P.P191

APPLICATION NO:
F/2000/2861

LOCATION:
Willow Tree Cottage Part Lane, Riseley Reading. Swallowfield

APPLICANT:
Mr N Lane C/O B D S Chartered Surveyors

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/12/2000**
28 Day BP 28/12.
APPLICATION WILL HAVE EXPIRED ON:
16/01/2001

CASE OFFICER: **Natalie Brown**

RAILEX
marlboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Lane
C/O B D S Chartered Surveyors
Windward House
Hollow Lane
Shinfield
Berkshire
RG2 9AB

Application Number: F/2000/2861

Parish: **SWALLOWFIELD**

Location: **Willow Tree Cottage, Part Lane, Riseley, Reading.**

Proposal: **Proposed two 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 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised plans number 5049:00:1A submitted to the Local Planing Authority on 8 December 2000 showing 4 off-road parking spaces and does not approve the proposals as originally submitted.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454 365 for further details.

Informative

3. 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:

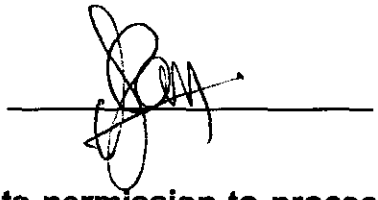
Berkshire Structure Plan Policy C2.

Loddon Area Local Plan Policies LTV2, LBE1, LBE2, LC19, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7, WT6 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2861	NB
BUILDING CONTROL NUMBER.	FP 2001/1683	Paul.
APPLICANT/AGENT	BDS.	
ADDRESS OF SITE	Willow Tree Cottage, Park Lane SWALLOWFIELD.	
DESCRIPTION OF PROPOSED WORK	2 Storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5069.00.1B	5069.00.1A.
ELEVATIONS	5069.00.2B	5069.00.2A.
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/3/01	

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	

Received by Wokingham District Council

Application No: F/2000/2861

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Willow Tree Cottage, Part Lane, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2000. 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

30 November 2000

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

Tel: (0118) 974 6492

Date: **30 November 2000**

My ref: F/2000/2861

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/2000/2861
Willow Tree Cottage, Part Lane, Riseley, Reading.
Proposed two 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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2861**
Willow Tree Cottage, Part Lane, Riseley, Reading.
Proposed two 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**********

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2861

Applicant : Mr N Lane C/O B D S Chartered Surveyors.

Location : Willow Tree Cottage, Part Lane, Riseley, Reading.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22/1

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1

Date Registered : 21/11/2000

Earliest Date for Decision : 24/12/2000

Latest Consultation Date/Site Notice Expiry Date : 24/12/2000

This application will have expired on: 16/01/2001. 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 PC : 13/12 - considers ext to be in keeping & would not affect the visual amenity of the area

highways : 5/12 : require plan for 4 vehicles + position of access/ extent of driveway

4/1 - no to revised plan

Planning Issues : LDLP : separation of settlement/rural

WDLP : greengap - village / countryside.

Application Number: F/2000/2861

Appraisal : – Previous app: 32471 for a 1st floor ~~extn~~ ~~rear extns~~.

- original floor area (approx)

gf: $(10.37 \times 6.48) = 67.2$
$+ (6.26 \times 2.7) - [(1.9 \times 1.84) + (1.51 \times 0.71)] = 13.55$ } $80.75 m^2$

1st fl: $7.02 \times 6.48 = 45.49 m^2$

- previous extn:

gf: - n/a
1st floor: $9.18 \times 3.24 = 29.74$
$+ 3.02 \times 2.81 = 8.49$ } $38.22 m^2$

- proposed extn:

gf $= 3.55 \times 4.2 = 14.91 m^2$.
1st floor $= 3.55 \times 4.2 = 14.91 m^2$

cumulative inc in original footprint $\frac{14.91}{80.75} =$ **18.5%**.

cumulative inc in original floorarea $=$ $\frac{\text{prev extn} + \text{proposed}}{\text{existing}} \times 100$

$= \frac{38.22 + 2(14.91)}{80.75 + 45.49} \times 100 = \frac{68.04}{126.24} \times 100$

$=$ **53.9%**

The proposed extn on its own (excluding previous) represents 18.5% inc in footprint & $\frac{2(14.91)}{126.24} \times 100 = 26.4\%$ in floorarea

See attached sheet for appraisal.

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

Application Number F/2000/2861
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	(Full term - 5 yrs)
	C014	R014	(Materials to match)
	C049	R049	(Drainage to remain)
	C122	R122	(Parking + turning)
	C137	R137	(Turning before occupation) Ins: extension.
		N02	(Revised plans) Ins: plans, ~~received on~~ & (SO49:00:1A) Ins: 8 December 2000 Ins: 4 off-road parking spaces
		Informative:	

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LRE1, LRE2, LC19, LT5, LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WCC1, WCC7, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2
MINERALS LOCAL PLAN POLICIES:

6/2/01

RECORD OF SITE VISIT

SITE ADDRESS: Willow Tree Cottage
Part Lane Riseley Reading.

APPLICATION NUMBER: F/2000/2861

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – by entrance.

2. DESCRIPTION OF SURROUNDINGS Rural

3. DESCRIPTION OF SITE/BUILDING
Side of house



4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - garage(house) of glasspool house along boundary

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedging @ front.
low close boarded fence/side boundary with glasspool house

OTHERS hedging also

Application Number: F/2000/2861

Appraisal:

Development
For a two storey rear extension providing a 5th bedroom and a study. It would be 4.2m in width and 3.5m in length. It would extend a further 0.9m beyond the exiting rear building line but would not extend beyond the existing side building line facing 'Glasspool House'. It would be approximately 5.9m in height with pitched roof, matching the style of a previous first floor extension approved under consent 32471.

The dwelling lies within a rural area and an area designated as green gap/separation of settlement. The proposed would result in a cumulative increase in footprint of 18.5%, and cumulative increase in floor area of 53.9%.

1) Impact upon neighbouring properties
The proposed extension would be set away from the boundary with 'Glasspool House'. The detached garage of 'Glasspool House' lies along the boundary with Willow Tree Cottage and lies between the two dwellings.
It is not considered that the proposed dwelling would have any adverse impact upon neighbouring properties in terms of overshadowing, overlooking, overbearing. (At the rear the plot widens so the proposed window in the side elevation would be overlooking its own grounds).

2) Impact upon the character of the streetscene
The proposed development would not be visible from the front of the properties. It is not considered that a 0.9m increase beyond the existing rear building line would have any adverse effect upon the open character of the countryside. The resultant cumulative increase in floor area would be 3.9% above the Council's recommended increase of a rural area. It is not considered that this would be enough to warrant a refusal.

3) Impact upon highway safety (parking provision)
There are 5 bedrooms proposed. Therefore would therefore need to be provision for 4 off road parking spaces. This requirement has been met. The Highways department have no objection to the proposal subject to condition that the parking and turning remain on site.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED

Start date: 1 NOV [illegible]	Map No. 111 Site 010
Officer: NAB	Application No. F/2000/2861
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: WILLOW TREE COTTAGE, PART LANE

Parish: SWALLOWFIELD Ward: Swallowfield 30-11-2000 [illegible]

Applicant: MR N LANE

Fee Received 95-00 (4) 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			
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 : 30.11.2000 B. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250 m Landfill Site consultation

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

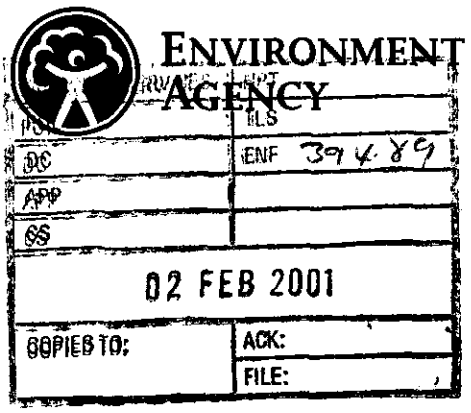
Pre-app attached.

NEIGHBOURS:

S/N + Glasspool House, Park Lane ✓
Riseley Gorse Farm, Park Lane

Our ref: SP\2000\002802\001
Your ref: F/2000/2861

Date: 31st January 2001



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Natalie Brown

Dear Sir/Madam

2 STOREY REAR EXTENSION TO DWELLING
WILLOW TREE COTTAGE, PART LANE, RISELEY, READING

Thank you for your letter dated 30 November 2000 which was received on 4 December 2000. I apologise for the delay in my reply. You are asked to quote the following reference in any correspondence: SU76SW/18/3. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU727 633	100 metres	Kereba, Risely

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

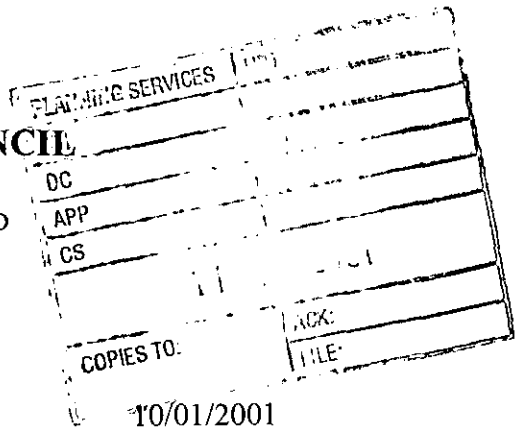
Yours faithfully

Sarah Paxman
Development Planning Officer

cc: BDB Chartered Surveyors, Windward House, Hollow Lane, Shinfield RG2 9AB

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



10/01/2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2861 (Revised Plan 5949:00:1a)
Location: Willow Tree Cottage, Part Lane, Riseley, Swallowfield Parish
Proposal: Proposed two storey rear extension to dwelling
Case Officer: Natalie Brown

The Parish Council considers that the revised plan does not materially alter the original application. Consequently the Parish Council stands by its original comments in which it had no objections to this application.

Yours faithfully,

C Adams

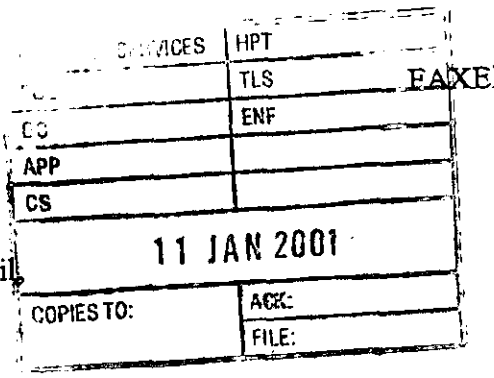
Mrs. C. Adams, Clerk

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

10/01/2001

FAXED AND POSTED



Planning Dept.,
P.O. Box 157,
Wokingham District Council,
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Location: Willow Tree Cottage, Part Lane, Riseley, Swallowfield Parish
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Case Officer: Natalie Brown

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Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.Jan. 2001 13:02 SWALLOWFIELD PARISH COUNCIL No.0975 P. 2/8
SWALLOWFIELD P C

Date: 22 December 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2861

Location: Willow Tree Cottage, Part Lane, Riseley, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr N Lane C/O B D S Chartered Surveyors.

Case Officer: Natalie Brown

The new plans show the following: Plan amended to show four off-road parking spaces. Drawing no 5949:00:1a.

Comments are required by 01/01/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.
C137 (INSERT: extension), R137.

Adam Coggins.
4/1/01

Date: 22 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2861

Location: Willow Tree Cottage, Part Lane, Riseley, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr N Lane C/O B D S Chartered Surveyors.

Case Officer: Natalie Brown

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Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2861 (Planaps) / (Ludhouse) Date Rec. 8/12/2000

Location: Willow Tree Cottage, Pat Lane

Parish Swallowfield

Applicant:

Description of attached plans Plan amended to show 4 off-road parking spaces

Drawing No's: 5949:00:1a

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☑
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As on application

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 22.12.05.

Yellow - Part One Copy
Green - Officer's Copy

37502

BDS

Chartered Surveyors & Property Consultants
Architectural & Building Design Services
Building & Structural Engineers

Windward House, Hollow Lane, Shinfield, Reading RG2 9AB. Tel: (0118) 988 4477 (3 Lines) Fax: (0118) 988 5268

The Association of BUILDING ENGINEERS

08 DEC 2000
COPIES TO: ACK: FILE:

Ms N Brown
Planning Department
Council Offices
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref AH 5049-6

7 December 2000

REVISED PLAN

2861

Dear Ms Brown

RE: APPLICATION NO F/2000/2861
PROPOSED EXTENSIONS AND ALTERATIONS AT
WILLOW TREE COTTAGE

Further to our telephone conversation earlier today, please find enclosed six copies of amended Drawing No 5949:00:1a for your approval.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

A Hewitt

A HEWITT

Encl

Alan V. Sylvester F.R.I.C.S., F.B.Eng., I.R.R.V., M.R.S.H.
Associate: Richard C.Coleman C.Eng.,M.I. Struct.E.
C.A.D. Manager: Tony C.Grover Dip. Surv.

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6423
email: clerk@swallowfieldpc.freeserve.co.uk

FOL	LS
DD	CNF
APP	
CS	

13 DEC 2000

COPIES TO:	ACK:
	FILE:

FAXED AND POSTED

13 December 2000

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

Dear Sirs,

Application Number: F/2000/2861
Location: Willow Tree Cottage, Part Lane, Riseley, Swallowfield Parish
Proposal: *Proposed two storey rear extension to dwelling*
Case Officer: Natalie Brown

The Parish Council considers that the proposed extension is in keeping with the existing dwelling, and moreover will not affect the visual amenity of the area as it will be difficult to see from any public view point.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:13 SWALLOWFIELD PARISH COUNCIL No.0923 P. 8/14
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.freeserve.co.uk

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2861
Location: Willow Tree Cottage, Part Lane, Riseley, Swallowfield Parish
Proposal: Proposed two storey rear extension to dwelling
Case Officer: Natalie Brown

The Parish Council considers that the proposed extension is in keeping with the existing dwelling, and moreover will not affect the visual amenity of the area as it will be difficult to see from any public view point.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 30 November 2000

Application Number: F/2000/2861

Proposal: Proposed two storey rear extension to dwelling.

Parish: SWALLOWFIELD PARISH

Site Address:
Willow Tree Cottage, Part Lane, Riseley, Reading.

Applicant:
Mr N Lane C/O B D S Chartered Surveyors.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

Please mark on the position of the access and extent of the driveway as well.

Signed: _____ **Print name:** Adam Coggins 5/12/00

6/12 - 3.55pm
phoned agent & request plan to show the above

~~WILLOW TREE COTTAGE~~ ~~WILLOW HOUSE~~ WILLOW TREE COTTAGE

ADDRESS PART LANE PARISH SWALLOWFIELD

PLOT No. C/O NAME 27.11.90 REVERTED BACK ORD. SHEET No.

BUILDER 673/51 APP TO ORIGINAL NAME - 9.11.92

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR24743	MR. B. COLSTON	RENEW DRAINS; INSTALL	9.8.85	APP N/A
3		SEWAGE TR. PLANT		
32471	DR. J. P. KENNA	1ST FLOOR EXT. & REAR EXT.	24.2.89	CIA
BRA 7245	"	"	24.5.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Lane - 2 SHR - 24/1/00

DRAINAGE

091074

ENVIRONMENTAL SERVICES

21.NOV.2006 06/61

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR N LANE
	ADDRESS	WILLOW TREE COTTAGE
		PART LANE
		RISELEY
	POST CODE	RG7 1RU TEL.NO.
	AGENT'S NAME	BDS Chartered Surveyors
	ADDRESS	Windward House,
		Hollow Lane,
		Shinfield
		Reading
	POST CODE	RG2 9AB TEL.NO. 0118 988 4477
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	WILLOW TREE COTTAGE PART LANE RISELEY RG7 1RU
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	TWO 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. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK TO MATCH EXISTING GREY SLATE 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed: 5
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

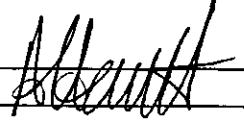
CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF **N LANE ESQ**

DATE **16.11.00**

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2861**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				