SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3189

LOCATION:
Charlton Charlton Lane, Swallowfield Reading.

APPLICANT:
Mr & Mrs T South C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.

EARLIEST DATE FOR DECISION: **16/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs T South
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3189

Parish: **SWALLOWFIELD**

Location: **Charlton, Charlton Lane, Swallowfield, Reading.**

Proposal: **Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.**

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 reason for which is specified hereunder.

Reason
1. The proposed two storey extension, together with existing extensions to the dwelling will cumulatively result in excessive extension and alteration to the scale of the dwelling and the scale of development on site, having a detrimental effect on the open character and appearance of the area. As such, the proposed development is considered contrary to policies LTV2, LC1 and LCV19 of the Loddon Area Local Plan, policies WCC1, WCC2 and WCC7 of the Wokingham District Local Plan and to policy C2 of the Berkshire Structure Plan.

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

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LC1 and LC19.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WCC7.

John Mitchell
Development Control Manager
Date: 21/02/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3189

Proposal:
Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.

Location:
Charlton, Charlton Lane, Swallowfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

23 January 2001

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

Tel: (0118) 974 6492

Date: **23 January 2001**

My ref: F/2001/3189

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/2001/3189
Charlton, Charlton Lane, Swallowfield, Reading.
Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3189**
Charlton, Charlton Lane, Swallowfield, Reading.
Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

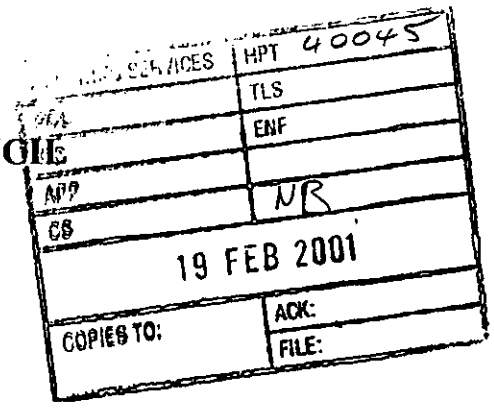
Signed: _____ Date: _____
Councillor Beatty

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

3189 Please file in application file.

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



14/02/2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2001/3189
Location: Charlton, Charlton Lane, Swallowfield
Proposal: Proposed two storey rear extension to dwelling, single storey side extension and front porch extension
Case Officer: Natalie Brown

The Parish Council notes that the proposed extensions increase the overall size of the dwelling substantially. Whilst the Parish Council considers that the proposed extensions are designed in an extremely sympathetic manner, it will affect the visual amenity of the area.

The east side elevation is clearly visible across the field from Trowes Lane, and along Charlton Lane, particularly during the Winter months when the boundary planting on this site loses its leaf cover. The proposed enlargement of the dwelling would be very evident in this rural setting, and would detract from the character of the locality.

The Parish Council therefore objects to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3189

Applicant : Mr & Mrs T South C/O Colin Dawson And Associates.

Location : Charlton, Charlton Lane, Swallowfield, Reading.
Proposal : Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/1

Date of Neighbour Notifications : .....

Date of Site Visit : 29/1

Date Registered : 15/01/2001

Earliest Date for Decision : 16/02/2001

Latest Consultation Date/Site Notice Expiry Date : 16/02/2001

This application will have expired on: 12/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Swallowfield PC : extns substantially inc the size of the dwelling - detract from visual amenity ∴ object.
Trees : no objection subject to additional/replacement planting.
Neighbours/SN : none received.

Planning Issues : LATP : sep of settlement + rural
WOLP : greengap + countryside

69277.
0521

Extns:

- garage = 7.3 x 5.4 = 38.42
- Playroom (now study) = 5x 3 = 15
- study/sitting/bed (now ut/playroom/beds = (GF) : 5.8 x 3.9 = 22.62
  (1ST) = 6 x 3.9 = 23.4
  (SR) = 0.7 x 18 = 1.26
- conservatory (not shown on any plans) = 8.1 x 1.8 = 14.58
  4.2 x 1.7 = 7.14

123.42

(Garage plans show shed between garage + house as existing)

∴ original =

G/F	shed	= 3.6 x 2.6	= 9.36
	hall/stair/toilet	= 6.6 x 2	= 13.2
	dining/kitchen	= 7.6 x 3.4	= 25.84
	rear of study (ex playroom)	= 2.6 x 3.1	= 8.06
	lounge	= 5.8 x 4	= 23.2
			79.66

2.618

1st :	Bed 1/bath/en-suite =	7.6 x 5.3	= 40.28
	Bed 2/landing/WC =	2.7 x 5.7	= 15.39
	3 dormers	= (1.8 x 0.9) + (0.9 x 0.9) + (0.9 x 0.6)	= 2.97
			58.64

orig. footprint = 79.66 m^2

orig floorarea = 138.30 m^2

PROPOSED:

Footprint/ground floor:

• garages	= 7.3 x 5.4	= 30.42	283.66
• bathroom/utility etc	= 9.6 x 5.0	= 48	
• Breakfast/kitchen → hall/dining	= 14.5 x 8.3	= 120.35	
• porch	= 2.3 x 1.3	= 2.99	
• lounge/playroom, sunlounge	= 8.1 x 9	= 72.9	

1st floor:

• bedth, 2 + landing	= 6.6 x 5.9	= 35.4	147.8
• 3 dormers for above	= (as above)	= 5.1	
• Bed 3, 4, b'room + ensuite	= 14.5 x 5.4	= 78.3	
• 4 dormers for above,	= 4(0.7 x 1.5)	= 4.2	
• bed 1	= 6.2 x 4	= 24.8	

footprint = $283.66m^2$

Total floor area = $431.46m^2$

cumulative % inc in footprint:

$$\frac{283.66 - 79.66}{79.66} \times 100 = 256\%$$

cumulative % inc in floorarea:

$$\frac{431.46 - 138.30}{138.30} \times 100 = 212\%$$

Application Number F/2001/3189
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed two storey extension,
			together with existing extensions to
			the dwelling will cumulatively result
			in excessive extension and alteration to
			the scale of the dwelling and the
			scale of development on site, having a
			detrimental effect on the open character +
			appearance of the area.
			As such, the proproposed development
			is considered contrary to policies
			LTV2, LC1, LC19 of the LALP
			WCC1, WCC2, WCC7 of the WDLP
			C2 of the BSP.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV2, LC1, LC19

SOUTH-EAST AREA LOCAL PLAN POLICIES: ——

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WCC7

GREEN BELT LOCAL PLAN POLICIES: ——

BERKSHIRE STRUCTURE PLAN POLICIES: C2

MINERALS LOCAL PLAN POLICIES: ——

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 21/2/01

RECORD OF SITE VISIT

SITE ADDRESS: Charlton Charlton Lane Swallowfield Reading. APPLICATION NUMBER: F/2001/3189	OFFICER: Natalie Brown DATE OF SITE VISIT: 9/1

1 SITE/STATUTORY NOTICE DISPLAYED ? yes by entrance

2. DESCRIPTION OF SURROUNDINGS
rural/green gap - although located along a country lane in a string of detached properties

3. DESCRIPTION OF SITE/BUILDING
~~Wait to raise roof of dwelling~~
gap mono-pitched outbuilding @ side → pitched off
existing pitched roof with two dormes in rear elev
conservatory in front elev
front garden area screened from road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - The Brambles is visible & the whole dwelling extends beyond chatons
↓
two 1st floor facing garden plus other windows in elevs @ g/f

5. SITE CONSTRAINTS

TREES some in rear garden/side.

ACCESS/PARKING hedging with driveway detached double garage + large tarmac driveway

LEVELS

BOUNDARY TREATMENT low fencing and shrubs/trees @ front. hedging @ sides.

OTHERS fencing @ rear.

ditch in front of bank of f. garden + road.

Application Number: F/2001/3189

Appraisal:

Development
For a two storey rear extension, single storey side extension (joining dwelling to garage) and front porch extension.
The dwelling lies within the countryside and lies within an area of green gap/separation of settlement, and is the last property in a clustering of 4 dwellings along a country lane. The proposed development would result in a cumulative increase in footprint of 256% and a cumulative increase in floor area of 212%.
The front (south) elevation and rear (north elevations) would appear to be the same apart from the single storey side extension joining the garage to the dwelling and dormers visible facing towards the garage.
The height of the dwelling would remain at 8m, and the main changes would be visible from the side (east and west) elevations. These elevations would see the length of the main dwelling increased from 7.5m to 14.5m. The two storey rear extension would be at the garage end of the dwelling, away from 'Brambles', and be visible from Trowes Lane. At present the side elevation of 'Brambles' is completely visible, as 'Brambles' is set behind the rear building line of 'Charltons'.

1) Impact upon neighbouring properties
The proposed development would be on the garage end of the property which would be some distance from the boundary with Brambles. There are no properties to the rear of the property nor to the side facing Trowes Lane. It is therefore considered that there would be no adverse impact upon neighbouring properties in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character open character of the area
The proposed development lies within a rural area and area designated as greengap. The proposed extensions would cumulatively increase the footprint and floor area by over 200%. For such a location, this is considered to be excessive, and would significantly alter the scale of the dwelling and scale of the development of site. The proposed development would appear to lengthen the dwelling by 7m, and would be visible from Trowes Lane (which lies to the east of the property). The Parish Council considered that the whilst the design of the extension were sympathetic, they would affect the visual amenity of the area.

It is therefore considered that the proposed development would adversely affect the open character of the area, enough to warrant the refusal of the application.

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 JAN 2001

Officer: NAB | Application No. F/2001/3189

Map No. 103 Site 036

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSIONS TO DWELLING, SINGLE STOREY SIDE EXTENSION AND FRONT PORCH EXTENSION

Location: CHARLTONS CHARLTON LANE

Parish: SWALLOWFIELD Ward: Swallowfield 23.01.01.

Applicant: MR / MRS T SOUTH

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.1.01 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: (Rural Area)

.....

.....

No pre-apps .....

NEIGHBOURS:

S/N + See map
+ Swallowfield Grange, The Street ✓

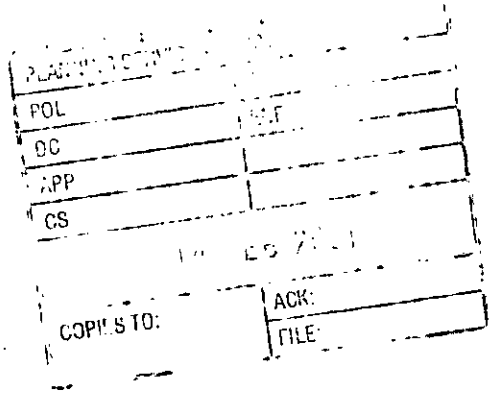
SWALLOWFIELD PARISH COUNCIL

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

14/02/2001

FAXED AND POSTED

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



Dear Sirs,

Application Number: F/2001/3189
Location: Charlton, Charlton Lane, Swallowfield
Proposal: Proposed two storey rear extension to dwelling, single storey side extension and front porch extension
Case Officer: Natalie Brown

The Parish Council notes that the proposed extensions increase the overall size of the dwelling substantially. Whilst the Parish Council considers that the proposed extensions are designed in an extremely sympathetic manner, it will affect the visual amenity of the area.

The east side elevation is clearly visible across the field from Trowes Lane, and along Charlton Lane, particularly during the Winter months when the boundary planting on this site loses its leaf cover. The proposed enlargement of the dwelling would be very evident in this rural setting, and would detract from the character of the locality.

The Parish Council therefore objects to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

14.Feb. 2001 11:44 SWALLOWFIELD PARISH COUNCIL No.1035 P. 2/4
SWALLOWFIELD P C

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 7 February 2001

Location:	Charlton, Charlton Lane, Swallowfield, Reading
Proposal:	Proposed two storey rear extensions to dwelling, single storey side extension and front porch extension.
Application Number:	F/2001/3189

In response to your consultation dated 23 January 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside with open fields to the east and south. The proposed extension is very large and although there would be no major change to the existing elevation at the front of the property, the east elevation will double in size and this will be visible from the countryside to the east. This in part could be mitigated by additional tree planting on the eastern boundary of the site to help further soften views of the proposed extension.

All the larger existing trees are shown to be retained on the site plan and will not be affected by the proposals. Some of the smaller trees within the rear garden may need to be removed to accommodate the proposals to which I have no objection to provided that some replacement planting is undertaken along the eastern boundary.

Catherine Brimble

Catherine Brimble
Landscape Architect

15 JAN 2001 3189

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118)**

The Director of Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Ref: CED/BK/547
Wednesday, 10 January 2001

Dear Sir

RE; CHARLTONS, CHARLTON LANE, SWALLOWFIELD

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

1933

ADDRESS CHARLTONS. CHARLTON LANE **PARISH** SWALLOWFIEL

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
R/178/60	DR. C. A. MARTIN.	GARAGE.	5/11/60	Af
PD/519/61	"	PLAYROOM	2/11/61	N
R/391/68	"	ADDITIONS.	3/12/68	A

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 15 JAN 2001 3189

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Mr & Mrs T South Charltons, Charlton Lane, Swallowfield, Reading, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	Charltons, Charlton Lane, Swallowfield, Reading, Berks
4	About the application Give brief details of the proposal for example, two storey side extension.	Two storey rear extensions with single storey side extension and new single storey front entrance porch
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red plain clay tiles to match existing with red facing bricks to match existing White windows and black barge boards and fascias
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr T South

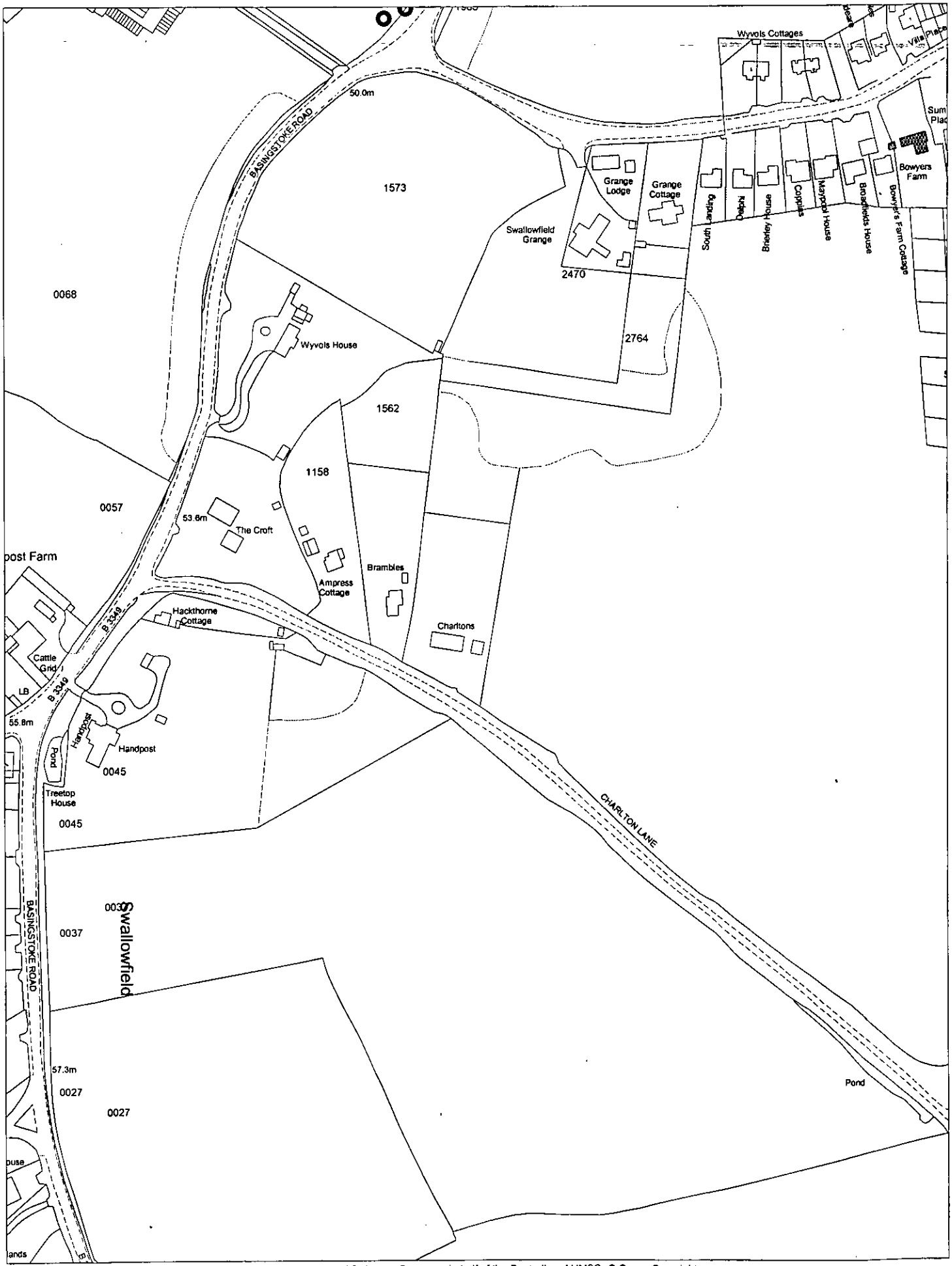
Date 10/01/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3189**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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Development Control Section, Environmental Services, Wokingham District Council.

5 February 2001

Scale: 1 : 2500

N W E S