Melbury Abbas
Shaftesbury
Dorset
SP7 0DT

Application Number: F/2000/0362

Parish: **SWALLOWFIELD**

Location: **1 Norton Cottages, Norton 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the west elevation, adjacent to White Haven.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation

Date: 10 March 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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0362

Applicant : Mr & Mrs J Cushing C/O G.H. Cook M.C.I.O.B.

Location : 1 Norton Cottages Norton Road Riseley.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	1|2|00 8|2|00

Date of Neighbour Notifications : 2|2|00

Date of Site Visit : 8|2|00

Date Registered : 13/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 09/03/2000

Consultation Responses :

Swallowfield PC - "no objection"

Planning Issues :

Identified Settlement
WBE1 - neighbours / street scene

Application Number: F/200/0362
1 Norton Cottages, Norton Road, Riseley

Appraisal: The proposal is for a single-storey rear extension at the rear of the garage and side of the existing rear extension. It would have a width of 4 metres and depth of 6 metres, continuing the rear wall of the existing extension and side wall of the garage. It would have a flat-roof with a height of 2.7 metres. The extension would not be visible from Norton Road. As it would not extend beyond the existing rear extension it would not have any impact on 2 Norton Cottages. The rear of the extension would be level with the rear of. Although the ground-floor flank of the property, adjacent to the boundary with White Haven would be increased to 14 metres the rear of the two properties would be level and the distance between them (c 7m) would be sufficient to prevent the extension harming the amenities of the neighbouring property.

Recommendation: conditional approval

Application Number F/2000/0362
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC08	SR05	West elevation, adjacent to White Haven

RECORD OF SITE VISIT

SITE ADDRESS: 1 Norton Cottages
Norton Road ~~Reading~~. Riseley

APPLICATION NUMBER: F/2000/0362

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on front railings

2. DESCRIPTION OF SURROUNDINGS residential - village setting

3. DESCRIPTION OF SITE/BUILDING semi-detached, two-storey cottage pitch roof garage attached at side + single-storey flat roof extension at rear, adjacent to boundary with 2 Norton Cotts.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Whitehaven, chalet style with rear dormers. garage and shed adjacent to boundary. Single storey pitch roof extension has one side window.

5. SITE CONSTRAINTS

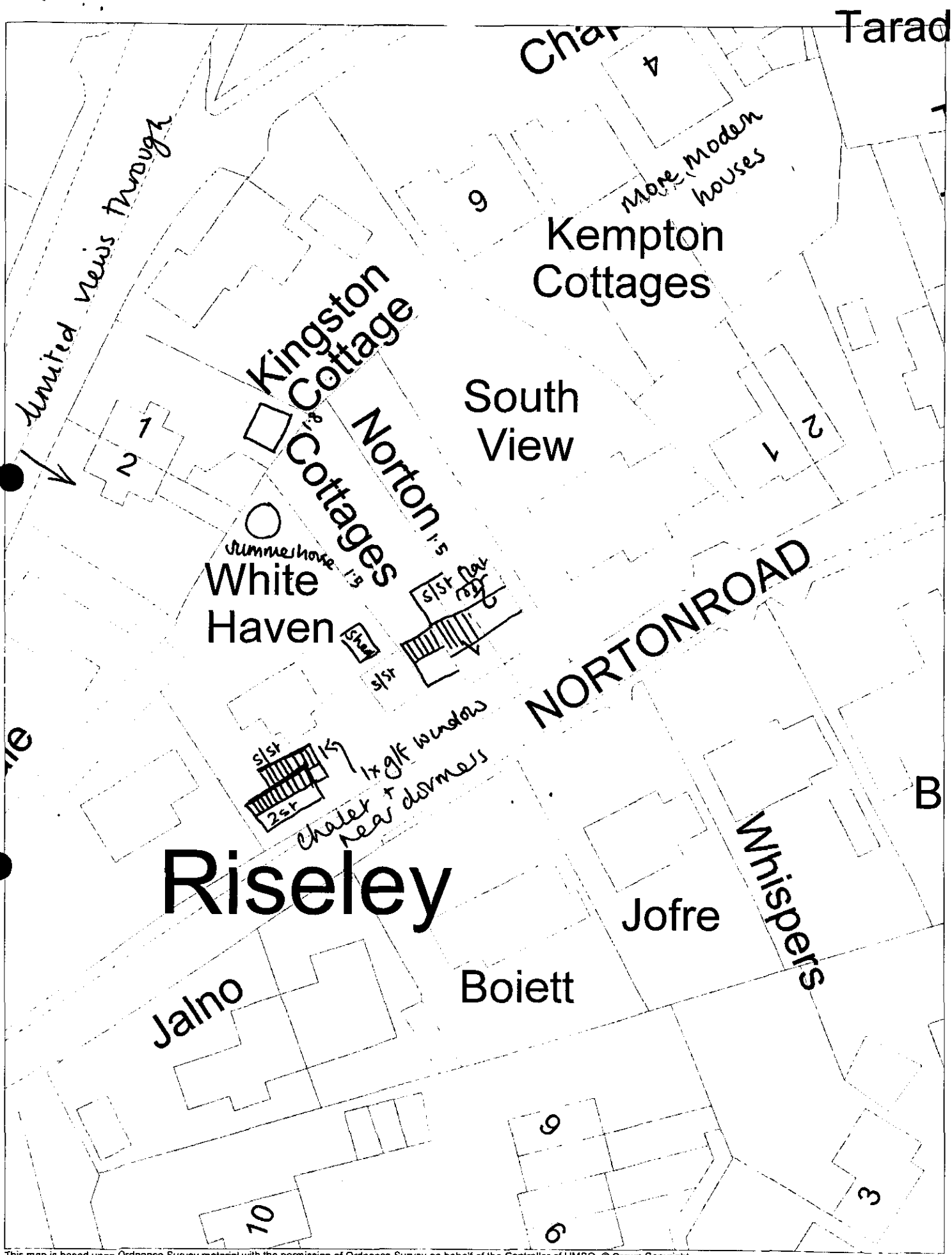
TREES /

ACCESS/PARKING - garage + driveway for one car

LEVELS level

BOUNDARY TREATMENT 1·5m fences to side boundaries and 1·8m at rear

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2000

Scale: 1 : 500

Received by Wokingham District Council

Application No: F/2000/0362

Proposal:

Proposed single storey rear extension to dwelling.

Location:

1 Norton Cottages Norton Road Riseley.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. 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

Tel: (0118) 974 6479

Date: 28/2/00

My ref: F/2000/0362

CONFIDENTIAL

Councillor D 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/2000/0362
1 Norton Cottages Norton Road Riseley.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on (0118) 974 6479. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 9/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: Emy Circuit Application Number: F/2000/0362
1 Norton Cottages Norton Road ~~Reading~~ Riseley.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 JAN 2000	Map No. ..... Site .....
Officer: EXC | Application No. F|2000|0362	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: 1 NORTON COTTAGES NORTON ROAD

Parish: SWALLOWFIELD Ward: Swallowfield 25/01

Applicant: MR/MRS CUSHING

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

Enforcement Section (4) 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	[redacted]		
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 : 25/01/00 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:

.....

.....

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

NEIGHBOURS:

.....S/N + Kingston Cottage, Basingstake Road, Riseley. ✓

.....& 1, Basingstake Road, Riseley ✓ 25/01

.....

.....

.....

.....

.....

.....

.....

① F/2000/0390 Allied Bakeries. Please also notify neighbours at 19 + 21 Vauxhall Drive ✓

Please do neighbour notification sfor:

② 2000/0400 - 19 Thornbury Close

18 + 20 Thornbury Close
14 + 16 The Avenue ✓

③ 2000/0349 11 Greenside

9 + 15 Greenside ✓

④ [redacted] Norton Cottages Norton Road 2000/0362.

2 Norton Cottages and South View, Norton Road. ✓

⑤ 2000/0399 Walford House, Basingstoke Road

Tondor, Basingstoke Road and 1 Hunters Way. ✓

⑥ 2000/0424 84 Reeds Avenue

33, 35, 43, 45, 47, 90, 88 Reeds Way ✓

Thanks

Tony

2.2.2000

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

09 February 2000

FAXED AND POSTED

9746484

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sirs,

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

F/1999/0221 - Proposed single storey front and rear extensions to dwelling, Sunnyhaven, Spring Lane, Swallowfield
The Parish Council has no objection to this application.

ES

F/2000/0362 - Proposed single storey rear extension to dwelling, 1 Norton Cottages, Norton Road, Riseley
The Parish Council has no objection to this application.

F/200/0385 - Proposed change of use of small holding to Animal Rescue Centre, Kingsbridge, Lambs Lane, Swallowfield
The Parish Council has no objection to this application.

F.2000/0448 - Proposed installation of pitched roofs over existing flat roofs to school, Farley Hill Primary School, Church Road, Farley Hill
The Parish Council considers that this proposal will improve the visual aspect of the building, and therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

ADDRESS 1 Norton Cottages Norton Road. PARISH Swallowfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 16654	Mr R Lillee	S/s Ballroom extn	20 5 81	App N/A
BR 22181	MR. S. BANKS	KITCHEN EXTENSION	22.2.84	APP N/A
BR24303	MISS F. WILKS	S/S. EXTENSION	15.3.85	APP N/A
23261	"	"	22.5.85	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 13.JAN.2000* 0562

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. CUSHING. 1 NORTON COTTAGES, NORTON ROAD, RISELEY, READING, BERKSHIRE, RG7 1SJ.
2	Agent's Name Address and postcode Phone number	G.H. COOK M.C.I.O.B. 'WESTWARD' WHITE PIT LANE, MELBURY ABBAS, SHAFTESBURY, DORSET, SP7 0DT. 01747 864 308
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.	1 NORTON COTTAGES, NORTON ROAD, RISELEY, READING BERKSHIRE, RG7 1SJ
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.	RENDER ON BLOCKWORK PAINTED TO MATCH EXISTING, WHITE WOODWORK, FELTED FLAT ROOF.
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

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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. J. Cushing.

Date 13-1-00

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

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0362 EFC
BUILDING CONTROL NUMBER.	FP2000/0504 Martin
APPLICANT/AGENT	G H Cook.
ADDRESS OF SITE	1. Norton Cottages. Norton Road Sothhowfield
DESCRIPTION OF PROPOSED WORK	s/s rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	896/1	896/1
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nil	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/4/00.	

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	