APPLICATION NO:
F/2001/3161

LOCATION:
Wellers Cottage Devils Highway, Riseley Reading.

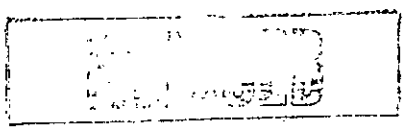
APPLICANT:
Mr & Mrs Lea C/O Dyer & Sey Ltd

PROPOSAL:
Proposed erection of a replacement dwelling with garaging.

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Martin Durkan**



RAILEX
Marbleboard

EASIFILE FP7

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Lea
C/O Dyer & Sey Ltd
Broadwater House
Broadwater Road
Romsey
Hampshire
SO51 8GT

Application Number: F/2001/3161

Parish: **SWALLOWFIELD**

Location: **Wellers Cottage, Devils Highway, Riseley, Reading.**

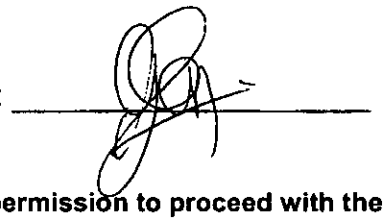
Proposal: **Proposed erection of a replacement dwelling with garaging.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The proposed development by reason of its scale , height and bulk would represent an unacceptable change in the scale of development on the site to the detriment of the open character and amenity of the countryside. As such the proposal is contrary to policy C2 of the Berkshire Structure Plan, policies LTV2, LC15 and LC18 of the Loddon Area Local Plan and policies WCC1 and WCC4 of the Wokingham District Local Plan Deposit Draft (as amended).

Informative
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, LC15 and LC18
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC4

John Mitchell
Development Control Manager
Date: 13/02/2001

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/2001/3161

Proposal:
Proposed erection of a replacement dwelling with garaging.

Location:
Weller Cottage, Devils Highway, Riseley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2001. 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

17 January 2001

3/61

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

FIELDING SERVICES	HPT
POL	TLS
CC	ENF
APP	
CS	40407
27 FEB 2001	
COPIES TO:	ACK:
	FILE:

REPLY BY
13 MAR 2001

26 February 2001

Mr. John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Mr. Mitchell,

Application F/2000/3161 - Proposed erection of a replacement dwelling with garaging, Weller Cottage, Devil's Highway, Riseley

I left a message for you last week, but have had no reply so far. I am writing to let you know of my concern that the above application was determined before the Parish Council sent its comments to you.

I had arranged with the case officer that the Parish Council could send in its comments slightly late so that they could make their decision at their PC meeting on 13th February, rather than have to call a special planning meeting prior to that. The comments were due on 10th February and if we had been informed that you were unable to wait for our comments, then other arrangements could have been made to accommodate this.

I understand that a note was put on the file that our comments would not be available until 14th February and am most disappointed that this was overlooked.

Yours sincerely,

C Adams

Mrs. C. Adams, Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS (A) ATTACHED

Start date: ~~12 JAN 2001~~ Valid 15 JAN 2001	Map No. 111 Site 1:20
Officer: MD. Application No. F/2001/3161	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF A REPLACEMENT DWELLING WITH GARAGING

Location: WELLERS COTTAGE DEVILS HIGHWAY

Parish: SWALLOWFIELD Ward: SWALLOWFIELD 17.01.01

Applicant: MR & MRS LEA

Fee Received 190-00 (8) 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	phoned to be faxed over	15/1	15 JAN 2001
4	Correct S 66 certificate	Not signed. ✓		
5	Elevation plans	Bedroom 2 window obscured by games room roof on side elev.	plans to follow.	
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 : 17.01.01 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 ✓
CPRE

EXTERNAL CONSULTATIONS

Adjacent D P A : Hart
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)

.....

.....

2 pre-apps attached
(+ there is a third with Elaine Connor, awaiting reply)

NEIGHBOURS:

S/N + see map ✓

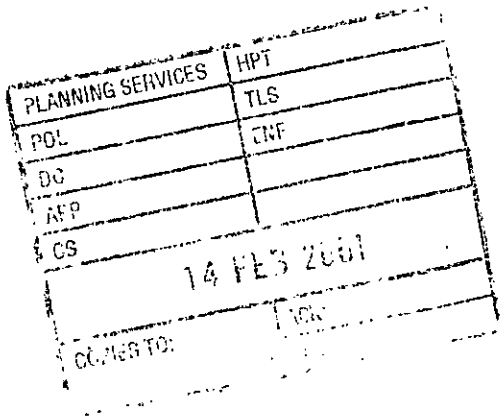
SWALLOWFIELD PARISH COUNCIL

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/2001/3161
Location: Weller Cottage, Devils Highway, Riseley, Parish of Swallowfield
Proposal: Proposed erection of a replacement dwelling with garaging
Case Officer: Martin Durkan

The Parish Council considers that this proposed dwelling is of a type which whilst different to all nearby dwellings, is entirely in keeping with its setting and the local area in general, and will add to the diversity of architectural styles in the neighbourhood. The Parish Council also applauds the orientation of the building, as it feels that the area lends itself to dwellings that are not positioned directly facing the highway.

In addition the Parish Council considers that the existing dwelling is very unattractive, and of no architectural merit whatsoever, and that its demolition and replacement with a more sympathetic dwelling is to be positively welcomed.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

14.Feb. 2001 11:44 SWALLOWFIELD PARISH COUNCIL No.1035 P. 3/4
SWALLOWFIELD P C

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

PLANNING SERVICES | HPT 40048
POL | TLS
DC | ENF
APP |
CS |
19 FEB 2001
COPIES TO: | ACK:
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/2001/3161
Location: Weller Cottage, Devils Highway, Riseley, Parish of Swallowfield
Proposal: Proposed erection of a replacement dwelling with garaging
Case Officer: Martin Durkan

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The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 6AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

PLANNING SERVICES	HPT 39467
POL	TLS
DC MD	ENF
APP	
CS	

02 FEB 2001

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	FILE:

01/2001/3161

Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: 01/00100/ADJ
Your Ref:

Enquiries to: M.Beauchamp
Ext: 4511
30th January 2001

Dear Sir/Madam

Erection of replacement dwelling with garaging

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 22nd January 2001.

I confirm that Hart District Council raise **NO OBJECTIONS** subject to the following conditions:-

Yours faithfully

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

MD — 2001/3161

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
PLANNING SERVICES DX 42932 FLEET Tel 01252 622122 Fax 01252 626886

POL	TLS
DC	ENF
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:
25th January 2001	

Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref.: 01/00100/ADJ
Your Ref.:

Not very helpful, no application No. or site address!!

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1995 (AS AMENDED)

Erection of replacement dwelling with garaging

Wokingham District Council (CONSULTATION) Miscellaneous Street .

Your consultation, reference and dated 22.01.2001 has been received and has been allocated the above reference.

I will endeavour to let you have this Council's response within the allocated time period but should, however, further information be required regarding this matter please contact direct the Case Officer M.Beauchamp on 4511.

Yours faithfully

R G PERCIVAL
HEAD OF ENVIRONMENTAL SERVICES

Beacon Council
Sustainable Development Dealing with Waste
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 29 January 2001

Location:	Weller Cottage, Devils Highway, Riseley, Swallowfield, Reading
Proposal:	Proposed erection of replacement dwelling with garaging.
Application Number:	F/2001/3161

In response to your consultation dated 17 January 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside. I have no objection to the principle of a replacement dwelling being built within the site, however the size and extent of the proposed dwelling shown on drawing 20047 is much larger than the existing dwelling. The curtilage is now shown to include a very large driveway and garage block that extends into the neighbouring field which is not part of the existing dwelling's curtilage. The proposed house and garage will therefore have a much greater impact on the countryside both physically and visually, than the existing dwelling which is only single storey.

Many of the large trees within the site will not be affected by the proposals although damage will be caused to the oak at the front of the site by the construction of the drive within two metres of the trunk. As the area of drive is shown to be fairly extensive it is not thought necessary for the drive to be extended under the canopy of the tree in this area thereby limiting damage to the tree. The games room comes just within the canopy of the oak trees to the rear of the site, however this will cause little damage to the trees as long as they are all the trees are protected from disturbance during construction by the erection of protective fencing, to BS 5837. This will show the minimum distances for the fencing.

Catherine Brimble

Catherine Brimble
Landscape Architect

Babtie Environmental
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

PLANNING SERVICES	HPT 39042
POL	TLS
As below	ENF
APP	
CS	
24 JAN 2001	
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	FILE:

Babtie

Our ref Kgb001

Your ref

23rd January 01

Mr M Durkan
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

A member of Babtie Group

Dear Martin,

PLANNING APPLICATION F/2001/3161
WELLER COTT., DEVILS HIGHWAY, RISELEY, READING

The above planning application has an archaeological implication.

I enclose an individual written archaeological brief for the above property.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 38972
TLS
DC | ENF
APP
CS
2 JAN 2001
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Planning

Your Ref: F/2001/3161

Date. January 19, 2001

PROPOSED: ERECTION OF A REPLACEMENT DWELLING

LOCATION: WELLER COTTAGE, THE DEVILS HIGHWAY, SWALLOWFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should consent be granted :

Standard Planning Condition C070.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

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 RPT 38928
POL | LS
DC MD | ENF
APP |
CS |
22 JAN 2001
COPIES TO: | ACK: | FILE:

19 January 2001

FAX TO PLANNING DEPARTMENT (974 6484)
For the attention of Martin Durkan

From: Celia Adams, Clerk

Pages: 1

Message:

Re Application F/2000/3161 - Proposed erection of a replacement dwelling with garaging, Weller Cottage, Devils Highway, Riseley

Our next Parish Council meeting is not until 13th February - so can you let me know whether it would be okay to give you comments the following day please, rather than the 10th??

Many thanks,

Celia

Rang 23/01/01. Left message on answering machine to say it would be o.k. to give their comments on 14/02/01.
Martin Durkan 23/01/01

SWALLOWFIELD P C
19.Jan. 2001 16:20 SWALLOWFIELD PARISH COUNCIL No.0989 P. 1/1

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 17 January 2001

Application Number: F/2001/3161

Proposal: Proposed erection of a replacement dwelling with garaging.

Parish: SWALLOWFIELD PARISH

Site Address:
Weller Cottage, Devils Highway, Riseley, Reading.

Applicant:
Mr & Mrs Lea C/O Dyer & Sey Ltd.

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
C129, R129
C130, R130
C137 (dwelling), R137
C139 (INSERT: 5 metres), R139
C140 (INSERT: 5 metres), R140.

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

22/01/01

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3161

Applicant : Mr & Mrs Lea C/O Dyer & Sey Ltd.

Location : Weller's Cottage, Devils Highway, Riseley, Reading.

Proposal : Proposed erection of a replacement dwelling with garaging.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 30/01/01

Date Registered : 15/01/2001

Earliest Date for Decision : 10/02/2001

Latest Consultation Date/Site Notice Expiry Date : 10/02/2001

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 :

1. HIGHWAYS - NO OBJECTION SUBJECT TO CONDITIONS
2. ENVIRONMENTAL HEALTH - NO OBJECT SUBJECT TO CONDITION
3. ARCHAEOLOGIST - ARCHAEOLOGICAL SCHEME REQ'D
4. LANDSCAPE OFFICER - GREATER IMPACT THAN EXISTING DWELLING. DAMAGE WILL BE CAUSED TO FRONT OAK TREE.
5. HART DISTRICT COUNCIL - NO OBJECTIONS

Planning Issues :

1. IMPACT ON CHARACTER AND APPEARANCE OF THE AREA.

SITE DESIGNATION :

LALP — RURAL AREA (LTV2, LC15 & LC18)

WDLPAD — COUNTRYSIDE (WCC1 & WCC4)

Application Number: F/2001/3161

Appraisal:

Impact on the Character and Appearance of the Area

The existing dwelling is single-storey and appears to be of fairly recent construction. It is of poor design and materials, particularly compared to the surrounding dwellings, which are generally older and of better quality design and materials. (One other dwelling that appears to be of recent construction is Three Gables, which adjoins the site to the west.) The site also contains a substantial garage with an open-ended lean-to structure to the east of it.

The proposal is to demolish all the existing buildings on the site and erect a replacement two-storey dwelling with a detached garage/workshop/store/car port. The new dwelling and garage would also be repositioned within the site, with the dwelling having a south-east/ north-west aspect, in contrast to the present north/south aspect.

The proposed development would represent a considerable enlargement of the existing buildings in terms of footprint, height and floor area. The footprint of the existing dwelling and garage is approx.313 square metres. The footprint of the proposed dwelling and garage would be approx.367 square metres. The overall floor area of the proposed dwelling would be approx.559 square metres - an increase of over 78% over the existing floor area of 313 square metres. The height would be 8.7 metres, which would also be considerably higher than the existing single-storey dwelling.

Policy LC18 of the Loddon Area Local Plan states that the replacement of existing dwellings in rural areas may be permitted provided that the size of the new development will not significantly exceed that of the existing property both in height and floor area. The proposal clearly conflicts with this policy and it is considered that this increase in the scale of development on the site would be detrimental to the open character and amenity of the countryside.

Recommendation: **Approval:** **Refusal:** ✓

Application Number: F/2001/3161

Reasons for Refusal

No.	Non Standard Reason for Refusal
1	The proposed development, by reason of its scale, height and bulk, would represent an unacceptable change in the scale of development on the site to the detriment of the open character and amenity of the countryside. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan, Policies LTV2, LC15 and LC18 of the Loddon Area Local Plan and Policies WCC1 and WCC4 of the Wokingham District Local Plan Deposit Draft (as amended).

N16

B.S.P. - C2
L.A.L.P. - LTV2, LC15 & LC18
W.D.L.P.D.D. - WCC1 & WCC4

John Murray
(no decision before 10/2/01)

Application Number F/2001/3161
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			SEE ATTACHED SHEET

RECORD OF SITE VISIT

SITE ADDRESS: Weller Cottage Devils Highway Riseley Reading.

APPLICATION NUMBER: F/2001/3161

OFFICER: Martin Durkan

DATE OF SITE VISIT: 30/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
DETACHED DWELLINGS ON ALL SIDES OF SITE WITH OPEN COUNTRYSIDE BEYOND.

3. DESCRIPTION OF SITE/BUILDING
VACANT SINGLE STOREY BUNGALOW WITHIN A SUBSTANTIAL CURTILAGE. SHALLOW PITCHED ROOF, TIMBER CLADDING. DETACHED GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO BUILDINGS IN CLOSE PROXIMITY

5. SITE CONSTRAINTS

TREES NUMBER OF TREES WITHIN SITE

ACCESS/PARKING EXISTING ACCESS & GARAGE

LEVELS

BOUNDARY TREATMENT HEDGE ON FRONT BOUNDARY, FENCING TO SIDE.

OTHERS

Tel: (0118) 974 6446

Date:

My ref: F/2001/3161

CONFIDENTIAL

Councillor D 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/2001/3161
Weller Cottage, Devils Highway, Riseley, Reading.
Proposed erection of a replacement dwelling with garaging.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3161**
Weller Cottage, Devils Highway, Riseley, Reading.
Proposed erection of a replacement dwelling with garaging.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

ADDRESS 'Wellers Cottage'

PARISH Swallowfield

PLOT No. Devils Highway Riseley

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
826/72	Mr. H. A. Page	outline 2 dwelling houses	8-6-72	W/A Refuse
1139/73	Bagshot Properties Ltd	Det. Hse & garage on land adjoining	2-8-73	— C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

COPY - ORIGINAL MISSING

Application Number: F/2001/3161

Appraisal:

Impact on the Character and Appearance of the Area

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The proposal is to demolish all the existing buildings on the site and erect a replacement two-storey dwelling with a detached garage/workshop/store/car port. The new dwelling and garage would also be repositioned within the site, with the dwelling having a south-east/ north-west aspect, in contrast to the present north/south aspect.

The proposed development would represent a considerable enlargement of the existing buildings in terms of footprint, height and floor area. The footprint of the existing dwelling and garage is approx.313 square metres. The footprint of the proposed dwelling and garage would be approx.367 square metres. The overall floor area of the proposed dwelling would be approx.559 square metres - an increase of over 78% over the existing floor area of 313 square metres. The height would be 8.7 metres, which would also be considerably higher than the existing single-storey dwelling.

Policy LC18 of the Loddon Area Local Plan states that the replacement of existing dwellings in rural areas may be permitted provided that the size of the new development will not significantly exceed that of the existing property both in height and floor area. The proposal clearly conflicts with this policy and it is considered that this increase in the scale of development on the site would be detrimental to the open character and amenity of the countryside.

Recommendation: **Approval:** **Refusal:**

Application Number: F/2001/3161

Reasons for Refusal

No.	Non Standard Reason for Refusal
1	The proposed development, by reason of its scale, height and bulk, would represent an unacceptable change in the scale of development on the site to the detriment of the open character and amenity of the countryside. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan, Policies LTV2, LC15 and LC18 of the Loddon Area Local Plan and Policies WCC1 and WCC4 of the Wokingham District Local Plan Deposit Draft (as amended).

N16

B.S.P. - C2
L.A.L.P. - LTV2, LC15 & LC18
W.D.L.P.D.D. - WCC1 & WCC4

WELLERS COTTAGE, DEVILS HIGHWAY, RISELEY, READING
BRIEF FOR AN
ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

WELLER COTTAGE, DEVILS HIGHWAY, RISELEY, READING
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Wellers Cottage, Riseley, Reading, at national grid reference SU 816687.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3161, submitted to Wokingham District Council, proposes demolition of the existing buildings and the erection of a 5 bedroomed detached dwelling with lonked games room and detached garage block..

4 ARCHAEOLOGICAL BACKGROUND

4.1 The property lies alongside the Roman Rd known as the Devils Highway. The proposed construction work may disturb archaeological remains associated with the road and possible associated roadside buildings.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of post demolition archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 6% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations*.

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work*.

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldwork's on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

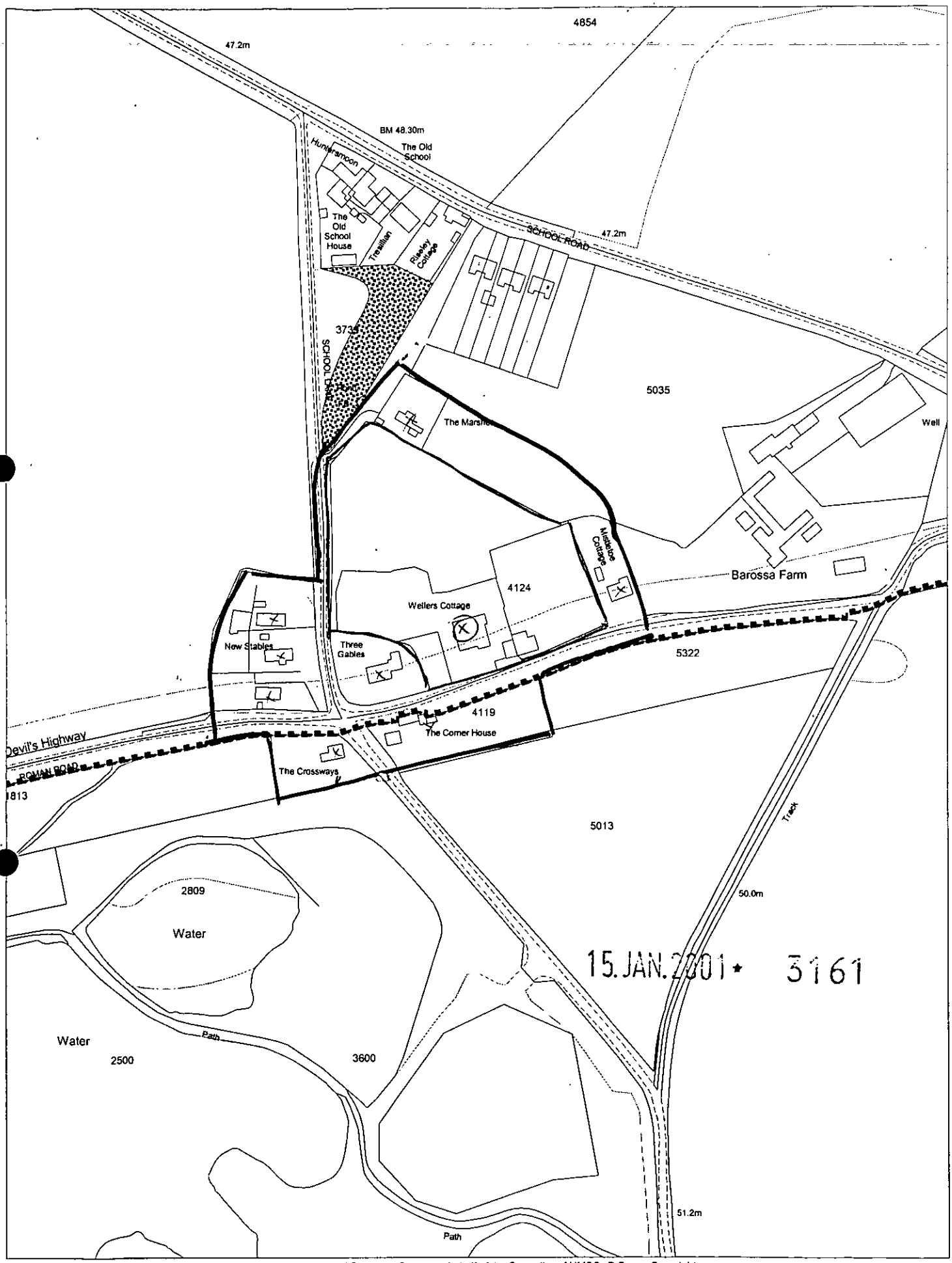
13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.



15.JAN.2001 * 3161

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Development Control Section, Environmental Services, Wokingham District Council.

15 January 2001

Scale: 1 : 2500

N W E S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3161
CASE OFFICER: Martin Durkan

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

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, 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 974 6428

WOKINGHAM DISTRICT COUNCIL

15. JAN. 2001 * 3161

For office use only
Application No.

1.	YOUR NAME	MR AND MRS LEA
	ADDRESS	
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DYER & SEY LIMITED
	ADDRESS	BROADWATER HOUSE, BROADWATER ROAD ROMSEY, HAMPSHIRE
	POST CODE	SO51 8GT Tel No. 01794 830660
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	WELLERS COTTAGE DEVILS HIGHWAY RISELEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1.62 hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF A REPLACEMENT DWELLING WITH GARAGING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

CLAY BRICKS WITH OAK FRAMING & RENDER TO WALLS WITH PLAIN CLAY TILES TO ROOF TYPE & MANUFACTURER TO BE AGREED

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

NEW SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. 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

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	one
	TOTAL	one
Nos. of residential units lost through demolition or conversion		one
	NET CHANGE	NIL

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr and Mrs Lea DATE 11.1.01

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 3161

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

WELLERS COTTAGE
DEVILS HIGHWAY
RISELEY

See attached

Signed . . . . . .

On behalf of . . . MR & MRS LEA . . . . . .

Date . . . 11.1.01 . . . . . .

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

D&S
ARCHITECTURE & DESIGN
Dyer & Sey Limited
Broadwater House
Broadwater Road
Romsey
Hampshire
SO51 8GT
Telephone
01794 830660
Facsimile
01794 830920
Email
nigel@dyerandsey.finet.co.uk

FAX NO 0118 974 6484

ATTENTION: Mrs Hurst

COMPANY: Wokingham District Council

REFERENCE: Wellers Cottage, Riseley

FROM: Nigel Dyer

DATE: 15 January 2001

JOB NO: 20047 15.JAN.2001 * 3161

NO OF PAGES: 2

MESSAGE

Dear Mrs Hurst

Re: WELLERS COTTAGE, RISELEY

Further to your conversation with me today, please find enclosed a signed Copy of the Section 66 Certificate. I trust this will be sufficient for your requirements and will enable you to process this application in the normal way.

Yours sincerely
DYER & SEY LIMITED

Nigel J Dyer
Director

FAX COVER

Registered in England
No. 3018567

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

Agricultural Holdings Certificate

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.

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OR

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

Signed .....

On behalf of MR & MRS LEA

Date ... 11.1.01 .....

WELLERS COTTAGE
DEVILS HIGHWAY
RISELEY

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