APPLICATION NO:
F/2001/5044

LOCATION:
Land Adjoining 4 Wyvols Cottages The Street, Swallowfield Reading.

APPLICANT:
Mr I Rivers C/O W M Graham Associates

PROPOSAL:
Proposed dormer extensions to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **09/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/12/2001

CASE OFFICER: **Natalie Brown**

158

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr I Rivers
C/O W M Graham Associates
1Rectory Road
Wokingham
RG40 1DJ

Application Number: F/2001/5044

Parish: **SWALLOWFIELD**

Location: **Land adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.**

Proposal: **Proposed dormer extensions to dwelling to form rooms in loft space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. By virtue of its forward projection and addition of dormer windows, the dwelling would create a more visually intrusive and incongruous feature within the streetscene, to the detriment of its character. As such it would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed change of use of land to increase the residential curtilage would extend the curtilage beyond the settlement boundary, which would have an urbanising impact upon the rural character of the area. As such the development would be contrary to policy C2 of the Berkshire Structure Plan, policy LTV2 of the Loddon Area Local Plan and to policy WCC1 of the Wokingham District Local Plan (Deposit Draft).

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 EN1, LD3 and C2.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2 and LTV2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WCC1.

Informative

2. This refusal relates to the application as amended with revised drawing number 2324/02 Rev. B submitted to the Local Planning Authority on 4th January 2002 showing the dwelling in the positiion as built and increases the size of the curtilage.

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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

Tel: (0118) 974 6492

Date: **16 October 2001**

My ref: F/2001/5044

CONFIDENTIAL

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5044
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.
Proposed dormer extensions to dwelling to form rooms in loft space.

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,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5044**
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.
Proposed dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5044
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5044

Proposal:
Proposed dormer extensions to dwelling to form rooms in loft space.

Location:
Land Adjoining 4 Wyvols Cottages, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5044 to enable the library staff to locate the correct information.

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 09/11/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

16 October 2001

Mike Evans

To: Browne, Frank
Cc: Trevor Watson
Subject: RE: F 2001/5044

Councillor - I have discussed this one with Trevor Watson who is aware of this problem. They have an existing planning permission for a dwelling(application F/2001/3725). They then submitted the new application F/2001/5044 which added dormer windows to the dwelling. However they have started construction and are building forward of the position approved under application 3725 and before any consent on 5044 which is still a current application. They have been told that they proceed at their own risk and that they need to build in accordance with the building line approved under application 3725. If they do not do this it is likely the application will be refused and an enforcement notice will be served - the agent has been told this.Because there is a current application we cannot at this stage issue an enforcement notice. But as you know resolving the matter through negotiation is a more effective use of resources. Please let me know if you need more information.

Mike

-----Original Message-----
From: Browne, Frank [SMTP:Frank_Browne@hen.invesco.com]
Sent: 13 December 2001 15:48
To: 'mike.evans@wokingham.gov.uk'
Subject: F 2001/5044

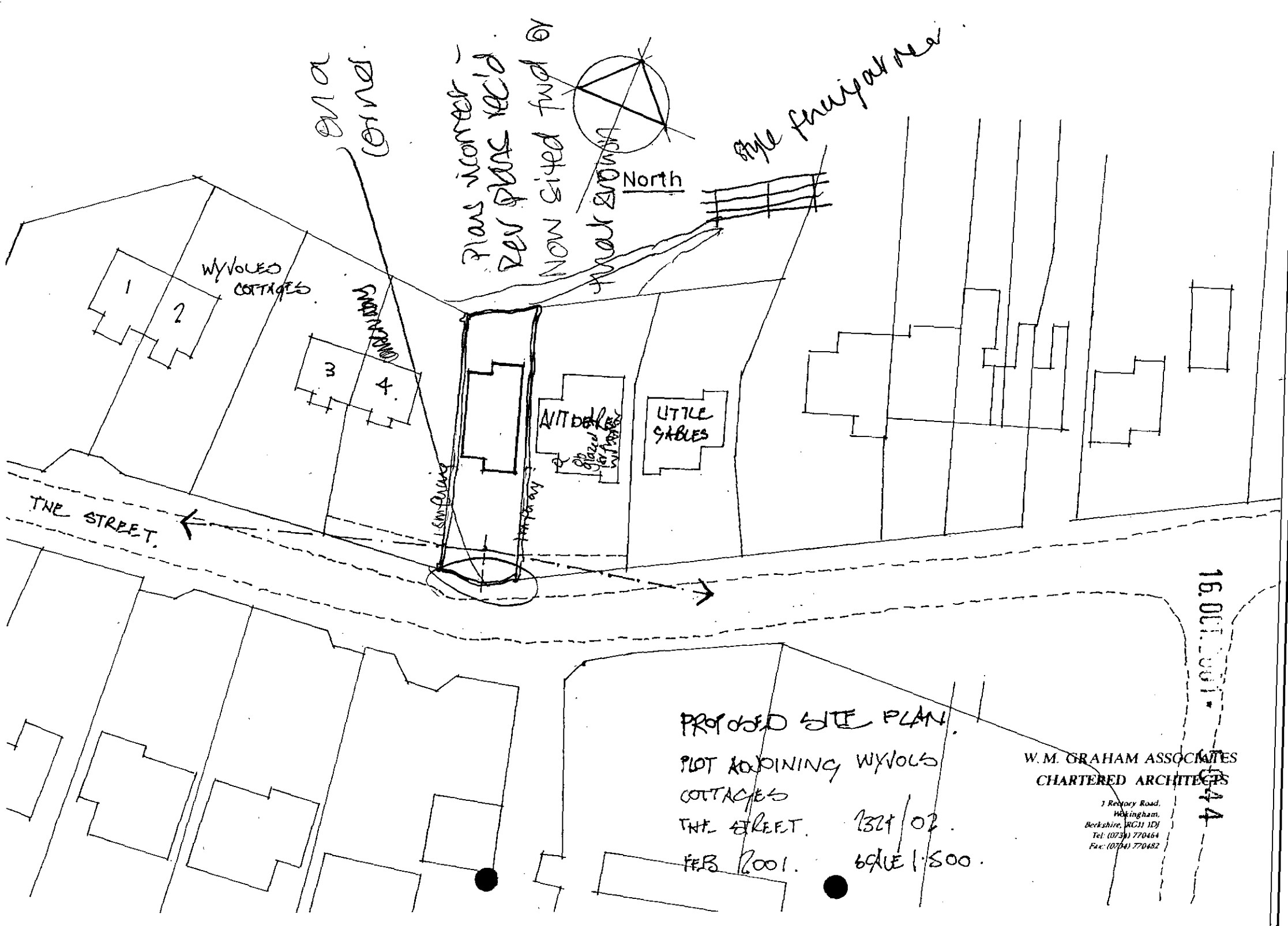
Dear Mike

Claire Beatty has raised this development with me - she states that the owner/builder has no permission to build it. Please could you let me know what the position is and if no permission exists, what enforcement measures we are taking / considering.

Thank you

Frank

The information in this e-mail and any attachments (the 'e-mail') is confidential and intended solely for the addressee(s) named above. This e-mail may be subject to legal professional or other privilege or legal rules. The unauthorised use, disclosure or copying of the e-mail is prohibited. If you are not the intended recipient, or a person responsible for delivering the e-mail to the intended recipient you must not disclose, copy, distribute or retain this e-mail or any part of it. This e-mail does not, directly or indirectly, represent financial advice.



PROPOSED SITE PLAN.

PLOT ADJOINING WYVOLS COTTAGES

THE STREET. 1324/02.

FEB 2001. SCALE 1:500.

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
3 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 21 December 2001
My ref: DL/2/RFS/01/4867

Mr Wright
Broadfields House
The Street
Swallowfield
Reading
Berkshire
RG7 1RE

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Wright,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your letter received on 20th December 2001 regarding the above.

The current application regarding the addition of dormers to the dwelling is relevant to the position of the house because the planning permission is not just for the dormers but is for the entire dwellinghouse. Therefore the fact that the dwelling is being built in the wrong place means that the current application must be amended, this allows us to refuse the house planning permission in its current state and request it to be put back to its original position.

Regarding the specific questions in your letter. The planning section does not have the necessary resources to carry out site monitoring once the application has been approved this is due to the large number of applications dealt with, making it practically impossible for case officers to continue monitoring sites following their approval. Our Building Control section does carry out some monitoring at specific stages of the development, however no problems were brought to our attention. The first time I was made aware of the situation was when I received letters from yourself and other residents.

Once complaints were received a site visit was carried out confirming that it had been constructed differently to the approved plans. Following this both the agent and applicant were informed of the situation and warned that any works carried out are at their own risk. Unfortunately we do not have the power to force people to stop building immediately if unauthorised works are being carried out.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

WOKINGHAM UNITARY
Aiming for Excellence

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Applicationo	Name & Address
F/2001/5044	E.J.M. Gower Shillings Foxborough SWALLOWFIELD RG7 1RW
F/2001/5044	John M.C. Clark-Maxwell The Mead House Church Road SWALLOWFIELD RG7 1TH
F/2001/5044	Mrs S J Moore St Leonards SWALLOWFIELD RG7 1QX
F/2001/5044	R.A. Tombs Windyridge The Street SWALLOWFIELD RG7 1QY
F/2001/5044	Mr & Mrs B Wright Broadfields House The Street SWALLOWFIELD RG7 1RE
Application Refused	Letters sent 01.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5044

Applicant : Mr I Rivers C/O W M Graham Associates.

Location : Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.

Proposal : Proposed dormer extensions to dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/11

Date of Neighbour Notifications : .....

Date of Site Visit : 13/11

Date Registered : 16/10/2001

Earliest Date for Decision : 09/11/2001

Latest Consultation Date/Site Notice Expiry Date : 09/11/2001

This application will have expired on: 11/12/2001. 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 : Considers dormer ears would add interest ∴ no objection but agrees that P.P was ever granted for a dwelling on the site.

Highways - no objection subject to conds

Planning Issues : 1Dol see

Application Number: F/2001/5044

Appraisal :

See attached sheet

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

Application Number F/2001/5044
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal and addition of dormer windows
1			By virtue of its forward projection, the
			dwelling would create a more visually
			intrusive ~~fea~~ + incongruous feature within
			the streetscene, to the detriment of its
			character.
			As such it would be contrary to the
			following local plan policies
			BSP : EN1
			WDLP (DD) : WOS3, WBE1
			LALP : LBE1, LBE2
			change of use or land to
2			The proposed increase to the residential curtilage
			would extend the curtilage beyond the settlement
			boundary, which would have an urbanising
			~~effect~~ impact upon the rural character of
			the area.
			As such, the development would be contrary to
			the following policies
			BSP: C2 / WDLP(DD) WCC1 / LALP: LN2.

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	LN1, LBE1, LBE2, LN2,
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3, WBE1, WCC1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1, LD3, C2
MINERALS LOCAL PLAN POLICIES:	—

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

Date: 21.02.02

NO2 - Rev. Plans - In this refusal, nor this permission & del
- revised drawing 2324/02 Rev. B. '& does not approve the proposals as originally submitted'
- 4 January 2002
- Shows dwelling in the position as built & increases the size of the curtilage.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 4 Wyvols Cottages The Street Swallowfield Reading.

APPLICATION NUMBER: F/2001/5044

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/11

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - post at front

2. DESCRIPTION OF SURROUNDINGS
Old part.
Residential.

3. DESCRIPTION OF SITE/BUILDING
Dwelling currently being built - up to top of 1st floor windows
Gable effect to front would be in with other dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES
Sunbeam style window in gable end 2nd floor ← front → 1st floor window in front of garage

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Some props opp have flat roof box style dormers above garage at front

Application Number: F/2001/5044 & F/2001/5502 – Land adjacent to 4 Wyvols Cottages (now Beaver Cottage)

Appraisal:

Development

- F/2001/5044: Following the approval of a detached dwelling (3725) this application was submitted to add dormer windows to the roof space in all elevations
- F/2001/5502: Following the submission of the above application, local residents contacted the department, and it was discovered that the dwelling was being built in the wrong position, and was being built forward of that originally approved. Following enforcement action, this retrospective application was submitted showing the dwelling in the position (as built) and incorporating the dormer windows of application 5044. (Revised plans were also submitted on the dormer window application, to showing the dwelling in the position as built). This application when originally submitted (drawing: 2324/02/B) showed the curtilage of the site increased in size. During a site visit with Enforcement Officers, it was noted that this property and neighbouring ones on either side had increased their rear garden curtilage by incorporating neighbouring agricultural fields. This land was marked off by picket style/post rail fencing. On 11 February 2002, revised plans (drawing: 23224/02/C) were received which show the curtilage the same size as shown in the drawings originally submitted with applications 5044 and 3725, a visibility splay plan, and landscape schedule were submitted. Highways were informed of the visibility splays. No reconsultations were done on the revision C drawing as it was the same as revision B except for the reduction in site curtilage at the rear (though the Landscape Architect was consulted on the addition planting area and landscaping schedule).

Relevant Policies
The site is located within the identified settlement of Swallowfield.

BSP: EN1, LD3
WDLP: WOS2, WOS3, WBE1
LALP: LTV1, LBE1, LBE2

Previous History

- Application 96/63695/F – Erection of detached cottage, approved
- Application F/2001/3725 – Erection of detached dwelling & garage, approved
- Application F/2001/3937 – Renewal of consent 96/63695/F, approved

1) Impact upon neighbouring properties
No letters were received from 4 Wyvols Cottages and Altdeare (the two properties adjacent to the application site, which would most likely be affect by the proposed dormer windows), which regard to the dormer windows. The side windows would be for toilet (facing No. 4 and hall facing Altdeare), with the rear being for a dressing room. This could be conditioned to be obscurely glazed to prevent overlooking of the neighbouring residential amenity area. It is not considered that the proposed front dormer window for a bedroom would cause any adverse effects.

With regard to the positioning of the dwelling, it is approx. 0.88m (according to agents letter) forward of that approved by application 3725, it is not considered that this would have significant adverse effect to Altdeare, which has its garage along the boundary with the application site, nor that its would have any significant adverse effects upon 4 Wyvols Cottages, compared to the previously approved application.

2) Impact upon the character of the streetscene
F/2001/5044:
The proposed dormers would be visible at the front of the dwelling when viewed from the west and to a lesser extend whet viewed from the east, the dormers as originally submitted by application F/2001/5044 (and revised, by Revision B only) would create obtrusive features to the detriment of the character of the street scene, by infilling the gap above the front gable.

There is also the issue of increasing the residential curtilage (this scheme is revised drawing B which increases the size of the curtilage)

The proposed development would increase the residential curtilage of the property, it is not considered that this would have any adverse effects upon adjoining properties, as they have also increased the size of their gardens.

Policy WCC1 says that enclosing gaps and open areas would not be permitted. The Local Plan Inspector has recommended the changing the wording of the policy but this does not affects the consideration of this application. The above policies are also reflected in policies C2 of the Berkshire Structure Plan. It is considered that the proposed change of use would be contrary to these polices and should be refused.
There is concern that if this proposal is allowed, that impacts of potential permitted development (shed etc), and a domestic use which effects such as lighting would create an urbanising effect to the detriment of the open character of the area. Allowing the development could also make it hard to resist a change to the settlement boundary which could then create a potential for back land development

F/2001/5502:
The proposed dormers would be visible at the front of the dwelling when viewed from the west and to a lesser extend whet viewed from the east. This would be exacerbated by the fact that the dwelling has been built further forward than that approved by approximately 0.88m (according to the agents, when it is infact more like 1.2m – measured on site with Enforcement Officers, the application was originally approved as being in line with the forward most part of Altdeare). The dormers as originally submitted by application F/2001/5044 (and revised) and as in application F/2001/5502, would create obtrusive features to the detriment of the character of the street scene.

In projecting further forward than that approved by application 3725, a significant amount of the front gable (garage and bed 2) is visible from the east as well as being noticeable from the west, thereby creating a more visually intrusive and incongruous feature within the streetscene, to the detriment of its character.

With regards to landscaping, the landscape department had no objection but suggested that some form of planting be provided at the front of the site. An area of planting is shown around the parking spaces in addition to the new hedge is shown (shown on previous drawings) is proposed on revised drawing C, and with a landscaping schedule received on 11 February 2002.

The Landscape Architect advised that the extend of the hedge and density of plants would need to be provided (and advised at 4 plants per linear metre), the location and species of the feathered trees would need to be shown m and details of planting around the parking spaces would need to be shown.

It is therefore recommended that both applications be refused on the basis of detrimental impact upon the character of the streetscene.

3) Impact upon highway safety (parking provision)
   - F/2001/5044 – highway department no objection to the proposed development, subject the parking and garaging being retained.
   - F/2001/5502 – Request revised plan showing visibility splays as submitted with application 3725. This was received on 11 February 2002. The highways department have reviewed this plan and recommend conditions as previous application (F/2001/3725)

4) Letters of representation

- Application F/2001/5044
  No letters were received raising objections to the dormers, the Parish Council felt that the extensions would add interest to the dwelling (which they regretted had ever been given approval). Following the discovery that the dwelling was built in the wrong position, 10 letters of objection received including 2 from the Parish Council
- Application F/2001/5502
  12 letters received (plus Parish Council), plus a petition of 33 signatures from the Swallowfield Local History Society.

All letters of objection essentially raised concerns about the building contravening the previous planning permission, being out of line/forward of the adjacent buildings, affect in visual amenity and highway safety, all of which have been addressed above.

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~25 SEP 2001~~ 16 OCT 2001

Officer: NAB

Application No. ~~F/2001/4948~~ F/2001/5044

Map No. 103 Site 0.03

Easting: ..... Flood P In .....

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED DORMER EXTENSIONS TO DWELLING TO FORM ROOMS IN LOFT SPACE

Location: ADJOINING WYVOLS COTTAGES TITE STREET

Parish: SWALLOWFIELD Ward: Swallowfield

Applicant: MR I RIVERS

Fee (2) Received 95-00 Required 190.00 ✓ Received 16/10. 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 : 16/10 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 .....

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

HERITAGE BODIES

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

OTHERS:

.....

.....

No pre-apps

NEIGHBOURS:

.....

.....

S/N + see map.

.....

.....

.....

.....

.....

.....

W.M. GRAHAM ASSOCIATES *CHARTERED ARCHITECTS*

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

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Ref: 2324/wmg/cm

4 January 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of N Brown

Dear Sir

BEAVER COTTAGE THE STREET SWALLOWFIELD

With reference to our recent discussions regarding the above we enclose 4 copies of drawing No. 2324 – 02B.

The drawing shows the corrected location and size of dwelling based on the on site dimensions. We consider, based on dimensions on site, that the position of the dwelling is some 880 mm further forward that that depicted on the drawings for application No. F/2001/5044

It appears that an error occurred when setting out on site was carried out. The location was due entirely to error and not for gain.

From on site observations the forward position should not take any light from Altdeare as the main element is a garage door and No 4 on the other side has windows at an angle. We consider that all other matters are unaffected.

At this stage we would also wish you to take into account that when the matter was raised our client asked that we voluntarily offer all details to the Enforcement Officer without delay. This we did on 13 December 2001.

We would however apologise for the delay in forwarding this letter but this delay has been due to the Christmas break.

Ref. 2324/wmg/cm

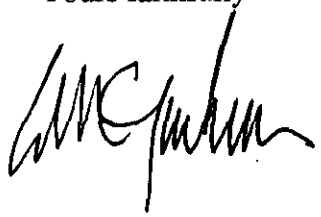
4 January 2002

WDC

We trust that we have forwarded sufficient details to allow the matter to be resolved and please be assured of our client's good intent.

Should you require any further details please do not hesitate to contact us.

Yours faithfully



W M Graham

Enc

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES	HPT
POL	TLS
DC 146	ENF
APP	
CS 10/01/2002	
10 JAN 2002	
COPIES TO:	ACK:
	FILE:

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5044
Location: Little Foxes, Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal: Proposed dormer extensions to dwelling to form rooms in loft space
Case Officer: Natalie Brown

The Parish Council understands that the above application has yet to be determined. The Parish Council originally commented on this application on 31/10/01, and at that time had no objection, as the application was, in effect, a variation to a previous application that had already received planning permission.

However, since making its original comments it has now become apparent that the dwelling is being constructed approximately 2 metres in front of the position shown on the plan.

Apart from being in flagrant breach of the planning permissions, which the Parish Council is endeavouring to have rectified through yourselves, the Parish Council would like this opportunity to withdraw its original 'no objection' to this application and substitute the following objection:-

The Parish Council strongly objects to this application for the following reasons:-

1. Additional rooms in the roof space will allow a higher occupancy of the dwelling, which in turn will mean a higher usage of cars. The car parking space in front of the dwelling is, in the Parish Council's view, insufficient for the dwelling, particularly given that on-road parking in this location is dangerous due to the bend in the road; the limited long distance sight lines; and the high number of vehicles using this road, particularly during the morning rush hour, when this road becomes a rat run.
2. The incorrect positioning of the building causes even less off-street car parking to be available, thereby exacerbating the situation.

The Parish Council therefore trusts that this application will be refused, and indeed will be refused even if the building is repositioned correctly, as the Parish Council, when making its previous no objection comments, in retrospect failed to realise the consequence of the variation on probable car ownership, and the lack of car parking available for additional vehicles.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.Jan. 2002 13:18 SWALLOWFIELD PARISH COUNCIL No.1395 P. 1/1
SWALLOWFIELD P C

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 644
email: clerk@swallowfieldpc.gov.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

12 JAN 2002

COPIES TO:	ACK:
10/01/2002	FILE:

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5044
Location: Little Foxes, Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal: Proposed dormer extensions to dwelling to form rooms in loft space
Case Officer: Natalie Brown

The Parish Council understands that the above application has yet to be determined. The Parish Council originally commented on this application on 31/10/01, and at that time had no objection, as the application was, in effect, a variation to a previous application that had already received planning permission.

However, since making its original comments it has now become apparent that the dwelling is being constructed approximately 2 metres in front of the position shown on the plan.

Apart from being in flagrant breach of the planning permissions, which the Parish Council is endeavouring to have rectified through yourselves, the Parish Council would like this opportunity to withdraw its original 'no objection' to this application and substitute the following objection:-

The Parish Council strongly objects to this application for the following reasons:-

1. Additional rooms in the roof space will allow a higher occupancy of the dwelling, which in turn will mean a higher usage of cars. The car parking space in front of the dwelling is, in the Parish Council's view, insufficient for the dwelling, particularly given that on-road parking in this location is dangerous due to the bend in the road; the limited long distance sight lines; and the high number of vehicles using this road, particularly during the morning rush hour, when this road becomes a rat run.
2. The incorrect positioning of the building causes even less off-street car parking to be available, thereby exacerbating the situation.

The Parish Council therefore trusts that this application will be refused, and indeed will be refused even if the building is repositioned correctly, as the Parish Council, when making its previous no objection comments, in retrospect failed to realise the consequence of the variation on probable car ownership, and the lack of car parking available for additional vehicles.

Yours faithfully,

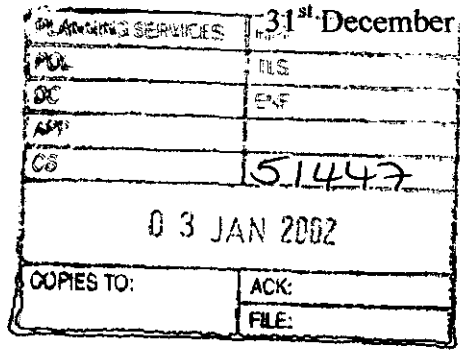
C Adams

Mrs. C. Adams, Clerk

Broadfields House, The Street, Swallowfield, Berks., RG7 1RE
tel. 0118 9885800; 0118 9884847
fax. 0118 9885800
e-mail bwconsult@broadfieldshouse.fsnet.co.uk

Your Ref: DL/2/RFS/01/4867

31st December 2001



Mr D B Ledger
Environmental Services Department
Planning Services
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL

Dear Mr Ledger

House Erected Forward of Approved Plans at Land Adjoining
4 Wyvols Cotages, The Street, Swallowfield. F/2001/5044 and F2001/3725

Thank you for your letter dated 21st December.

Unfortunately, the comments in your letter raise more questions than answers.

1. It is extremely worrying to note that, due to lack of resources, site monitoring is rarely carried out once the application has been approved. I am sure this fact has not gone unnoticed by private builders and developers! As mentioned in my previous letter, why bother to have a planning process if buildings are being erected in blatant contravention of the approval given.

2. You state in your letter "Our Building Control section does carry out some monitoring at specific stages of development, however no problems were brought to our attention". If an inspection by the Building Control section was made, why was this glaring and blatant disregard for the building approval not reported to you? It should not have been left to the residents of Swallowfield to write to you with their concerns.

3. The most disturbing issue to have come to light during the course of trying to get to the bottom of this matter, is the fact that after building approval has been granted, little or no checks are carried out to ensure that the plans are adhered to; as you say in your letter only "some monitoring" occurs. Would I ,therefore, be a correct in assuming that some buildings are not inspected at any stage during their construction period?

4. Might I suggest that, if the planning section does not have the resources to carry out these vital inspections, then perhaps the number of planning approvals should be kept in line with the staff and resources available to monitor them.

I look forward to your reply in due course.

Yours sincerely

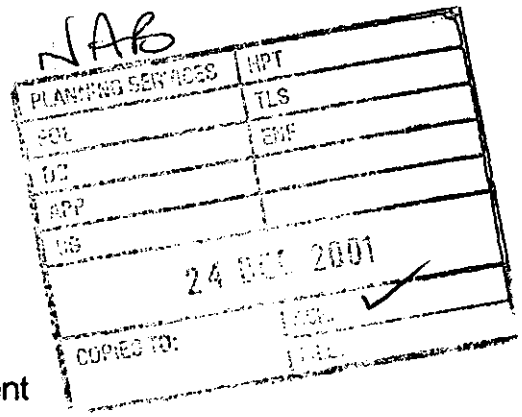
Mr & Mrs B Wright

CC Natalie Brown
Trevor Watson

M & B J Nelhams
'Maypool'
The Street
Swallowfield
Reading RG7 1RE

Tel: 0118-988-3499

20 December 2001



Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

Application Number: F/2001/3725, as amended by F/2001/5044
Location: New Property Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading

I refer to the above Applications Nos. regarding the above property, which is currently under construction.

I am concerned from a lay viewpoint that the building under construction appears not to be complying with the above Applications, in that there is a difference between the original planning consent and the actual location of the partly constructed building.

Please would assure me that either I am incorrect on this aspect and that the building is compliant with the original Planning Application, or that action is being facilitated to ensure that the original planning approval will be fully complied with by the applicant.

I look forward to hearing from you.

Yours faithfully

M & B J Nelhams

Broadfields House, The Street, Swallowfield, Berks., RG7 1RE
tel. 0118 9885800; 0118 9884847
fax. 0118 9885800
e-mail bwconsult@broadfieldshouse.fsnet.co.uk

Your Ref: DL/RFS/01/4867

NAB 068

PLANNING SERVICES	HPT
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20 DEC 2001	
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	FILE:

17th December 2001

Mr D B Ledger -Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 153
Shute End
Wokingham, Berkshire RG40 1WL

Dear Mr Ledger

Ref: House Erected Forward of Approved Plans at Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield – F2001/5044

I acknowledge receipt of your letter dated 11th December regarding the above.

The comments in your letter are ambiguous; the additional planning application for the dormer windows in the roof of this property has absolutely nothing to do with the fact that this house is being, and continues to be built, not in accordance with the approval given ie some two metres forward. In addition I am given to understand that the house is also **larger** than that for which planning was approved.

The questions requiring clarification and explanation are:

1. **Why** was the applicant allowed to proceed to the roof stage without being checked? I understand that all buildings under construction are inspected by Wokingham Council at various stages presumably to check that building is carried out in accordance with the approved planning application. Therefore, it must have been apparent right from the outset that the building was being erected some two metres forward, and was also larger than approved.

2. **Why** was building not suspended at this stage? It would have been so much easier to rectify the problems at this point, rather than allowing the applicant to continue building whilst clearly in breach of planing approval.

We understand from your letter that, if approval of the planning application for the dormer windows is refused, Enforcement action is **likely** to restore the building to the previously approved building lines. I refer to my first paragraph; what has the approval or not of the dormer windows got to do with the fact that the house has been built forward, and is larger than approved?

Many Swallowfield residents, and indeed members of the public who do not even live in Swallowfield, are extremely upset that this house has been erected with a complete disregard to the planning permission. It is the consensus of opinion that all this could have been avoided if Wokingham Council had taken the necessary action at the appropriate time.

Answers to the as yet unanswered questions are awaited with interest.

Yours sincerely

Mr & Mrs B Wright

cc
Natalie Brown
Trevor Watson
Councillor Mrs D C Beatty
Mrs Karen Satterford – Director of Environmental Services
Mr Mike Evans – Planning Enforcement
Mrs Anna Cronin – Head of Development Control
Mr Mark Moon – Head of Engineering Services (Highways)

Tel: (0118) 974 6452(Direct Line)
Fax: (0118) 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 12 December 2001
My ref: DL/2 /RFS/01/4867

Mr Rivers
2 Loddon Court Farm Cottages
Lambs Lane
Spencers Wood
Shinfield
Berkshire
RG7 1JG

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Rivers:

RE: ERECTION OF DETACHED DWELLING AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD.

I am writing to you following a site visit that was carried out after we received several complaints about the above development. It has been established that the building is not being erected in accordance with the plans submitted under the current application F/2001/5044.

Your agent has been advised of this and revised plans have been requested for the application. Any unauthorised works carried out before the application is determined are done so entirely at your own risk. Once the department has received the revised plans the Case Officer will get in touch with your agent to discuss how the application will progress.

If you have any questions regarding this letter, please do no hesitate to contact me.

Yours sincerely

DL

Mr D Ledger
Planning Enforcement Officer

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 12 December 2001
My ref: DL/2/RFS/01/4867

Mr Hammond
Coppins
The Street
Swallowfield
Reading
Berkshire
RG7 1RE

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hammond,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your e-mail received on 12th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of 4 dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

The dwelling is being constructed forward of the position previously approved. Therefore should the amended application be refused, it is likely that Enforcement action would be taken to restore the previously approved building lines.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

Mrs Adams
Swallowfield Parish Council
Penton Cottage
Swallowfield Street
Swallowfield
Reading
Berkshire
RG7 1QX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Adams,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 5th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of – dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

The dwelling is being constructed forward of the position previously approved. Therefore should the amended application be refused, it is likely that Enforcement action would be taken to restore the previously approved building lines.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

R A Tombs
Windyridge
The Street
Swallowfield
Reading
Berkshire
RG7 1QY

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear R A Tombs,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 6th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of – dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

The dwelling is being constructed forward of the position previously approved. Therefore should the amended application be refused, it is likely that Enforcement action would be taken to restore the previously approved building lines.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

Mrs Moore
St Leonards
Swallowfield Street
Swallowfield
Reading
Berkshire
RG7 1QX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Moore,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 6th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of – dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

The dwelling is being constructed forward of the position previously approved. Therefore should the amended application be refused, it is likely that Enforcement action would be taken to restore the previously approved building lines.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

Mr Clark-Maxwell
The Mead House
Church Road
Swallofield
Reading
Berkshire
RG7 1TH

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Clark-Maxwell,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 6th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of – dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

The dwelling is being constructed forward of the position previously approved. Therefore should the amended application be refused, it is likely that Enforcement action would be taken to restore the previously approved building lines.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

C J Gower
29 Foxborough
Swallofield
Reading
Berkshire
RG7 1RW

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear C J Gower,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 6th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of – dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

The dwelling is being constructed forward of the position previously approved. Therefore should the amended application be refused, it is likely that Enforcement action would be taken to restore the previously approved building lines.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

Mr Wright
Broadfields House
The Street
Swallofield
Reading
Berkshire
RG7 1RE

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Wright,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 8th December 2001 regarding the above.

A dwelling was approved planning permission under application F/2001/3725, and there is now a current application in on this site. The current application only differs from the previous approval in respect of the inclusions of – dormer windows in the roof. However, the dwelling is currently under construction and the applicant has been warned that they proceed at their own risk.

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I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

Mr Webber
Delphi
The Street
Swallofield
Reading
Berkshire
RG7 1RE

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Webber,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 8th December 2001 regarding the above.

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I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Tel: 0118 974 6452 (Direct Line)
Fax: 0118 974 6484
Email Daniel.Ledger@wokingham.gov.uk
Date: 11 December 2001
My ref: DL/2/RFS/01/4867

E J M Gower
Shillings
Foxborough
Swallofield
Reading
Berkshire
RG7 1RW

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear E J M Gower,

RE: HOUSE ERECTED FORWARD OF APPROVED PLANS AT LAND ADJOINING 4 WYVOLS COTTAGES, THE STREET, SWALLOWFIELD. F/2001/5044.

Thank you for your enquiry received on 8th December 2001 regarding the above.

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I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me.

Yours sincerely,

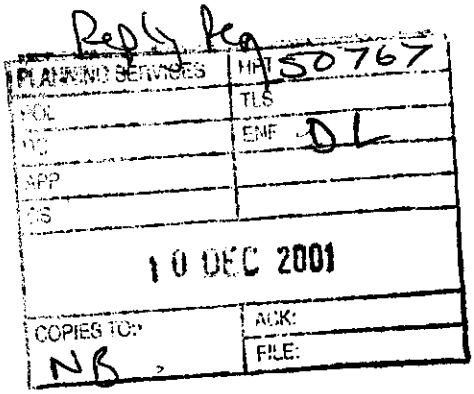
DL

Mr D B Ledger
Planning Enforcement Officer

c.c. Trevor Watson
Natalie Brown

Broadfields House, The Street, Swallowfield, Berks., RG7 1RE
tel. 0118 9885800; 0118 9884847
fax. 0118 9885800
e-mail bwconsult@broadfieldshouse.fsnet.co.uk

Reply to



6th December 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berks RG40 1WR
For the attention of Natalie Brown

Dear Sirs

Application Number F/2001/3725 as amended by F/2001/5044
Location – Land adjoining 4 Wyvols Cottages, The Street, Swallowfield

The above house is being erected with a blatant disregard to the plans submitted, for which planning permission was approved. The house is positioned several metres in front of the adjoining properties. On the plans which were approved, it shows the house approximately in line with Alltdearg.

As a consequence of this failure to comply with the plans, as approved, the visual amenity of the immediate surrounding area has been severely spoilt. As you enter Swallowfield Village from the B329 there is a pleasing vista of old farmworkers' cottages which sit very well with the houses built during the last 20 years. However all that confronts you now is a house protruding dramatically beyond the building line and out of character with the surrounding houses, completely ruining the natural curve of the bend into the village.

When approaching the house from the eastern end of The Street, ie from Trowes Lane, the visual impact is even worse. In addition the house is "squint" onto the site and has been "shoehorned" in. It is quite obvious that the site was completely inadequate to accommodate a house of this size. The site, if it can be called that, was in fact an "entrance" to the field behind.

The house is on a bend, therefore, off road parking provision is extremely important. However, because the house is now built so far forward, it is doubtful that there will be adequate room for the two off- road parking spaces provided on the plans. These were in any event totally inadequate. You may recall the objections raised on this matter by immediate neighbours at the time of the original and subsequent planning applications.

In addition, the applicant's have applied for planning permission to build a dormer bedroom. Effectively turning a three-bedroomed house into a four-bedroomed house, thereby increasing the potential for even more off-road car parking space.

It is Wokingham District Council and the Enforcement Officer's responsibility to see that houses are built in accordance with the planning approval given, otherwise it makes a complete nonsense of the whole planning process.

I would respectfully suggest that Wokingham District Council **insist** that the house is demolished and rebuilt in its correct position.

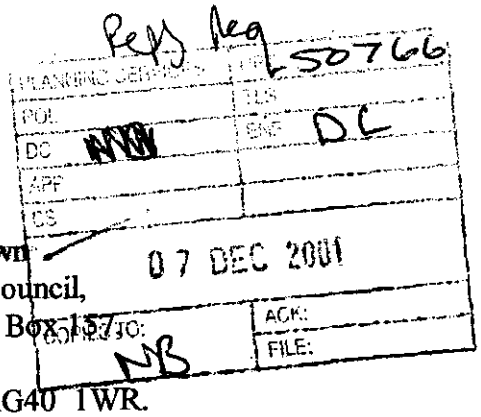
I look forward to your response in due course.

Yours faithfully

Mr & Mrs B Wright

cc
Councillor Mrs D C Beatty
Mrs Karen Satterford – Director of Environmental Services
Mr Mike Evans – Planning Enforcement
Mrs Anna Cronin – Head of Development Control
Mr Mark Moon – Head of Engineering Services (Highways)

'Delphi',
The Street,
Swallowfield,
READING,
RG7 1RE.



Attention Natalie Brown
Wokingham District Council,
Planning Services, PO Box 157,
Shute End,
WOKINGHAM. RG40 1WR.

December 6th. 2001.

Dear Sir,

Reference F/2001/3725: Site adjacent to No 4 Wyvols Cottages, The Street, Swallowfield.

With regard to the infill property currently under construction at the above location, are you aware that the building contravenes the plans relating to the planning permission granted. At present the forward line of the building is some six to eight feet in advance of the front of the adjacent properties on either side.

I trust you will take the necessary action to correct this obvious infringement and not let construction continue to proceed unchallenged.

Yours faithfully,

P.J. Webber. (Mr.)

cc. Karen Sattersford. Director, Environmental Services.
Mike Evan, Planning Enforcement Officer.
Clare Beatty, Swallowfield District Councillor.

X Miss Natalie Bowen X

7/12/01

Shillings,
Foxborough,
Sw'field
RG7 1RW

PLANNING SERVICES | HPT
FOL | JLS
DC | EMF
APP |
CS |
07 DEC 2001
COPIES TO: | ACK:
FILE:

Mr. Mike Evans
Chf. Enforcement Officer
Wokingham DC,
Shute End, Wokingham

Dear Mr. Evans,

F/2001/3725 - House under construction next Wyvols Cotts. Sw'field

I am sorry you declined to see me today as I had hoped for some constructive conversation regarding the above. You may not have known for instance that WDC required the landowner to obtain sight-lines across several neighbouring properties before you would even consider allowing a house to be built at this point on a bend. A Number of trees shrubs, hedges and a fence were removed, and a signed agreement made with immediate neighbours not to object to the house for which they were awarded extra land tacked onto their rear gardens. Worried that they had heard they may not be able to use this agricultural land as garden, they have recently been assured that if they just use it, no-one will notice, hence right of use by default.

Now they have built the house several metres forward than PP allows, these sight-lines, which were required by WDC have been severely impaired. Since the parking of a car on this bend a few years ago resulted in a car crashing into the listed wall of Bowyers Farmhouse, it is of great concern to residents if anything is allowed to impede or restrict your own conditions.

Secondly, you stated that you were not aware of this until today. The first enquiry to your office was made on 27/11/01 as to whether this was correct in accordance with the plans at 1513 hours. The reply received was it was usual to stagger buildings. The officer concerned should have alerted you then that something was amiss. The message today that you could do nothing until a fresh planning application was received is also worrying, unless you have delivered the developer a strong message that the present position of the house is against your own requirements. There could also be an appeal by the developer that you did not warn them sufficiently when you first learned of this very deliberate act to circumvent the planning system.

Your Authority went to a great deal of trouble and expense when Site PS5 (now PS4) was built to ensure that nothing spoiled the village. Since then, WDC and the PC both have spent money on defending this village from excessive development. A great deal of public money and time will be wasted if at a stroke, one house is allowed to spoil The Street. A wave of indignation is rising now that people are aware that this eyesore does not have the benefit of PP. We have enormous problem of speeding traffic in the rush hour rat run, now your Authority seem set to add to the problems of villager's safety by failing to act in this instance.

The house is now large enough to attract the minimum of 2 cars, and it is not unusual here for there to be 3 or 4 per household! Windows have appeared in the side adjacent to Alltbeag which is causing them concern. If it were my house, or any other ordinary citizen, the anomaly of the house being several metres further forward than PP allows surely would have been picked up when the foundations were inspected? The builders have told concerned residents that the house is being built for a specific person. Hum! Originally it was SAID to be for a farmworker, when the farmer was actively ceasing to farm and there were no farmworkers bar the owners! Besides which, the farmer has masses of personal land attached to the farmhouse on which to build should the need arise. Given these circumstances, it is even

more worrying that you do not wish to engage in a conversation with any concerned resident of Swallowfield.

I am minded that an Appeals Inspector was very cross with WDC on a recent appeal on land to the rear of The Street and Trowes Lane that WDC were not aware that Swallowfield floods. Well, it did not until PS4 was built - apart from Part Lane flooding very occasionally. The water now pours down Trowes Lane meeting the water pouring down The Street and since the site being built on used to hold a lot of water, any additional tarmacking at this point will only serve to exacerbate the problem.

Finally the Inspector of the 2500 houses at Grazeley took the points that the PC had made as valid reasons for not building any more houses in Swallowfield. Obviously a house here and there will not make much difference, but what will make a difference is where any additions are sited. We were not keen on having the entrance blocked to the field as there is no other point in The Street from which access can be gained. Swallowfield Street is highly dangerous now to pedestrians as we badly need a footway at the top end by Basingstoke Road for mothers with children walking to school and the shops in Spencers Wood. The bends on the Basingstoke Road make any access there extremely dangerous with the 2 bends.

No P.Cr., goes passed the site on a regular basis to work, and most people locally use Swallowfield Street as access onto the Basingstoke Road as the traffic flies round a bend at that point making egress very difficult and dangerous (egress from The Street is dangerous). In addition, the road surface of The Street is now very poor and deteriorating, so residents use the other access and egress at Swallowfield Street. The point here is that no-one noticed the building* who would understand that PP had been flouted, and no-one thought to alert the PC, since it was known that PP had been granted.

* at a very early stage.

We hope we do not have to alert higher Authorities and that WDC do really mean to address the resultant problems caused by this deliberate flouting of the planning system. We noted when PS4 was being built, and I believe Shinfield have suffered the same problems with developers thinking that WDC will not notice anything untoward out here as it is too remote from Wokingham! Where does it leave us if this is allowed to stand? That "anything goes" in one of WDC's jewels in their crown?.

I do hope that you will address the additional problems that have been caused by the deliberate flouting of the planning system when considering how to proceed from here.

Yours sincerely,

E J M Gower

E.J.M. Gower

P.S. Just in case it is not perfectly clear, the house will, if it remains in its present position, impair the view across the gardens that we believe is necessary (and so did WDC) to maintain minimum levels of safety at this bend.

By Hand 06/12/01

NAB OBS

PLANNING SERVICES	HPT
POL	ELS
DC	ENV
APP	
CS	
06 DEC 2001	1/12/01
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Ms Natalie Brown, Case Officer,
WDC Planning Dept.,
Shute End, Wokingham

Dear Ms. Brown,

P.A. No. F2001/5044 – House on The Street, Swallowfield, next Wyvols Cotts.

May I draw your attention to what looks like a gross breach of planning regulations regarding the above.

Our Parish Council (PC) objected to a house being built on this site as it was likely to look shoe-horned onto a tiny plot and would detract from the visual amenity of the area. This was exacerbated by lining up the new house with the "new houses" to the right, instead of with Wyvols Cotts., which are a valuable part of this villages' heritage. The house was always going to look "squint" on to the plot. The front of the new house has so far exceeded the building line as to completely dominate the street scene at this point, drawing attention to it in the most appalling manner, and has, as far as we are aware, been built way outside the footprint of the PP which was granted by your Authority.

Your Authority cannot obviously leave this flagrant breach to stand. It is completely ruining the street scene, detracting entirely from the visual amenity of the area, notwithstanding it is opposite to 3 important listed buildings. If the developer is allowed to get away with this, further such outrages could not be defended in historical villages. This breach cannot and must not be permitted, and I for one, would be extremely happy to attend any appeal that the developer may care to launch and speak vociferously against it.

I am also upset about the neighbours adjacent to this plot. They did not object to the original PA because they were advised it was needed for a farm-worker, and in good faith they allowed their hedges and fences to be removed to allow sight-lines for which they were allocated more land for their back gardens by the landowner. This places them in an impossible position.

The house should and must be pulled down and an example made to developers who obviously think they can get away with it. In Oxfordshire this would happen if any building were erected 1" larger than the PP allowed, consequently they do not have any troubles of this nature.

Yours sincerely

Elizabeth JM Gower

EJM Gower

c.c.'s PC, Karen Sattersford WDC, Clare Beatty, Mr. K.A. Malvern Chrmn. John Redwood, MP

PS. Is there room for sufficient off-street parking? EG.

FAO: Natalie Brown

By HAND 06/12/01

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 6 DEC 2001	
COPIES TO:	ACK.
	FILE.

29 Foxborough
Swallowfield
RG7 1RW

3 December 01

Head of Enforcement,
Wokingham District Council,
Wokingham, Berks.

Dear Sir/Madam,

F2001/5044 New house adjacent to Alltdearg, The Street, Sw'field

I believe this is the last variation to the planning application to build on the above site. There is no provision on this plan for ignoring the approximate building line and building a house several metres forward on the site. It appears that the developer is abusing the planning system and if there is no action on this, then what is the point of a planning system?

The result of this abuse has several consequences. The Street already suffers from on-street parking, especially where terraced houses have inadequate off-street parking provision. I cannot see how 2 cars can be parked in the drive, not that the whole of the front garden should be given over to drive or it will be out of keeping with the other properties. Secondly there is a large mass of house adjacent to much smaller properties, so it looks exactly what it is – an attempt to squeeze a new house which is out of proportion to its neighbours onto much too small a plot.

In order to squeeze any new house onto this site without it sticking out like a sore thumb, it was necessary to stick to the existing building line. In the plans submitted this was more or less achieved and presumably, had it not been so presented, WDC would not have passed the plan. Even so, the Parish Council objected to it, and I am surprised WDC passed it when it is on a bend making it necessary for the landowner to obtain sight-lines over neighbouring properties; it is the only safe access to the field behind it and the plot is not square leaving any new building detracting greatly from the visual amenity of the area. Maybe this is acceptable in a town, but it is not acceptable in a village with an important architectural heritage.

I believe the Inspector on the Appeal of the 2500 houses proposed at Grazeley was of the opinion that Swallowfield should not have more traffic coming through it, and ruled there should be no more building here in the subsequent Appeal as to the rest of the proposed Local Plan. Obviously he thought it was worth saving, so I trust that WDC will follow his advice! This means, in my view, protection of the setting of the existing houses which includes Wyvols Cottages, Bowyers Farmhouse and The Granary plus the other listed garage opposite. I trust, therefore that WDC will not allow this abuse of the planning system.

Yours truly,

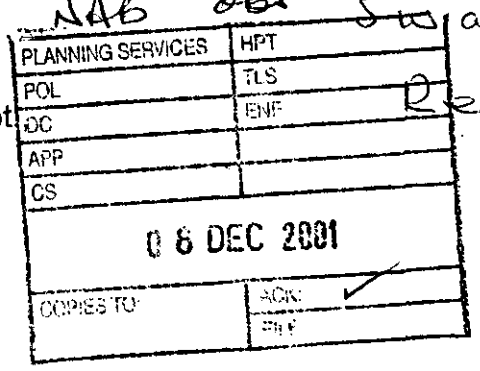
C J Gower

C.J.Gower

c.c. Clare Beatty, District Cr.
Head of Planning, WDC
Chairman of Planning, WDC
John Redwood, MP for Wokingham
Natalie Brown.

By Hand 06/12/01.

Windyridge
The Street
Swallowfield
Reading
RG7 1QY



Ms. Natalie Brown, Case Officer,
Wokingham District Panning Dept.
Shute End,
Wokingham.

4th December, 2001-12-03

Dear Ms. Brown,

P.A. No. F2001/5044 New House next Wyvols Cottages, The Street, Swallowfield

Dear Ms. Brown,

I would like to object most strongly to the fact that the house being built here appears to be in contravention to any available plans. It is looming into The Street and dwarfing the smaller houses either side of it.

Villagers have been very pleased lately, that any addition to the village has blended in with the existing houses. This makes no attempt so to do and will quite ruin The Street if it were allowed to stand.

I trust your Authority is not aware of this breach of the planning system, and now that it is aware, the developer concerned is made to demolish this house immediately and to build only that which they have planning permission for.

Yours sincerely

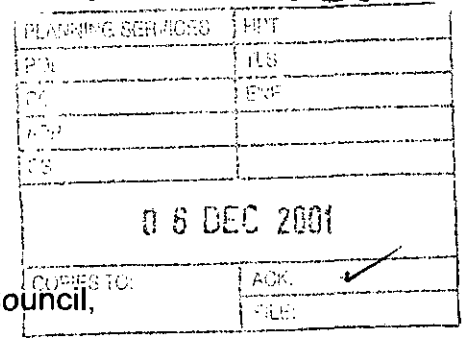
R A Tombs

c.c. Clare Beatty
Hd. Of Environmental Services – Miss Karen Sattersford
Chf. Enforcement Officer, WDC
Chairman of Development Control – Mr. K.A. Malvern

By Hand 06/12/01

NAB OBS

St Leonards,
Swallowfield
Nr Reading,
Berks.
RG7 1QX



Ms. N. Brown,
Case Officer,
Planning Dept.,
Wokingham District Council,
Wokingham,
Berks.

3 December 2001

Dear Ms. Brown,

P.A. No. F2001/5044 – The Street, Swallowfield
New House Next to Wyvols Cotts.

I am most concerned to note that the house being built here does not appear to conform to any plan. It is clearly a few metres in front of the footprint and dominates The Street at this point and is noticeable for quite a distance.

It is surprising that the planning system does not appear to have noticed such a flagrant breach as yet, for if it had, surely this would not be allowed? The Street is an important part of our architectural heritage, and it appears that our fears about any house built on this site would look shoe-horned onto it were well justified.

Enforcement has never been WDC's strongest point, but I feel you have no choice in this instance. Developers must not be allowed to ruin our heritage and most certainly not by deviating from planning permission.

I trust, therefore, that they will be made to demolish this house.

Yours sincerely

S J Moore (MRS)

c.c.'s Clare Beatty, District Cr. Chairman Development Control Committee, Chief Enforcement Officer, WDC, Miss Karen Sattersford, Head of Environmental Services, WDC

By hand 06/12/01.

The Meads House
Church Road
Swallowfield
RG7 1TH

NAB OBR

PLANNING SERVICES	HPT
PSL	TLS
PC	ENF
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CS	
06 DEC 2001	4/12/1
COPIES TO:	ACK: ✓
	FILE:

Ms. Natalie Brown,
Case Officer,
Panning Department,
Wokingham District Council
Shute End,
Wokingham, Berks.

Dear Ms. Brown,

Re PA No. F2001/5044 – New house being erected next Wyvols Cottages, The Street, Swallowfield

I would like to object to the positioning of this house on the plot, which I understand differs from the planning permission granted. I understand also that our Parish Council objected to the planning application in the first place because they were concerned that this plot would not be suitable for a house of any size given that the existing houses are very shallow, and the plot was not square, so that it would be difficult for any house built there to blend in with present housing stock. It also blocks any sensible access to the field behind it.

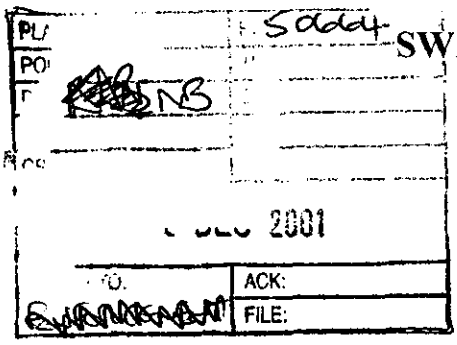
The new house now sticks out like a sore thumb, and although it is not in a conservation area, it is opposite a number of listed buildings. It is spoiling The Street and must not be allowed.

I feel your Authority should put your foot down over this breach of planning permission forthwith, and not allow developers to do what they like. This should apply anywhere within the District, but most especially in villages with distinct architectural heritage.

Yours truly,

John M. C. Clark-Maxwell

cc.'s Karen Satterford
Mike Evans
Clare Beatty
MP.



SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

5 Dec 2001

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR
For the attention of Natalie Brown

Dear Sirs,

Application Number: F/2001/3725, as amended by F/2001/5044
Location: Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield

The building referred to in the above applications is currently under construction.

It is blatantly obvious that the works are not being carried out in accordance with the planning approval in that the front of the building is sited several metres in front of neighbouring properties, whereas the planning approval required the dwelling to be approximately in line with Alltdearg.

The consequence of this failure to comply with the planning approval is twofold, namely: -

1. The visual amenity of the immediate area has been severely damaged. This is an important site in that Wyvols Cottages effectively form the 'gateway' to the village. When entering a village first impressions are very important, and if the dwelling under construction had been correctly sited then there would have been a continuous homogeneous vista into the village. However, with the dwelling sited in its present position this vista has been ruined, as all eyes are now drawn to this property jutting out and effectively cutting off Alltdearg from view when entering Swallowfield village.

2. The dwelling is on a bend in the road. In the Parish Council's original objection to this application, one reason was that sight lines on the bend are poor, particularly if vehicles are parked in the road. The original scheme only had two off road parking places provided, which the Parish Council considered inadequate given the danger of on street parking in that location.

By positioning the dwelling further forward the Parish Council questions whether even the two proposed off road parking places can be properly provided. If not, then it is inevitable that there will be more on street parking, with the consequential danger and difficulties that that will cause due to the bend.

The Parish Council considers that the applicant's failure to comply with the planning approval is blatant, and cannot be viewed as a genuine error. Given that what would appear to be a deliberate intent not to comply with the planning approval, and the disastrous consequences of not complying, the Parish Council considers that Wokingham District Council should enforce the planning approval, i.e. insist that the dwelling is demolished and rebuilt in its correct position.

If this course of action is not followed, then the Parish Council would be grateful if it could be informed as to why such action is not being taken. The Parish Council would consider that allowing the construction to proceed would be totally unacceptable, regardless of whether a retrospective planning application is then submitted varying the dwelling's position on site, as legally it may well then prove impossible to refuse to permit the dwelling on its present location.

The Parish Council awaits your rapid response with interest.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Cc Councillor Mrs. D.C. Beatty
Mrs. Karen Satterford - Director of Environmental Services
Mr. Mike Evans - Planning Enforcement
Mrs. Anna Cronin - Head of Development Control
Mr. Mark Moon - Head of Engineering Services (Highways)

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

5 DEC 2001
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5 Dec 2001

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cc to Enforcement
S/11
NMS

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR
For the attention of Natalie Brown

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Location: Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield

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SWALLOWFIELD P C
5.Dec. 2001 14:15 SWALLOWFIELD PARISH COUNCIL No.1379 P. 1/2

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Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Cc Councillor Mrs. D.C. Beatty
Mrs. Karen Satterford - Director of Environmental Services
Mr. Mike Evans - Planning Enforcement
Mrs. Anna Cronin - Head of Development Control
Mr. Mark Moon - Head of Engineering Services (Highways)

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

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FILE:

October 31st 2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5044
Location: Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal: Proposed dormer extensions to dwelling to form rooms in loft space
Case Officer: Natalie Brown

The Parish Council regrets that planning permission was ever granted for a dwelling on this site. However the Parish Council considers that the proposed dormer extensions will add interest to the design of the dwelling, and consequently the Parish Council has no objection to this proposal.

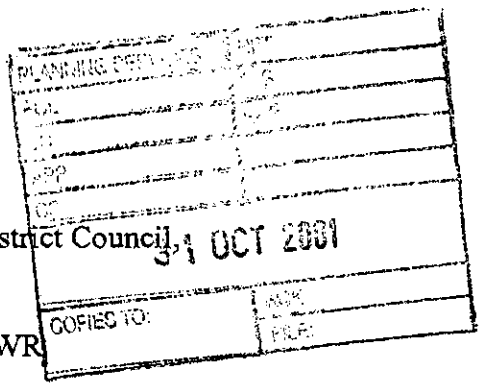
Yours faithfully,

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



October 31st 2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/5044
Location: Land adjoining 4 Wyvols Cottages, The Street, Swallowfield
Proposal: Proposed dormer extensions to dwelling to form rooms in loft space
Case Officer: Natalie Brown

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Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

31.Oct. 2001 16:21 SWALLOWFIELD PARISH COUNCIL No.1359 P. 1/5
SWALLOWFIELD P C

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 16 October 2001

Application Number: F/2001/5044

Proposal: Proposed dormer extensions to dwelling to form rooms in loft space.

Parish: SWALLOWFIELD PARISH

Site Address:
Land Adjoining 4 Wyvols Cottages, The Street, Swallowfield, Reading.

Applicant:
Mr I Rivers C/O W M Graham Associates.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** AC 18/10/01

16. OCT. 2001

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2324/wmg/cm

21 September 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

DWELLING ADJOINING WYVOLES COTTAGES THE STREET SWALLOWFIELD

Please find enclosed a completed planning application fot the above property comprising the following: -

a) Householder planning application including Certificate A
b) Fee note for £95 (cheque enclosed)
c) OS extracts
d) Dwg. No. 2324 – 02

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

16. OCT. 2001 * 5044

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2324/wmg/cm

12 October 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

BEAVER COTTAGE (adjacent to Wyvoles Cottages) THE STREET SWALLOWFIELD

With reference to the above property please find enclosed the revised planning application forms and Section 66 Certificate.

A further cheque for £95 is enclosed to bring the total fee to £190.

We trust that all is now in order and you will be able to proceed with the application but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

16.OCT.2001 5044

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

1.	**APPLICANT'S NAME**	MR I RIVERS
	ADDRESS	2 LODDON COURT FARM COTTAGES
		LAMBS LANE SPENCERS WOOD
	POST CODE	RG7 1JG **PHONE** AGENT
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ **PHONE** 0118 977 0464
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**	BEAVER COTTAGE (adjoining Wyvoles Cottages)
		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.		DETACHED 4 BEDROOM DETACHED DWELLING
		WITH GARAGE INCORPORATED
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	2324 - 02A

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.

GARDEN

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? ~~YES~~/NO
IF YES, ARE ANY TO BE FELLED? If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
NON AFFECTED

14. STATE EXTERNAL MATERIALS TO BE USED.

AS BEING BUILT ON SITE

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.

FENCING PANELS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/~~NO~~
If no, please give details
FOUL MAIN

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

YES

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	1 / 7 *	/ *	0 / 0 *
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.

Additional £95 to £95 submitted 21.09.2001

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 W M Graham Associates ON BEHALF OF Mr I Rivers DATE 11.10.2001

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 areas 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				
	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 by the Chief Officer responsible 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 be 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 16.OCT.2001* 5044

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

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 W M Graham Assoc.

On behalf of Mr I Rivers

Date 11 October 2001

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

1933

ADDRESS Nos. 1 to 4 Wyvols Cottages The Street PARISH Swallowfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44721	R. WATKINS & CO.	DET DWELLING/LAND AT REAR FROM AGR	11.1.86	RE
~~95/[illegible]~~				
96/63695/F	"	DETACHED COTTAGE	11.6.96	C/
F/96/5573	"	"	17.7.96	C/ARI
F/2001/3725	MR. I. RIVERS % GRAHAM ASS.	ERECT 1 DET. DWELL + GARAGE	27.07.01	A
F/2001/3937	Mr. I. Rivers	Erect 1 dwelling (renewal of 63695)	5.7.01	C

MINISTRY DECISION

SPECIAL ORDERS

16.OCT.2001* 5044



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Development Control Section, Environmental Services, Wokingham District Council.
28 September 2001 Scale: 1 : 1250

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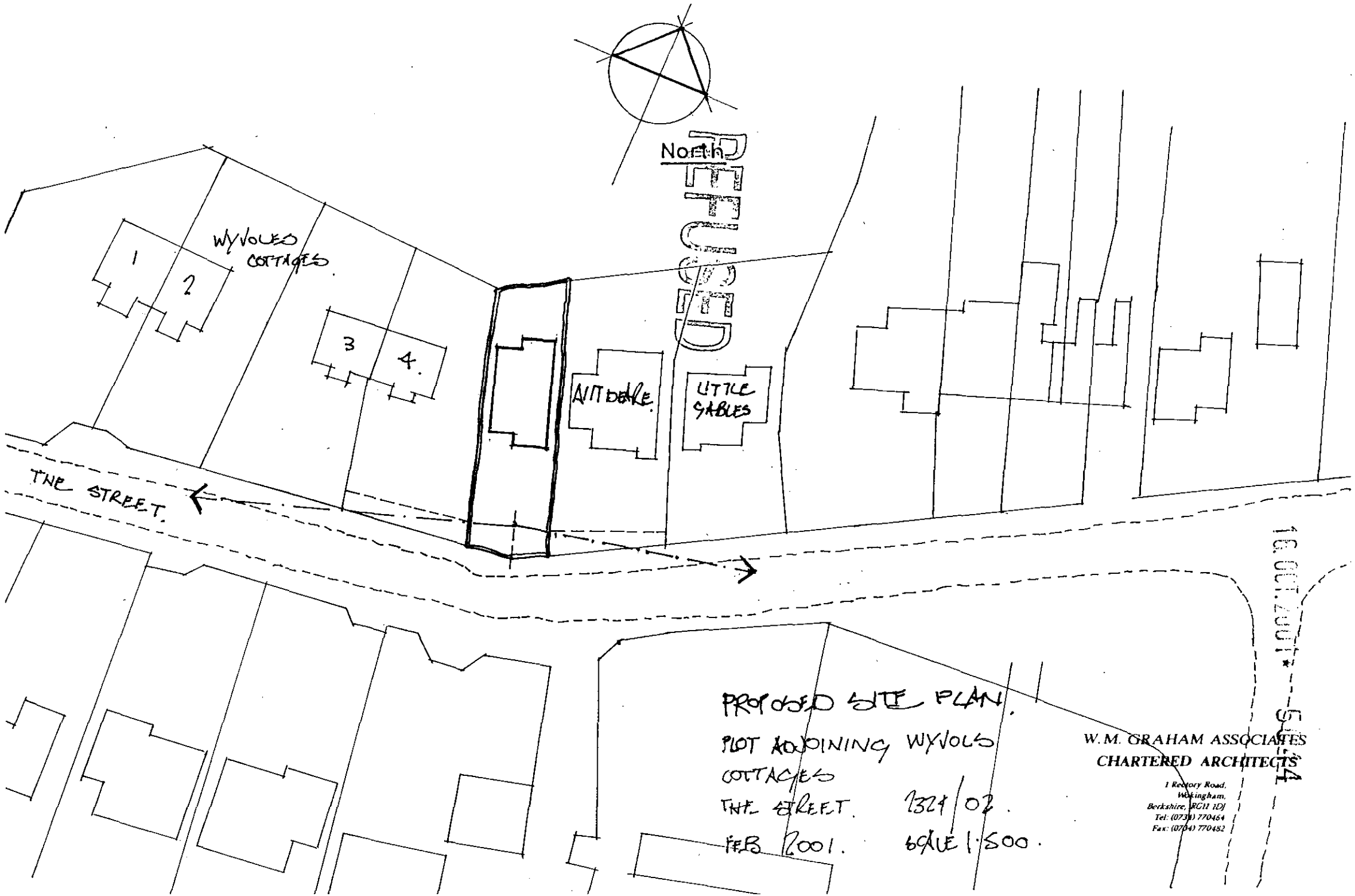

PROPOSED SITE PLAN.

PLOT ADJOINING WYVOLS COTTAGES

THE STREET. 1324/02.

FEB 2001. SCALE 1:500.

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482

16 OCT 2001 54

16 OCT 2001 5044



Site Plan, Scale: 1 to 2500

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Date: 9 March 2001

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