APPLICATION NO:
F/2000/1351

LOCATION:
Russetts The Street, Swallowfield Reading.

APPLICANT:
Mr Mrs Stewart C/O Four Square Design Limited

PROPOSAL:
Proposed raising of roof level to provide first floor to dwelling

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **22/06/2000**

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Stewart
C/O Four Square Design Limited
The Old Surgery
Crowle Road
Lambourn
Berkshire
RG17 8NR

Application Number: F/2000/1351

Parish:	**SWALLOWFIELD**
Location:	**Russetts, The Street, Swallowfield, Reading.**
Proposal:	**Proposed raising of roof level to provide first floor 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. 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
3. 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.

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

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

Reason
3. To ensure that the external appearance of the building is satisfactory.

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

Berkshire Structure Plan Policies OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 14/12/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1351 EC.
BUILDING CONTROL NUMBER.	FP 2001/1644 Martin
~~APPLICANT~~/AGENT	Four Square Design Ltd.
ADDRESS OF SITE	Russetts, The ~~Swallowfield~~ Street SWALLOWFIELD
DESCRIPTION OF PROPOSED WORK	raising of roof level to provide first floor to dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	149.03D	149.03B
ELEVATIONS	149.02C	149-02B
FLOOR PLANS	149-01B	149-01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - alteration to utility door on elevations not on floor plans	
DATE	8/3/01	

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/2000/1351

Proposal:
Proposed raising of roof level to provide first floor to dwelling

Location:
Russetts, The Street, 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 notice 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 05/06/2000. 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

12 May 2000

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

Tel: (0118) 974 6451

Date: **12 May 2000**

My ref: F/2000/1351

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/2000/1351
Russetts, The Street, Swallowfield, Reading.
Proposed raising of roof level to provide first floor 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1351**
Russetts, The Street, Swallowfield, Reading.
Proposed raising of roof level to provide first floor 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 : Elaine Connor

Application Number : F/2000/1351

Applicant : Mr Mrs Stewart C/O Four Square Design Limited.

Location : Russetts, The Street, Swallowfield, Reading.
Proposal : Proposed raising of roof level to provide first floor to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 22/06/2000

Consultation Responses :

PARISH COUNCIL : Object - see file .

HIGHWAYS : recommend conds .

OBS : 3 letters - see file .

Planning Issues : IDENTIFIED SETTLEMENT

- IMPACT UPON NEIGH. DWELLINGS
- " " ST. SCENE .

Application Number: F/2000/1351

Appraisal :

The application being considered proposes a first floor extension at 'Russetts' The Street, in Swallowfield to create a two storey dwelling, whilst maintaining the single storey element to the rear of the dwelling.

At present the dwelling on site is a detached bungalow with a very shallow pitch approximately 3.6m to the ridge, with a single storey rear extension projecting approximately 9.8m from the rear of the dwelling. The scheme proposes extending over the front of the dwelling only. The proposed extension will result in a roof approximately 6.5m to the ridge, to be hipped back at both sides.

Impact upon neighbouring dwellings:

The application site is located in an established residential area, which contains a mixture of housing types. The dwelling to the west of 'Russetts' is a detached bungalow, which are approximately 5m away from the side boundary of Russetts. As 'The Orchard' has no windows in its side elevation adjacent to the siting of the proposed extension it is not considered that the development will be overbearing upon this dwelling.

To the east of the application site lies a development of four two storey cottages. The end cottage closest to 'Russetts' has two windows in the side elevation. One high level window at ground floor level, and one first floor window, which is obscurely glazed. Although the proposed extension will restrict some lighting to the side of this dwelling, it is not considered that the development will have an adverse impact upon the dwelling.

Impact upon the street scene:

The application site is located in an established residential area, which has a mixture of housing types, with a single storey dwelling to the west and two storey cottages to the east. The scheme has been revised from a pitched roof design to the hipped roof profile currently being considered. This design is similar to that of the cottages to the east. It is therefore, not considered that the proposed extension will be out of character with the surrounding area.

Local residents have raised concerns that the development will have an impact upon the adjacent conservation area, which includes 'The Street' in Swallowfield. However it is considered that the proposed development, given its distance from the conservation area will not have a negative impact upon it.

Recommendation : Approval: □ Refusal: □

Application Number F/2000/1351
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C122	R122.	
3	C014	R014	
4			
		N16.	OS1, EN1
		LALP	LTV1, LBE1, LBE2.
		WDLP	WOS2, WOS3, WBE1.

[signature]
14/12/02

RECORD OF SITE VISIT

SITE ADDRESS: Russetts The Street Swallowfield Reading.

APPLICATION NUMBER: F/2000/1351

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24/5/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

est. residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

detached bung. with lg S. st. rear extension
long rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

'The Orchard' - Lge detached bungalow - no windows in side adj. to prop. extension.
'Russell Cottages' - 4, 2st cottages.
1st fl. side obs. stay. window.
gr. fl - high level.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1351	Mr & Mrs G Monk April Dawn The Street Swallowfield RG7 1QY
F/2000/1351	Mrs M Isles Gorlings The Street Swallowfield RG7 1QY

App. approved
Letter sent 20/12/00

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 12 May 2000

Application Number: F/2000/1351

Proposal: Proposed raising of roof level to provide first floor to dwelling

Parish: SWALLOWFIELD PARISH

Site Address:
Russetts, The Street, Swallowfield, Reading.

Applicant:
Mr Mrs Stewart C/O Four Square Design Limited.

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).

SC 23 INSERT. CARAGING/PARKING/TURNING

[illegible] 15/5/00.

Signed: _____ **Print name:** _____

FOUR SQUARE
DESIGN LTD

THE OLD SURGERY LAMBOURN
BERKSHIRE RG17 8NR ENGLAND
TEL: (01488) 73384 FAX: (01488) 73207

POL	29566
DC	
APP	
CS	
19 MAY 2000	
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	FILE:

IW 149 PL

18th May 2000

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

For the attention of Elaine Connor

Dear Sir

PROPOSED EXTENSION AND ALTERATIONS TO 'RUSSETTS', SWALLOWFIELD

PLANNING APPLICATION REFERENCE NO.: F/2000/1351

Further to your note attached to the confirmation of registration, i attach 6 copies of my drawing 149.3A showing the missing kitchen window.

Yours faithfully

IAIN WHITTAKER

Encs 149.3Ax6

DIRECTORS: D B MATHEWSON RIBA I WHITTAKER RIBA
REGISTERED IN ENGLAND NO. 2593082
REGISTERED OFFICE 40 NORTHBROOK STREET, NEWBURY RG14 1HU

10 AUG 2000

Date: 09 August 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/1351

Location: Russetts, The Street, Swallowfield, Reading.

Proposal: Proposed raising of roof level to provide first floor to dwelling

Applicant: Mr Mrs Stewart C/O Four Square Design Limited.

Case Officer: Elaine Connor

The new plans show the following: New roof design. Drawing no 149.02B, 149.03B.

Comments are required by 16/08/2000.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

I CONSIDER THE HALF-HIPPED ROOF ENDS HELP TO MINIMISE THE VISUAL IMPACT OF THIS PROPOSAL.

THE WINDOW DESIGN AND MATERIALS OF EXTENSION SHOULD A CONDITION OF ANY APPROVAL.

Harold Sanders

20.08.00

To:
Harold Sanders
Urban Design And Conservation Officer

16 MAY 2000

From: Elaine Connor

Date: 12 May 2000

Application Number: F/2000/1351

Proposal: Proposed raising of roof level to provide first floor to dwelling.

Site Address:
Russetts, The Street, Swallowfield, Reading.

Applicant:
Mr Mrs Stewart C/O Four Square Design Limited.

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

---

(1) RUSSETTS IS ON THE EDGE OF THE CONSERVATION AREA, A MODERN BUNGALOW OF NO SPECIAL CHARACTER; ~~ES~~ ITS FORM AND DETAILS DO NOT REFLECT THE GENERAL CHARACTER OF THE CONSERVATION AREA.

(2) THE ADDITIONAL FLOOR, IF CONSTRUCTED AS DRAWN, WILL NECESSITATE MAJOR STRUCTURAL CHANGES TO SUPPORT THE CAVITY WALL OVER THE SITTING ROOM (IN THE FRONT) AND THE REAR WALL OVER THE UTILITY, CYLINDER CUPBOARD AND PART KITCHEN. A TILE HUNG CONSTRUCTION TO THE FRONT AND REAR MAY BE MORE ACCEPTABLE TO THE STREET AND A PREFERRED STRUCTURAL SOLUTION.

(3) IT WOULD BE HELPFUL TO SEE A STREET ELEVATION TO SHOW THE TWO ADJOINING BUILDINGS. THIS WILL HIGHLIGHT ITS IMPACT ON THE STREET AND NEIGHBOURS.

(4) I DO NOT OBJECT TO THE PRINCIPLE OF RAISING THE ROOF; THE INFORMATION NOTED IN (3) ABOVE WILL HOWEVER INFLUENCE MY DECISION.

Harold Sanders. 26.05.00

Date: 09 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1351

Location: Russetts, The Street, Swallowfield, Reading.

Proposal: Proposed raising of roof level to provide first floor to dwelling

Applicant: Mr Mrs Stewart C/O Four Square Design Limited.

Case Officer: Elaine Connor

The new plans show the following: New roof design. Drawing no 149.02B, 149.03B.

Comments are required by 16/08/2000.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

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

App No. 2009/1351 (Planaps) / (Ludhouse) Date Rec. 1ST AUG. 00.

Location: 'RUSSETTS', SWALLOWFIELD ST.,

Parish SWALLOWFIELD.

Applicant: MR & MRS STEWART

Description of attached plans PLANS TO SHOW NEW ROOF DESIGN

Drawing No's: 149.02B. 149.03B

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: CLLR. MRS C. BEATTY.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	HAROLD.	✓
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: MR & MRS MONK, 'APRIL DAWN' THE STREET; MRS ISLES, 'GARINGE' THE STREET.

Date for Responses 7 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 E.C

Consultations Sent by Admin. on 09.08.05

Yellow - Part One Copy
Green - Officer's Copy

FOUR SQUARE
DESIGN LTD

THE OLD SURGERY LAMBOURN
BERKSHIRE RG17 8NR ENGLAND
TEL: (01488) 71384 FAX: (01488) 73207

PLANNING SERV	32514
POL	LS
DC FC	ENF
APP	
CS	
01 AUG 2000	
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	FILE

IW 149 PL

31st July 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Elaine Connor

REVISED PLAN
1351

Dear Sirs

PROPOSED EXTENSION AND ALTERATIONS TO 'RUSSETTS', SWALLOWFIELD

PLANNING APPLICATION REFERENCE NO.: F/2000/1351

I refer to your letter dated 14th July 2000.

Having discussed your comments with the owners and obtaining their approval, I enclose my drawings 149/02B & 03B, showing the roof revised to half hips to match Russell Cottages, as requested.

I hope this will now allow you to support the application but if you have any further queries please do not hesitate to contact me.

Yours faithfully

Duncan Mathewson

PP IAIN WHITTAKER

Encs 6 x 149.02B & 03B

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 30 November, 2000

My ref: F/2000/1351

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) 974 6991
DX: 33506 – Wokingham

Cllr Mrs Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
Berkshire
RG7 1AP

Dear Cllr Beatty

RE: PROPOSED FIRST FLOOR EXTENSION AT 'RUSSETTS,' THE STREET, SWALLOWFIELD

I write with regard to the above application for proposed raising of the roof to provide first floor accommodation at 'Russetts' The Street, Swallowfield. As you are aware revised plans have been received which show the roof to be hipped back . I can also confirm that the ridge height of the proposed development is 6.5m and the height of the existing neighbouring cottages, 'Russell Cottages' is 6.6m to the ridge.

I would be most grateful if you could let me know if you intend to list this application to Development Control Committee, as the closing date for items to the next meeting is Tuesday 5th December.

Kind regards

E. C.

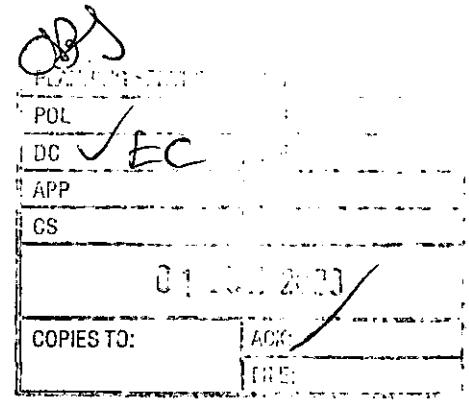
ELAINE CONNOR

Planning Assistant

BY HAND 31/05/2000 2.20.

Telephone (0118) 988 2841

"April Dawn"
The Street
Swallowfield
Reading
Berkshire
RG7 1QY



Tuesday,
30th May, 2000.

BY HAND

Wokingham District Council,
Planning Department,
Shute End,
WOKINGHAM, RG40 1WR

For the attention of: Miss Elaine CONNOR

Dear Sirs,

Planning Application F2000/1351

Proposed raising of roof level to provide first floor dwelling

"Russetts", **SWALLOWFIELD STREET**, (NOT The Street), SWALLOWFIELD.

Having inspected the above plans we wish to object to the application on the following grounds:

The site occupies a prime position within the village, overlooking the recreation ground and the Parish Hall, and on **the EDGE OF THE CONSERVATION AREA.** The proposed application is totally out of keeping with any surrounding properties and its stark design of a "slab like barrack block", without any blending of the roof line - either hip ends or dutch barn ends - will completely spoil the very pleasant bungalow.

The recent new development next door to "Russetts" - Russell Cottages - Wokingham District Planning Committee insisted the developer change his design, from a very similar construction, to a chalet design with dutch barn ends.

We trust Wokingham District Council Planning Committee will apply consistency when considering this application.

From our personal point of view, if this application is approved, our outlook to "sky and trees" will be further obscured with yet more "bricks and a roof".

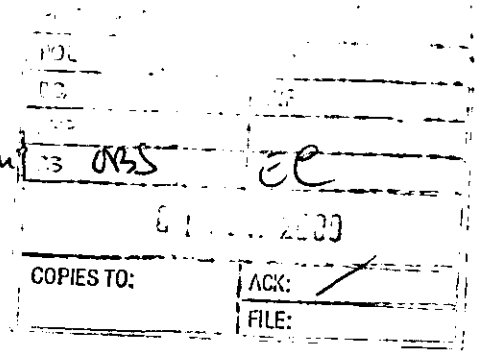
Yours faithfully,

G J Monk Vera E. Monk

(Vera E. Monk, Mrs.)
(G. J. MONK, Mr.)

Copy to: Mrs. Claire Beatty,
District Councillor.

By Hand
31/05/2000 2.20.



Development Control Manager.
Environmental Services Department
Planning Services
P.O. Box 157
Shute End.
Wokingham.
Berkshire
RG 40 1WR

Garlinge
The Street
Smallwood
Nr. Reading.
Berkshire
31 May 2000.

For the attention of Elaine Connor.

Dear Sir.

Reference. Application No. F/2000/1351
Site Address. Russetts. Smallwood Street
Smallwood. Reading.
proposal. Raising of roof level to provide
first floor to dwelling.

Thank you for giving me the opportunity to comment on the above proposal. I have been a resident of this rural community for nearly 60 years. It is now described by many people as a much sought after village location. Within its mixed type of dwellings there are a number of bungalows thankfully.

This proposal is to convert a bungalow to a house which if approved could create a precedent for an ongoing programme of doing away with bungalows. A most regrettable situation I would think.

The proposal closely borders a conservation area, the only conservation area in the parish and this village. In this particular sector of Smallmead street we have an old world village cottage, a hipped plan tiled house, 4 village style cottages, two bungalows, and a chalet style, all side by side. There is a generalise feature along this part of the street of hipped roofs, ... dutch ends, all ways in roof design to aim at minimum light and space intrusion.

I would like the planning officer of Wokingham Council in dealing with this proposal to conserve the existing design features and street scene and achieve maximum light and space invasion..

Yours faithfully.

Mabel. E. Isles. (MRS)

BY HAND 15/08.

Telephone (0118) 988 2841

PLANNING SERVICES	
POL	
DC	ENF
APP	EC
CS OBS	
16 AUG 2000	
COPIES TO:	ACK:
	FILE:

"April Dawn"
The Street
Swallowfield
Reading
Berkshire
RG7 1QY

BY HAND

Tuesday,
15th August, 2000.

Wokingham District Council,
Planning Department,
Shute End,
WOKINGHAM, RG40 1WR.

For the attention of: Miss Elaine CONNOR

Dear Sirs,

Planning Application F2000/1351

Proposed raising of roof level to provide first floor dwelling

Revised/additional plans - new roof design - Drawing No. 149.02B/149.03B

"Russetts", **Swallowfield Street**, SWALLOWFIELD.

Thank you for notification of the above revised Application.

Firstly, may we express our concern at the very short notice given to comment. We received your letter just before lunchtime yesterday, Monday, 14th August, inviting observations no later than Wednesday, 16th August!!!

Having inspected the revised plans our comments and observations are as follows:

1. The small Dutch Barn ends added to the roof, as shown on the revised drawing, does little or nothing to break up the stark slab-like appearance of this application, therefore, our objection still stands.

What is required to "soften" the proposed extension is a full-hip end roof.

2. No comparison can be drawn with Russell Cottages as they are a chalet design with the outline broken up with dormer windows - whilst the proposed extension to "Russets" is for a two-storey house.

3. "Russetts" is on the edge of the Conservation Area, occupies a prime position within the village - overlooking the recreation ground and Parish Hall so special care and thought must be given to the design to blend in with the surroundings and not become a "blot on the landscape".

4. On Drawing No. 149.03B - the "Street Scene" added shows the proposed new roof height of "Russetts" to be in line with the top of Russell Cottages dormer windows - is this fact or the Architect's artistic licence?

Unfortunately, we must object to the revised plan.

Yours faithfully,

G J Monk Vera E. Monk

(Vera E. MONK, Mrs.)
(G. J. MONK, Mr.)

Copy To: Mrs. Claire Beatty,
District Councillor.

By Hand
15/08

Garlings
The Street
Swallowfield
Nr. Reading
Berkshire
RG7 1QY.

15 August 2000.

OBS EC

COPIES TO: ACK: FILE:

The Development Control Manager.
Environmental Services Department
Planning Services
P O. Box 157
Shute End. Wokingham.
Berkshire. RG40 1WR.

For the attention of Elaine Connor. case officer.
Dear Madam.
Application Number F/2000/1351

Site Address Russetts. Swallowfield Street. Swallowfield. Reading

Proposal. Proposed raising of roof level to provide first floor to dwelling.
Revised/additional plans showing New roof design. Drawing Number 149.02B. 149.03B.

I received your latest letter today the 14th. August and when visiting your wokingham office my representative was told that a response should be received by the 18th. and not the 16th.

I am pleased that the designer is pursuing a similarity to the village cottage design of Russell cottages, however these are built to a "chalet" design, where roof space in part with dormers provide first floor accommodation.

The proposal is still too high and will shut out too much space. when Russell cottages were at design stage I was hoping for bungalow design, chalet style was approved which did go part the way to minimise space intrusion.

It is hoped that space is protected in "Russetts" case. I regretfully object to the present proposal amendment.

Yours faithfully.
M E Isles
M. E. Isles (MRS)

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 24 July, 2000

My ref: EC/DC/F/2000/1351

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) 974 6991
DX: 33506 – Wokingham

Mr I Whittaker
Four Square Design Ltd.,
The Old Surgery,
Lambourn,
Berkshire
RG17 8NR

Dear Mr Whittaker

RE: PROPOSED EXTENSION AND ALTERATIONS TO 'RUSSETTS, THE STREET, SWALLOWFIELD

I refer to your letter and plans of the 4th July 2000 regarding the above matter.

I write to request that the current plans be revised to reflect the design of the neighbouring development Russell Cottages. It is considered that a hipped roof design would reflect the character of the area and be more acceptable in the street scene.

I hope this advice is of use to you. Please submit revised plans within the next 14 days so that your application can proceed.

Yours sincerely

E.C.

ELAINE CONNOR

Planning Assistant

PLANNING
POL
APP
33254
EC

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

COPIES TO:
ACK:
FILE:

17 August 2000

FAXED AND POSTED

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sirs,

Application Number: F/2000/1351
Location: Russetts, Swallowfield Street, Swallowfield, Reading
Proposal: Proposed raising of roof level to provide first floor to dwelling
Case Officer: Elaine Connor

New plans showing new roof design. Drawing No's .149.02B and 149.03B

The Parish Council considers that the new roof design which incorporates half hips to be an improvement on the original design, although it considers that full hips would improve it further as that would lessen the overall visual impact of the dwelling on the street scene.

However, the Parish Council continues to strongly object to this application as it considers that the overall massing and appearance of the dwelling will severely detract from visual amenity of the area. The Parish Council wishes the planning authority to note that:

1. The property is sited close to a conservation area, and
2. The property overlooks the recreation ground. Currently every property along Swallowfield Street that overlooks the recreation ground is either a bungalow or a two-storey chalet style bungalow. Consequently this application will stand out to the visual detriment of the immediate area and is therefore inappropriate for that site.

The Parish Council also notes that the drawings include a sketch of the street scene, which is blatantly inaccurate, and consequently deceives as to the impact that the proposal will have. The sketch appears to show the proposal having a substantially lower ridge height than Russell cottages. This cannot be the case, and can be demonstrated by the fact that the first storey ceiling height of the proposal, if carried across to Russell cottages, cuts across their dormer windows. As the storey heights will be almost identical, and the land does not appreciably slope, the ridge height will be almost identical for both properties.

Yours faithfully,

M. K. Adams

for Mrs. C. Adams, Clerk

33267

cc

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

COPIES TO:
ACK:
FILE:

17 August 2000

FAXED AND POSTED

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

copy (33267)

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Yours faithfully,

M. K. Bowker

for Mrs. C. Adams, Clerk

33255

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

17 August 2000

FAXED AND POSTED

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sirs,

Application Number: F/2000/0835
Location: 2, Lowlands, The Street, Swallowfield, Reading
Proposal: Proposed single storey rear extension to dwelling and front porch
Case Officer: Elaine Connor

New plans showing reduction in length of rear extension to 3.6m. Drwg. No. 25099/02

The Parish Council has no objection to the reduction in the length of the rear extension, but reiterates its original objection to the front porch in that it unbalances the visual aspect of the semi-detached dwelling, which is on the edge of a conservation area.

Yours faithfully,

for Mrs. C. Adams, Clerk

FOUR SQUARE
DESIGN LTD

THE OLD SURGERY LAMBOURN
BERKSHIRE RG17 8NR ENGLAND
TEL: (01488) 71384 FAX: (01488) 73207

IW 149 PL

4th July 2000

PLANNING SERVICES | HPT 31409
POL | TLS
DC | CHF
APP |
CS EC |
COPIES TO: | ACK:
FILE:

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

For the attention of Elaine Connor

Dear Sirs

PROPOSED EXTENSION AND ALTERATIONS TO 'RUSSETTS', SWALLOWFIELD

PLANNING APPLICATION REFERENCE NO.: F/2000/1351

I attach, as requested, my revised drawing no. 149.03A showing the street elevation added.

I hope the attached will now enable you to determine the application, but if you require any further information please do not hesitate to contact me.

Yours faithfully

IAIN WHITTAKER

Enc 149.03Ax6

cc Mr & Mrs M Stewart

WOKINGHAM D.C. DEVELOPMENT CONTROL

+95 0.12

Start date: 27 APR 2000

Officer: EC | Application No. F/2000/1351

Map No. 103 Site G.58

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED RAISING OF ROOF LEVEL TO PROVIDE FIRST FLOOR TO DWELLING

Location: RUSSETTS THE STREET

Parish: SWALLOWFIELD Ward: Swallowfield 12.5.2000

Applicant: MR/MRS STEWART

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

(LE)

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	MISSING KITCHEN WINDOW ON REAR ELEVATION	12.5.	
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 : 18.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ ABUTS CONSERVATION AREA
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 + St Leonards
The orchard
Apple House
Bird-in-Hand
York Hse
Colizend
Garlinge
4 Russell Cottages
1, 2 + 3

} The Street

FOUR SQUARE
DESIGN LTD

THE OLD SURGERY LAMBOURN
BERKSHIRE RG17 8NR ENGLAND
TEL: (01488) 71384 FAX: (01488) 73207

IW 149 PL

26th April 2000

The District Planning Officer
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

27 APR 2000 1351

Dear Sirs

PROPOSED EXTENSION AND ALTERATIONS TO 'RUSSETTS', SWALLOWFIELD

Further to our consultations we now have pleasure in submitting the Full Planning application for this proposal. Six copies of the application form and our drawings 149.01, 02 and 03 are enclosed together with the Ownership Certificate and a cheque in the sum of £95.

Please do not hesitate to contact this office if you have any queries or require further information regarding this application.

Yours faithfully

IAIN WHITTAKER

Encs As above

cc Mr & Mrs M J Stewart

ADDRESS Russets PARISH Swallowfield

PLOT No. The Street ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
109/66				
	27 APR 2070* 1251			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

27.APR.2000* 1551

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

~~● I have/The applicant has given the required notice to every person other than~~ my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . MR & MRS M J STEWART . . . . . .

Date . . 26th April 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

27 APR 2000 1351

1.	**APPLICANT'S NAME**	MR & MRS M J STEWART
	ADDRESS	RUSSETTS, THE STREET,
		SWALLOWFIELD, READING, BERKSHIRE
	POST CODE	RG7 1QX **PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	FOUR SQUARE DESIGN LIMITED
	ADDRESS	THE OLD SURGERY, CROWLE ROAD,
		LAMBOURN, BERKSHIRE
	POST CODE	RG17 8NR **PHONE** 01488 71384
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	RUSSETTS, THE STREET,
		SWALLOWFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION AND ALTERATIONS TO PROVIDE
		TWO ADDITIONAL BEDROOMS
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.15 hectare
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	149.01, 02 & 03

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?** Tick the boxes(x)

CHANGE OF USE	☐	**REDEVELOPMENT**	☐
ERECTION OF NEW BUILDING	☐	**ALTERATION or EXTENSION**	☑

9. **WHAT TYPE OF APPLICATION IS THIS ?** Tick one box only

OUTLINE PERMISSION	☐	**See question 10**
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	**State relevant outline permission number. Also complete Question 10**
TEMPORARY PERMISSION	☐	**State period required**
RELAXATION OF CONDITIONS	☐	**State relevant application number. Conditions to be relaxed**

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**

		SITING	☐
EXTERNAL APPEARANCE	☐	**DESIGN**	☐
MEANS OF ACCESS	☐	**LANDSCAPING**	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/[redacted]

The Street

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/[redacted]

None to be felled

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ALL TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

AS EXISTING

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE			
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Mr & Mrs Stewart DATE 26th April 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor area in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

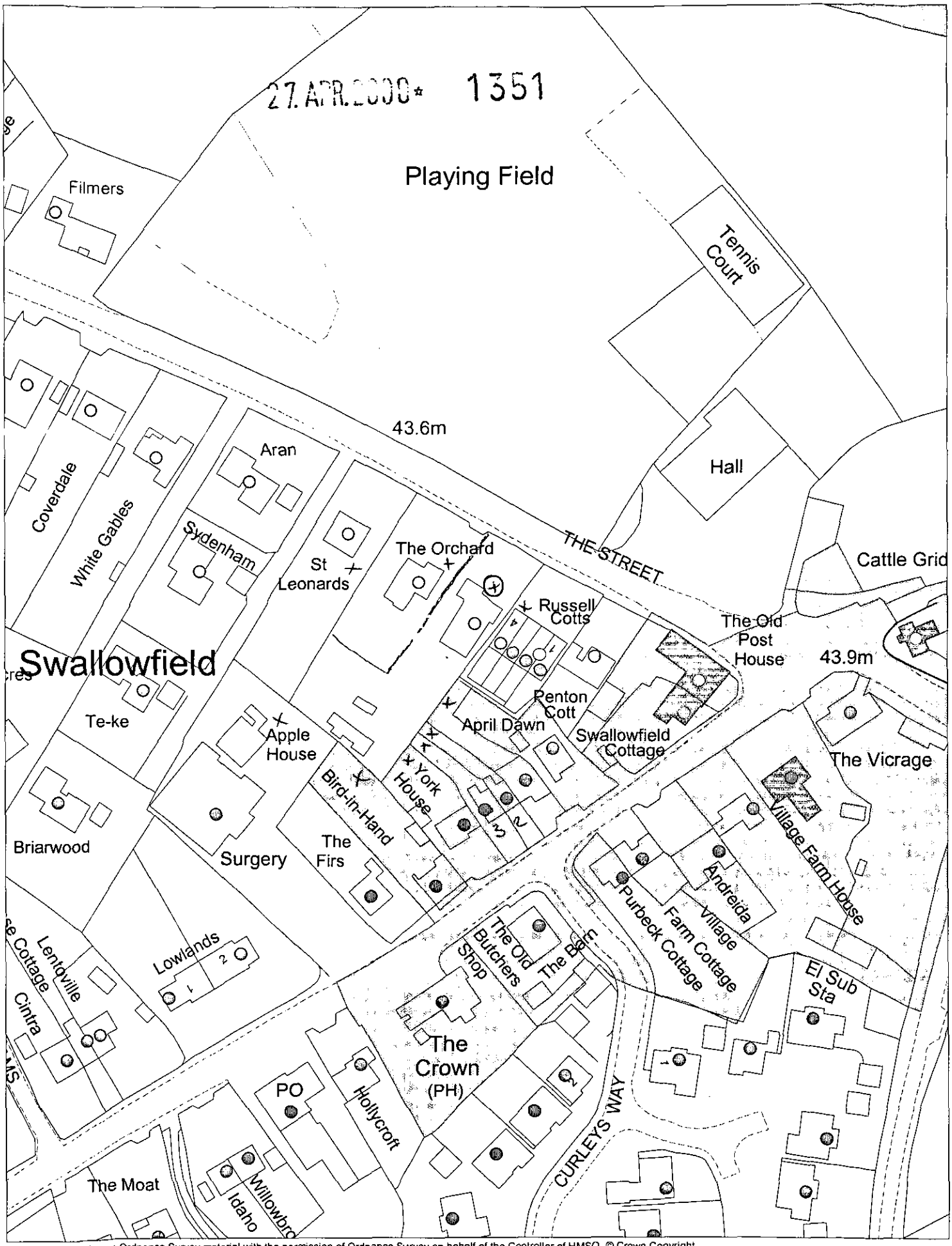
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will bo held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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Development Control Section, Environmental Services, Wokingham District Council.
9 May 2000 Scale: 1 : 1250

N W E S