APPLICATION NO:

F/2000/2678

LOCATION:

2 Loddon Court Farm Cottages Lambs Lane, Spencers Wood Reading.

APPLICANT:

The Owner C.Ow M Graham Associates

PROPOSAL:

Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **01/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 20/12/2000

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Owner
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/2678

Parish: **SWALLOWFIELD**

Location: **2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.**

Proposal: **Proposed two storey side extension to dwelling.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

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

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Informative
1. This permission relates to the application as amended with revised plan number 2251/07/B submitted to the Local Planing Authority on 4 January 2001 showing the revised scheme and does not approve the proposals as originally submitted.

Informative
2. 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, LC19, LBE1 and LBE2.

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

John Mitchell
Development Control Manager
Date: 29/01/2001

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2678.	NB.
BUILDING CONTROL NUMBER.	BR 2001/1598	Martin
APPLICANT/AGENT	W.M. Graham + Sons.	
ADDRESS OF SITE	2. Loddon Court Farm Cottages. Lambs Lane Southmoor	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2251-07E	2251-07B
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/1/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC alteration near chimney.	
DATE	23/2/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/2678

Proposal:
Proposed two storey side extension to dwelling.

Location:
2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, 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 01/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

07 November 2000

01189770482

FACSIMILE TRANSMISSION

W M GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Tel: (0118) 977 0464
Fax: (0118) 977 0482

PLANNING SERVICES 38647
POL
DC MS
APP
CS
15 JAN 2001
COPIES TO: ACK:
FILE:

TO FACSIMILE NUMBER 0118 9 74 64 84

COMPANY NAME PLANNING SERVICES

FOR THE ATTENTION OF NATALIE BROWN.

FROM W GRAHAM.

DATE 15. JAN. 2001.

MESSAGE REF APPLICATION F/2000/2678

AND OUR LETTER 5. JAN. 2001.

PLEASE WITHDRAW DRAWING 2251

07C AND PROCEED WITH 2251

07B.

Yours.

WITHDRAWN

JOB NUMBER 2251. NUMBER OF PAGES INCLUDING THIS ONE 1

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 10.20 Time 12/1

WHILE YOU WERE OUT

Name Bill Graham →

Of _____

Phone No. 0770 464 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE → balcony → rear.

Re 2nd revisions @ 2 Ledbon Cour

-said I'd get back to him today.

Would refuse on overlooking ∴ keep with first revised scheme 2251/07/B

& withdraw revised scheme with balcony 2251/07/C

PAG. Phoned him on 12/1 @ 3.45 pm re told him

Signed The above - he said he would speak to applicant & send letter to confirm withdrawal of 2251/07/C

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: 2251/wmg/cm

5 January 2001

PL/38397	HPT
POL	TLS
DC NB	ENF
APP	
S	
06 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of Ms N Brown

Dear Ms Brown

2 LODDON COURT FARM COTTAGES LAMBS LANE SHINFIELD
Application No. F/2000/2678

With reference to the above and please find enclosed 6 copies of Dwg. No. 2251 - 07C.

Please set aside the copies of drawing No. 2251 - 07B.

Yours sincerely,

W M Graham

Enc

WITHDRAWN

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

Tel: (0118) 974 6492

Date: **07 November 2000**

My ref: F/2000/2678

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/2678
2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2678**
2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2678

Applicant : The Owner C.Ow M Graham Associates.

Location : 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/11

Date of Neighbour Notifications : .....

Date of Site Visit : 27/11

Date Registered : 25/10/2000

Earliest Date for Decision : 01/12/2000

Latest Consultation Date/Site Notice Expiry Date : 01/12/2000

This application will have expired on: 20/12/2000. 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 : 16/11 - no objection (had no objection to similar extn @ Nº 1 - if both extns are built - building would look more balanced)
~~no objection to parking layout~~

Cons Officer : 30/11 - desirable to keep ridgeline the same or at a lower level than existing roof - may be preferable to extend @ right ages to retain a simple outline + form.

Highways : 14/11 - requires parking plan

Planning Issues : (rural/countryside)

PARKING LAYOUT REQUESTED 21/11 - received 27/11. 10 DAYS RECONSULT expl 4/12

Application Number: F/2000/2678

Appraisal :

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

Application Number F/2000/2678
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - 5 yrs
(2)	C014	R014	materials to match
(3)	C019	R049	Parking to remain
(4)	C122	R122	manoeuvring + turning
	~~C042~~	~~R042~~	~~No PD outbuildings~~
			~~Scope for~~ d.
(5)	C137	R137	Turning within site Ins: extension
		N02	Revised plans. Ins: plan (2251/07/B) Ins: 4 Jan 2008 Ins: revised scheme

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: CD2, EC9, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, HEC1, WCC7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2
MINERALS LOCAL PLAN POLICIES:

John Mulcahy
29/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 2 Loddon Court Farm Cottages Lambs Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2000/2678

OFFICER: Natalie Brown

DATE OF SITE VISIT: 27/11

1 SITE/STATUTORY NOTICE DISPLAYED ? On fence - entrance to driveway

2. DESCRIPTION OF SURROUNDINGS
Very rural - only Nos 1 + 2 Loddon court farm cottages in immediate vicinity

check files from historycard

3. DESCRIPTION OF SITE/BUILDING open views from rear/side garden.
Raised lawn above patio.
Proposed ~~rid~~ gable end @ rear would be higher than existing gable.
proposed style would match existing.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi - D with No 1
open aspect ~~two~~ ~~Parkside~~? "Loddenhill"

5. SITE CONSTRAINTS

TREES detached.

ACCESS/PARKING Double garage + parking/turning area

LEVELS

BOUNDARY TREATMENT hedging (+ gate for drive) with road.
<1.8m fence @ front/rear with No 1.

OTHERS
3 bar fencing at rear
barbed (3 bars) @ side.

Application Number: F/2000/2678

Appraisal:

Development

For a two storey side extension to the dwelling. The site lies within a countryside/rural location. Inside the site, there are open views across the countryside, and the dwelling at 'Loddenhill' can be seen. The site comprises one pair of semi-detached cottages, which have been extended in the past. Both properties had a first floor rear extensions approved under 99/70100/F – which exceeded the 50% increase within the countryside 'rule of thumb'. In September 2000, an application for a two storey extension (F/2000/1936) was approved at 1 Loddon Court Farm Cottages. Although this far exceeded the 50% increase rule, it was considered acceptable due to the size of the site and the limited accommodation, and that the proposed extension would not be so major as to cause harm to the open and rural character of the area.

There is an existing garage on the site of No.2, which is not shown on the history cards for either property. It would be about 15m from the proposed development and covers approximately 36m^2 floor area. The proposed development at No.2 would be similar to that approved at No.1, and would provide bedroom/dressing room, living room and study:

	No.1 (approved)	No.2 (Superseded)	Difference
Set back from front	4.7m	3.2m	1.5m
Set back from rear	0.9m	0m	0.9m
Length of extension	6.2m	8.7m	2.5m
Width of extension	3.9m	4.5m	0.6m
Foot print	26.9m^2	39.2 m^2	12.3 m^2
Height of extension (ridge)	6.2m	6.7m	0.5m
(Height of main dwelling)	6.7m	6.7m	n/a

Revised plans were asked for so as to bring the proposed extension in line with that at No.1, these compare as follows:

	No.1 (approved)	No.2 (Revised)	Difference
Set back from front	4.7m	3.2m	1.5m
Set back from rear	0.9m	0.3m	0.6m
Length of extension	6.2m	8.4m	2.2m
Width of extension	3.9m	4.5m (4.2m - rear)	0.3-06m
Foot print	26.9m^2	35.63 m^2	8.73 m^2
Height of extension (ridge)	6.2m	6.2m	0m
(Height of main dwelling)	6.7m	6.7m	n/a

1) Impact upon neighbouring properties
   It is considered that there would be no adverse effects upon neighbouring properties.

2) Impact upon the open character of the area
   Whislt the proposed development would be slightly larger than the similar approved extension at No.1, it is considered that the difference in size would not be enough to

warrant a refusal – in fact the revised scheme is an improvement. The proposed extension at No.2 (if the proposed at No. 1 was built) would keep the dwelling looking balanced in appearance. There is a garage on the site of No.2 which is more than 5m from the dwelling, but covers 36m^2 floor area.

3) Impact upon highway safety
Provided that garaging and parking remains, there would be no adverse effects.

Approval: ✓ **~~Refusal:~~**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 OCT 2000
Officer: NAB	Application No. F/2000/2678

Map No. 94 Site ...02.08....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 2 LODDON COURT FARM COTTAGES, LAMBS LANE

Parish: ~~SHAFFIELD~~ SWALLOWFIELD Ward: Swallowfield 7-11-2000 JB

Applicant: THE OWNER C/O AGENT

Fee Received 95-00 CASH - banked 24/10 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 7.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer Urban Design ✓
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 (BABTIE) .....
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

(Rural Area)

NEIGHBOURS:

S/N + 1 Loddon Court Farm Cottages, Lambs Lane ✓

Date: 08 January 2001 09 JAN 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/2678

Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: The Owner C/O W M Graham Associates.

Case Officer: Natalie Brown

The new plans show the following: Reduction in size of extension - lowered ridge height, set back at rear and side, and extra windows added to side elevation. Drawing no 2251/07/B.

Comments are required by 18/01/2001.

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

I CONSIDER THE REVISED PLANS RESPECT THE SCALE AND FORM OF THESE MODEST FARM COTTAGES.

IF PLANNING PERMISSION IS TO BE GRANTED DETAILS OF WINDOWS, DOORS AND TIMBER FRAME ADDITIONS TO EXTENSION SHOULD BE SOUGHT AS PART OF ANY CONDITIONS

Harold Sanders

CONSERVATION + DESIGN.

15.01.01.

Date: 08 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2678

Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: The Owner C/O W M Graham Associates.

Case Officer: Natalie Brown

The new plans show the following: Reduction in size of extension - lowered ridge height, set back at rear and side, and extra windows added to side elevation. Drawing no 2251/07/B.

Comments are required by 18/01/2001.

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

Comments as previous; dated 6/12/00

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES | HPT
POL | TLS
APP | ENF
DS
11 JAN 2001
COPIES TO: | ACK: | FILE:

10/01/2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2681 (Revised Drwg. No. 2251/07/B)
Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown

The Parish Council considers that the revised plan is a small improvement on the original plan. As the Parish Council did not object to the original application the Parish Council stands by its original comments in which it had no objections to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD PARISH COUNCIL

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

DC	ENF
APP	
CS	
11 JAN 2001	
COPIES TO:	ACK:
	FILE:

10/01/2001

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2681 (Revised Drwg. No. 2251/07/B)
Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown

The Parish Council considers that the revised plan is a small improvement on the original plan. As the Parish Council did not object to the original application the Parish Council stands by its original comments in which it had no objections to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

10.Jan. 2001 13:02 SWALLOWFIELD PARISH COUNCIL No.0975 P. 1/8
SWALLOWFIELD P C

Date: 08 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2678

Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: The Owner C/O W M Graham Associates.

Case Officer: Natalie Brown

The new plans show the following: Reduction in size of extension - lowered ridge height, set back at rear and side, and extra windows added to side elevation. Drawing no 2251/07/B.

Comments are required by 18/01/2001.

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

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2678 (Planaps) / (Ludhouse) Date Rec. 4 Jan 2001

Location: 2 Loddon Court Farm Cottages

Parish SWANNOW FIELD Swinfield

Applicant:

Description of attached plans Reduction in size of extension - lowered ridge height, set back at rear + side, and extra windows added to side elevation

Drawing No's: 2251/07/B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS: 1 Loddon Court Farm Cottages

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 08.01.B

Yellow - Part One Copy
Green - Officer's Copy

Rec'd 3.30pm 31.01

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

PLANNIN	FILE
POL	ENF 38304
DC MB	
APP	
CS	
04 JAN 2001	
COPIES TO:	ACK:
	FILE:

2678

Ref: 2251/wmg/cm

3 January 2001

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

For the attention of N Brown

REVISED PLAN

Dear Ms Brown

2 LODDON COURT FARM COTTAGES LAMBS LANE SHINFIELD

With reference to Town Planning application F/2000/2678 and our previous discussions please find enclosed 6 copies of Dwg. No. 2251 - 07B.

We consider that the details on the revised drawings are those discussed.

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

Yours sincerely

W M Graham

Enc

Date: 04 December 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2678

Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: The Owner C/O W M Graham Associates.

Case Officer: Natalie Brown

The new plans show the following: Parking layout. Drawing no 2251-SK100.

Comments are required by 14/12/2000.

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

CONDITIONAL APPROVAL.

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

Adam Coggins. 6/12/00.

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

0971

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2678
Location: 2, Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling (Additional Plans 2251-SK100)
Case Officer: Natalie Brown

The Parish Council considers that the details of the parking layout has no material effect on the application, and therefore the Parish Council reiterates its original comments in which it concluded that it had 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

POL
APP
13 DEC 2000
COPIES TO:
ACK:
FILE:

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2678
Location: 2, Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Swallowfield Parish
Proposal: Proposed two storey side extension to dwelling (Additional Plans 2251-SK100)
Case Officer: Natalie Brown

The Parish Council considers that the details of the parking layout has no material effect on the application, and therefore the Parish Council reiterates its original comments in which it concluded that it had no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Dec. 2000 11:13 SWALLOWFIELD PARISH COUNCIL No.0923 P. 6/14
SWALLOWFIELD P C

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 07 November 2000 09 NOV 2000

DELEGATED

Application Number: F/2000/2678

Proposal: Proposed two storey side extension to dwelling..

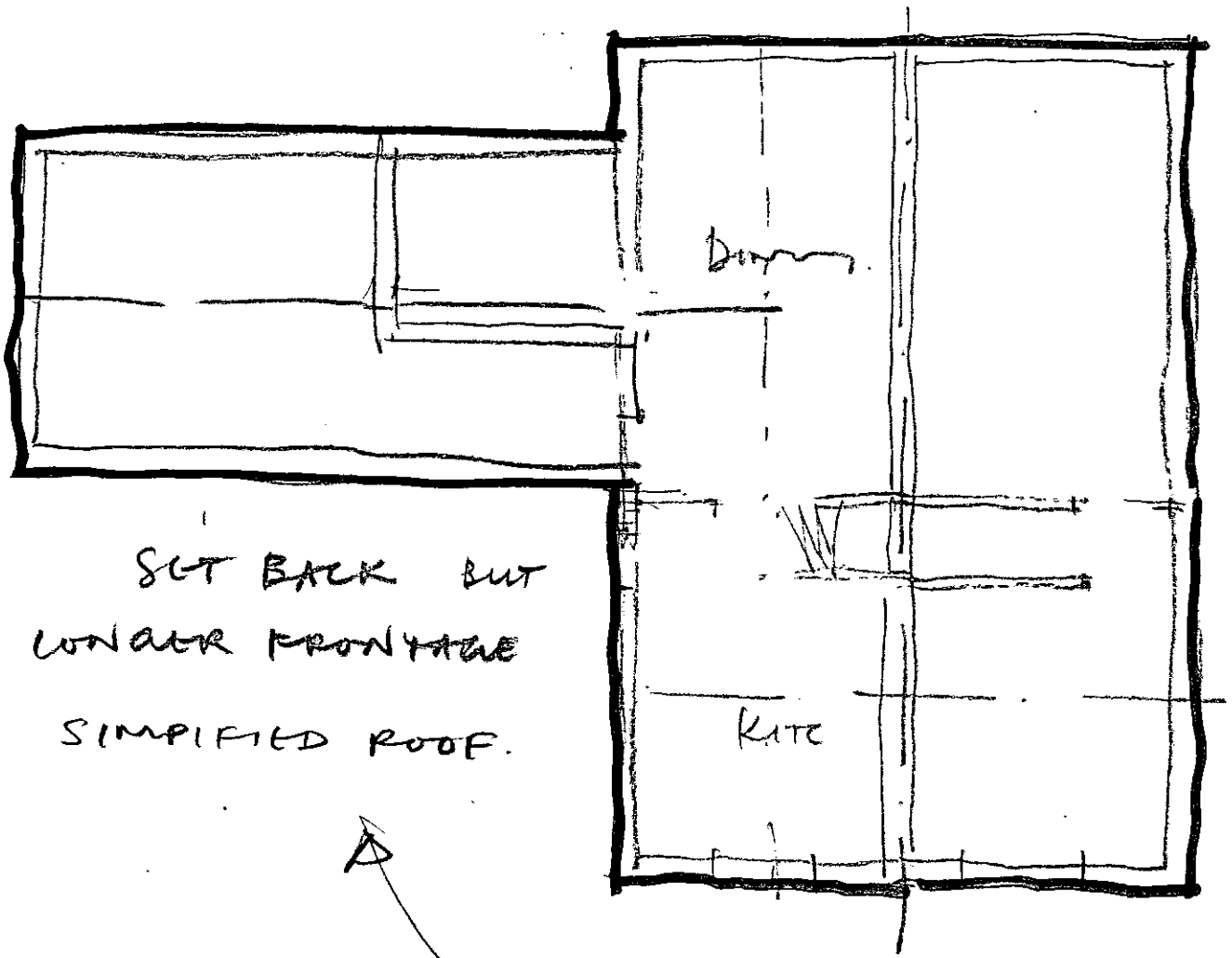
Site Address:
2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.
Shinfield

Applicant:
The Owner C.Ow M Graham Associates.

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

- LODDEN COURT COTTAGES ARE NOT LISTED BUILDINGS AND HAVE BEEN 'REFURBISHED'. THEY APPEAR TO BE MODEST FARM COTTAGES, BUT COTTAGES HAVE BEEN SITED THERE FOR OVER 100 YEARS.
- THE COTTAGES ARE ON A PARTICULARLY GENEROUS PLOT AND THEREFORE SOME FORM OF EXTENSION WOULD APPEAR ACCEPTABLE. W.Bc. PLANNING GUIDELINES WILL DETERMINE THE % INCREASE.
- THE ORIGINAL COTTAGES HAD SMALL ROOMS WITH MINIMUM SPANS OF TIMBERS FOR FLOORS AND CEILINGS (APPROX 3600 — 12'0")
- IT IS DESIRABLE TO KEEP THE RIDGE-LINE AT THE SAME, OR LOWER LEVEL THAN THE EXISTING ROOF.
- IT MAY BE PREFERRABLE TO EXTEND AT RIGHT-ANGLES TO THE ORIGINAL COTTAGE TO RETAIN THE SIMPLE OUTLINE AND FORM. - would have greater impact on Side AMS
- WE COULD DISCUSS ALTERNATIVE FORMS IF REQUIRED

Harold Sanders 30.11.00.


SET BACK BUT
LONGER FRONTAGE
SIMPLIFIED ROOF.
KITC
MAINTAINS
FRONTAGE

Date: 04 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2678

Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed two storey side extension to dwelling.

Applicant: The Owner C/O W M Graham Associates.

Case Officer: Natalie Brown

The new plans show the following: Parking layout. Drawing no 2251-SK100.

Comments are required by 14/12/2000.

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

1970

(RING ONE)

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

App No. F/2000/2678 (Planaps) / (Ludhouse) Date Rec. 27/11/2000

Location: 2 Loddon Court Farm Cottages, Lambs Lane.

Parish Swallowfield

Applicant:

Description of attached plans Parking layout

Drawing No's: 2251-SK100

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

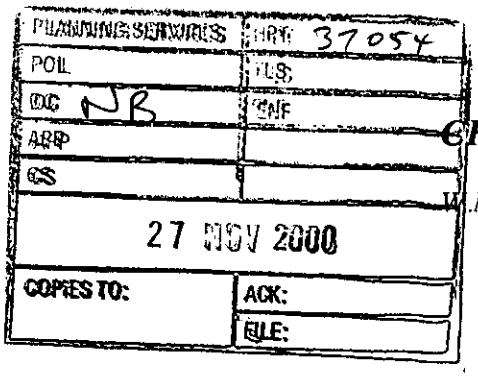
New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 04.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

By Hand 27/11/2000



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: 2251/wmg/cm

14 November 2000

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

ADDITIONAL PLAN

2678

Dear Sir

2 LODDON COURT FARM COTTAGES LAMBS LANE

With reference to application No. F/2000/2678 for the above as requested please find enclosed 6 copies of Dwg. No. 2251 - SK100 showing the parking layout.

We trust that all is now in order but 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 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING SERVICES
POL
APP
COPIES TO:
FILE:

15 November 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2678
Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Parish of Swallowfield.
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown

The Parish Council notes that 1, Loddon Court recently received planning consent for a similar side extension. The Parish Council had no objection to that proposal, and consequently has no objection to this proposal. Indeed if both side extensions are constructed then the building will look more balanced.

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

15 November 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2678
Location: 2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Parish of Swallowfield.
Proposal: Proposed two storey side extension to dwelling
Case Officer: Natalie Brown

The Parish Council notes that 1, Loddon Court recently received planning consent for a similar side extension. The Parish Council had no objection to that proposal, and consequently has no objection to this proposal. Indeed if both side extensions are constructed then the building will look more balanced.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

15.Nov. 2000 12:44 SWALLOWFIELD PARISH COUNCIL No.0866 P. 16/20
SWALLOWFIELD P C

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 07 November 2000

DELEGATED

Application Number: F/2000/2678

Proposal: Proposed two storey side extension to dwelling.

Parish: SWALLOWFIELD PARISH

Site Address:
2 Loddon Court Farm Cottages, Lambs Lane, Spencers Wood, Reading.

Applicant:
The Owner C.Ow 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).

Comments.

Please could highways have an additional plan showing the driveway and parking layout for 3 vehicles within the curtilage of the property. Spaces should be marked on with minimum dimensions 4.8m x 2.4m (unless in front of a garage where they should be 5.5m x 2.4m).

Signed: _____ **Print name:** Adam Coggins.

14/11/00.

21/11 2.55pm
phoned agent + told him the above.
He said he would send a plan in

1959/a

25.OCT.2000* W2678

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	THE OWNER
	ADDRESS	C/O THE ARCHITECT
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ Tel. No. 977 0464
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	2 LODDEN COURT FARM COTTAGES LAMBS LANE SWALLOWFIELD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 Storey side ext. to provide add. bedroom (en suite) & dressing rm. Entrance, study & lounge with chimney
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~ Non affected
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓

£95

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
✓
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

~~CERTIFICATE B~~

I certify that:

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

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

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

SIGNED W M Graham Associates

ON BEHALF OF THE OWNER

DATE 20 October 2000

CASH
£95 - 25 OCT.
banked
24/10

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: 2251/wmg/cm

24 October 2000

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

Dear Sir

2 LODDEN COURT FARM COTTAGES LAMBS LANE SHINFIELD

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder Planning Application including Certificate A
b) Fee note for £95 (cheque included)
c) OS extracts
d) Dwg. No. 2251 - 07

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

Yours faithfully

W M Graham

Enc

2 LOBBON COURT COTTAGES

ADDRESS LAMBS LANE PARISH SWALLOWFIEL

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
891/55	D M Morgan	Drainage.	12.10.55	app PD
99/69785/F	W/D			
99/70100/F	Mr.+Mrs. Cliff	F/FL/R Ext.	26.8.99	c/
FP99/8965	Mr. D. Cliff	F/FL/R Ext + Int Alts.	13.7.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074