APPLICATION NO:
**F/2000/0695**

LOCATION:
**Jouldings Farm Jouldings Lane, Farley Hill Reading.**

APPLICANT:
**Mr & Mrs Smith C/O Alan Barnes Consulting Engineers**

PROPOSAL:
**Proposed erection of replacement double garage.**

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **21/04/2000**

CASE OFFICER: **Elaine Connor**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Refusal of Permission**

**Mr & Mrs Smith**
**C/O Alan Barnes Consulting Engineers**
**The Street**
**Swallowfield**
**Reading**
**RG7 1QY**

**Application Number: F/2000/0695**

**Parish:** **SWALLOWFIELD**

**Location:** **Jouldings Farm, Jouldings Lane, Farley Hill, Reading.**

**Proposal:** **Proposed erection of replacement double garage.**

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.

**Reason**

1. It is considered that the siting of the proposed garage, forward of the existing existing dwelling, would enclose an important gap between the house and the surrounding open countryside. The proposed garage would therefore have an adverse impact upon the rural character and special landscape quality of the area. As such, the proposed garage is contrary to Policy LC3 of the Loddon Area Local Plan and Policy WLL2 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
John Mitchell CH
Development Control Manager
Date: 27/06/2000

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

# 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 |
|---|---|
| POL | TLS |
| DC | ENF |
| DP | |
| CS | |
| 17 MAR 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

15 March 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on current applications:

F/2000/0597 - Proposed change of use from caravan storage to car storage, Loddon Court Farm, Beech Hill Road, Swallowfield
The Parish Council has no objection to this application.

F/2000/0599 - Proposed change of use of 3 agricultural buildings to light industrial (B1c) use, Loddon Court Farm, Beech Hill Road, Swallowfield
The Parish Council has no objection to this application.

F/2000/0695 - Proposed erection of replacement double garage, Jouldings Farm, Jouldings Lane, Farley Hill
The Parish Council has no objection to this application, however it notes that on 13/3/00 no red planning notice was displayed at the entrance to the site.

C/2000/0675 - Details to comply with condition 07 of consent 98/69762/F for the approval of landscaping plan, Mill House Hotel, Basingstoke Rd., Swallowfield
The Parish Council has no comment to make on this aspect, other than to request that WDC ensures that the landscaping proposal is adequate in order to minimise the visual consequence of the erection of the marquee and that the landscaping is implemented as approved and subsequently maintained.

F/2000/0582 - Proposed single storey rear extension to dwelling, Upper Mosses, Foxhill, Farley Hill
The Parish Council has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

## HIGHWAYS CONSULTATION SHEET

**From:** Elaine Connor

**Date:** 06 March 2000

**Application Number:** F/2000/0695

**Proposal:** Proposed erection of replacement double garage.

**Site Address:**
Jouldings Farm, Jouldings Lane, Farley Hill, Reading.

**Applicant:**
Mr & Mrs Smith C/O Alan Barnes Consulting Engineers.

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

---

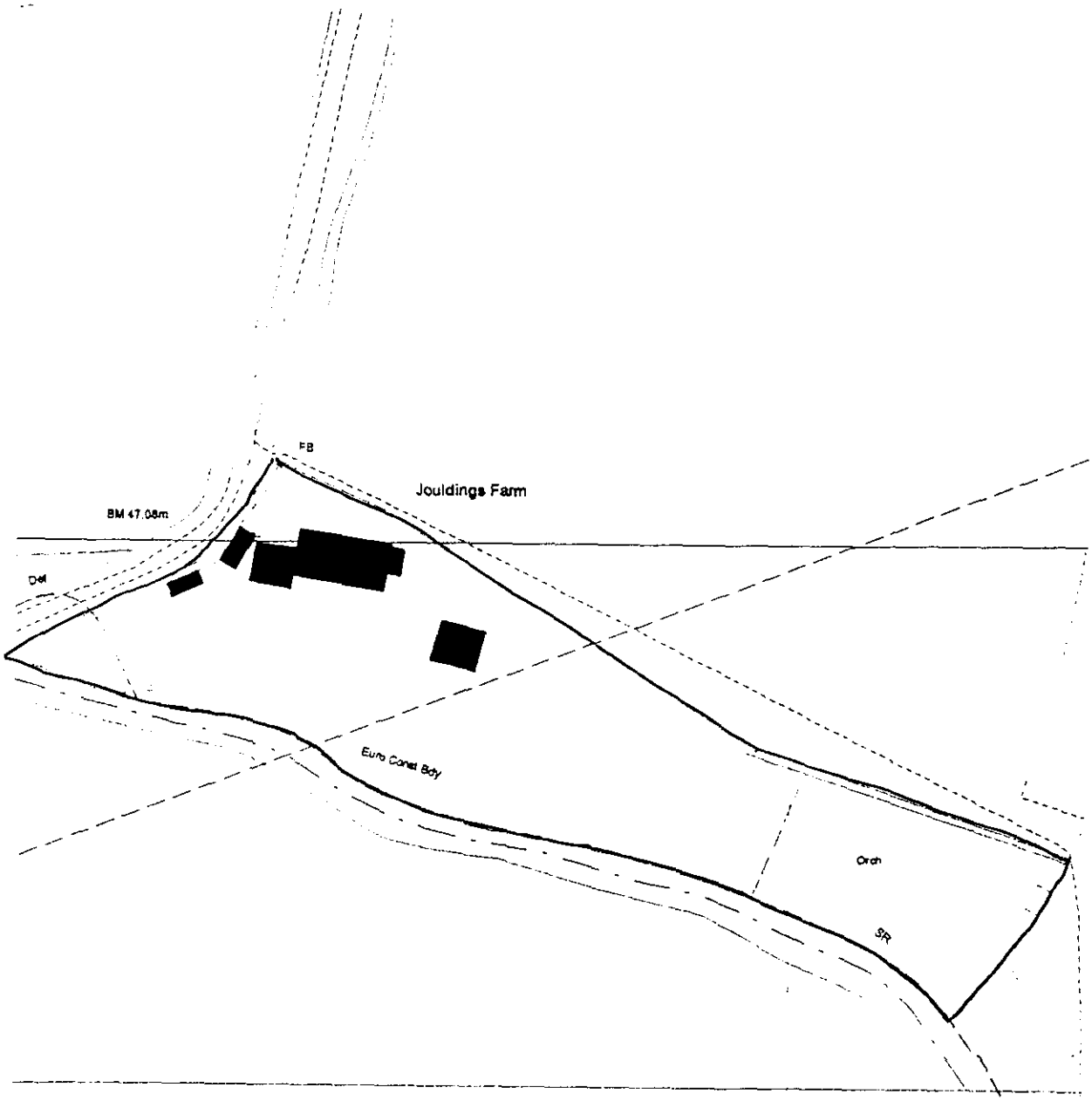
✓ below as applicable;

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).

---

**Signed:** N.S. Trotter **Print name:** N TROTTER

15-3-00




13 FEB. 2000★ 0695

| | | | |
|---|---|---|---|
| AB ALAN BARNES<br>Consulting Civil and Structural Engineer's<br>THE STREET, SWALLOWFIELD, READING, BERKS. RG7 1QY<br>TEL : (0118) 988 4010 FAX : (0188) 988 2386 | | DRAWN | DATE FEB 2000 |
| | | SCALE 1:1250 | DRG. No. 17899/SL01 |
| JOB TITLE JOULDINGS FARM, JOULDINGS LANE, FARLEY HILL | | CLIENT MR & MRS SMITH | |
| DRG. TITLE SITE LOCATION PLAN | | | |

**Received by Wokingham District Council**

# Application No: F/2000/0695

**Proposal:**
Proposed erection of replacement double garage.

**Location:**
Jouldings Farm, Jouldings Lane, Farley Hill, 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 letter for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. 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**

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

Tel: (0118) 974 6451

Date: **06 March 2000**

My ref: F/2000/0695

**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/2000/0695**
**Jouldings Farm, Jouldings Lane, Farley Hill, Reading.**
***Proposed erection of replacement double garage.***

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

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

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**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **F/2000/0695**
**Jouldings Farm, Jouldings Lane, Farley Hill, Reading.**
**Proposed erection of replacement double garage.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

**WORK SHEET FOR :** Elaine Connor

**Application Number :** F/2000/0695

**Applicant :** Mr & Mrs Smith C/O Alan Barnes Consulting Engineers.

**Location :** Jouldings Farm, Jouldings Lane, Farley Hill, Reading.

**Proposal :** Proposed erection of replacement double garage.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 22.3.00

**Date Registered : 25/02/2000**

**Earliest Date for Decision : 30/03/2000**

**Latest Consultation Date/Site Notice Expiry Date : 30/03/2000**

**Application Expiry Date: 21/04/2000**

**Consultation Responses :**

SWALLOWFIELD P. COUNCIL: No objection.

HIGHWAYS: No objection

**Planning Issues :**

AREA OF SPECIAL LANDSCAPE IMPORTANCE.
(WLL2/WLL3). (LC3, LC4, LC5).

* IMPACT UPON CHARACTER OF AREA.

**Application Number: F/2000/0695**

**Appraisal:**

The application being considered proposes the demolition of the existing garage on site, and replacement of it with a similar structure, situated to the north of the existing.

The proposed garage will have a floor area of approximately 56m$^2$, with a height of approximately 4.2m to the ridge. The proposed garage will be double capacity, incorporating an arched storage area along one side elevation, and a lean-to construction along the other side.

IMPACT UPON THE CHARACTER OF THE AREA

Jouldings Farm consists of a large two storey character dwelling located adjacent to the river Blackwater, on the edge of the district. The property has a large rear garden, and is bounded by open countryside to the north, west and east, and the river Blackwater to the south. The site does not have any immediate neighbouring properties. It would appear from the planning history and from visiting the site that the property has been extended previously, and is not in its original state.
The proposed garage block will be located within 1.5m of the front boundary, forward of the existing building line. It is considered that the new garage will fill up an existing gap that maintains views through the site to the east of Jouldings Farm. Given that the site is located in an area of Special Landscape Importance, it is considered that the proposed new siting is not suitable, and would have a detrimental impact on the open countryside character of the area.

It is considered that the proposed garage would have an adverse negative impact upon the character of the area. As such the proposed development would be contrary to policy LC3 of the Loddon Area Local Plan and policy WLL2 of the Wokingham District Local Plan (deposit draft).

**RECOMMENDATION:** Refuse

**Application Number F/2000/0695**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | It is considered that the siting of the proposed garage, forward of the existing dwelling would enclose an important gap between the house & the surrounding open c'side. The proposed gar. would therefore have an adverse impact upon the rural character & special landscape quality of the area. As such the proposed garage is contrary to policy LC3 of the Loddon Area Local Plan & policy WLL2 of the Wokingham District Local Plan (Deposit Draft). |

John Mitchell
27/6/00

# RECORD OF SITE VISIT

SITE ADDRESS: Jouldings Farm
Jouldings Lane Farley Hill Reading.

APPLICATION NUMBER: F/2000/0695

OFFICER: Elaine Connor

DATE OF SITE VISIT: 22:3:00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
open countryside
Blackwater river running to rear of site.

3. DESCRIPTION OF SITE/BUILDING
2st detached dwelling w. lge rear garden
existing garage block

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| Start date: 25 FEB 2000 | |
|---|---|
| Officer: EC | Application No: F/2000/0695 |

Map No. 1.1.2 Site 0.61..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT DOUBLE GARAGE

Location: JOULDINGS FARM JOULDINGS LANE

Parish: SWALLOWFIELD Ward: .....

Applicant: MR/MRS SMITH

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

(3)

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 : .....  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | (XA:) ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

.....

.....

.....

### NEIGHBOURS:

.....

.....

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.....

.....

1959/a

# HOUSEHOLDER PLANNING APPLICATION

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 01734 778763.

25.FEB.2000* 0695

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 | MR & MRS SMITH |
| | ADDRESS | JOULDINGS FARM |
| | | JOULDINGS LANE |
| | | FARLEY HILL BERKSHIRE |
| | POST CODE | RG7 1UR Tel. No. 0118 9250334 |
| 2. If you have an agent and want all correspondence to be sent to them | AGENT'S NAME | ALAN BARNES CONSULTING ENGINEERS |
| | ADDRESS | THE STREET |
| | | SWALLOWFIELD, READING |
| | | BERKSHIRE |
| | POST CODE | RG7 1QY Tel. No. 0118 988 4010 |
| 3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE. | SITE LOCATION | (AS 1 ABOVE) |
| 4. Give brief details of the proposal e.g. *two storey side extension.* | ABOUT THE APPLICATION | DOUBLE GARAGE (DEMOLITION AND RECONSTRUCTION OF EXISTING) |

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICKWORK / ROOF TILES 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

(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 K J Webb c/o ALAN BARNES ON BEHALF OF MR & MRS SMITH

DATE 15 FEB 2000




# ALAN BARNES

**Consulting Civil and Structural Engineers**

THE STREET, SWALLOWFIELD, READING, BERKS RG7 1QY

**TEL: READING (0118) 988 4010**

FAX: READING (0118) 988 2386


25.FEB.2000* 0695

**With compliments**

DRESS Jouldings Farm Jouldings Lane PARISH Swallowfield E

OT No. Farley Hill ORD. SHEET No.

ILDER

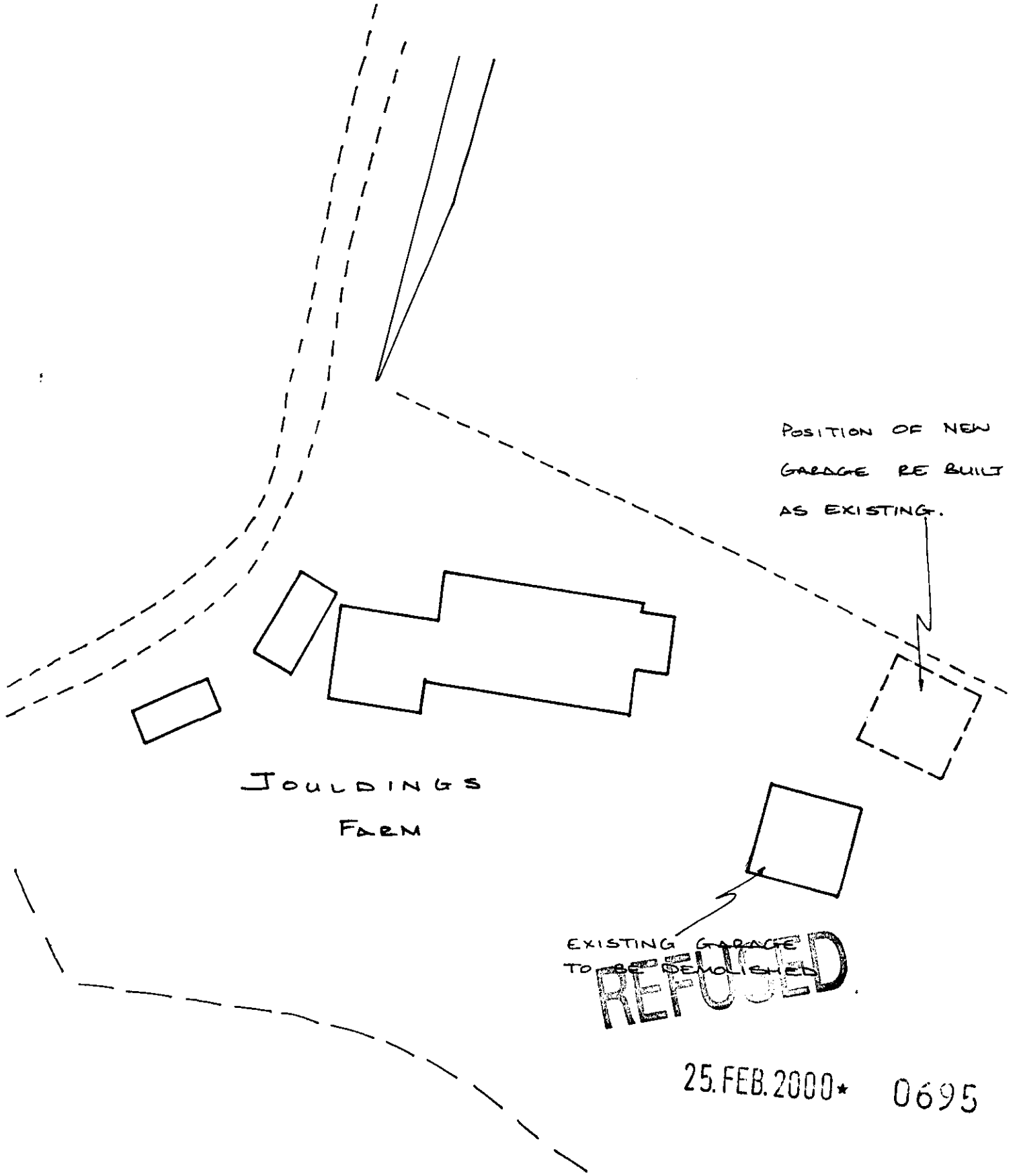
| n No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 15/70 | | | | Ref |
| /51 | Additions to dwelling | | | APP N/A |
| 211-71 | MA Bishop | Mix Hse & Feed Store | 13-5-71 | APP N/A |
| 24488 | MR & MRS H. GODDARD | S/ST. EXT (KITCHEN) | 8.5.85 | APP N/A |
| 990 | " | S/ST EXT. (BEDROOM, BATHROOM, | 24.4.85 | N/A C/A |
| 470 | | BILLIARDS ROOM) DEM. OF O/BUILDINGS | | |
| 670 | " | 1ST FLOOR EXTENSION | 3.11.86 | C/A |
| 91970 | " | " | ~~5.1.87~~ 8587 | ~~REF~~ APP |
| 4321 | MR & MRS R. SMITH | ENCLOSE SWIMMING POOL | 25.5.95 | C/A |
| /60410/X | | | | |

ATE OF COMPLETION

INISTRY DECISION 25 FEB 2000* 0695

PECIAL ORDERS

RAINAGE




REFUSED

25. FEB. 2000*

0695

| | | | |
|---|---|---|---|
| AB ALAN BARNES<br>Consulting Civil and Structural Engineer's<br>THE STREET, SWALLOWFIELD, READING, BERKS. RG7 1QY<br>TEL : (0118) 988 4010 FAX : (0188) 988 2386 | | DRAWN | DATE FEB 2000 |
| | | SCALE 1:500 | DRG. No. 17899/SL02 |
| JOB TITLE JOULDINGS FARM, JOULDINGS LANE, FARLEY HILL | | CLIENT MR & MRS SMITH | |
| DRG. TITLE BLOCK PLAN | | | |

FROM: Elaine Connor

DATE: 06 March 2000

## SWALLOWFIELD PARISH CONSULTATION SHEET

**Application Number:** F/2000/0695

**Proposal:** Proposed erection of replacement double garage..

**Site Address:** Jouldings Farm, Jouldings Lane, Farley Hill, Reading.

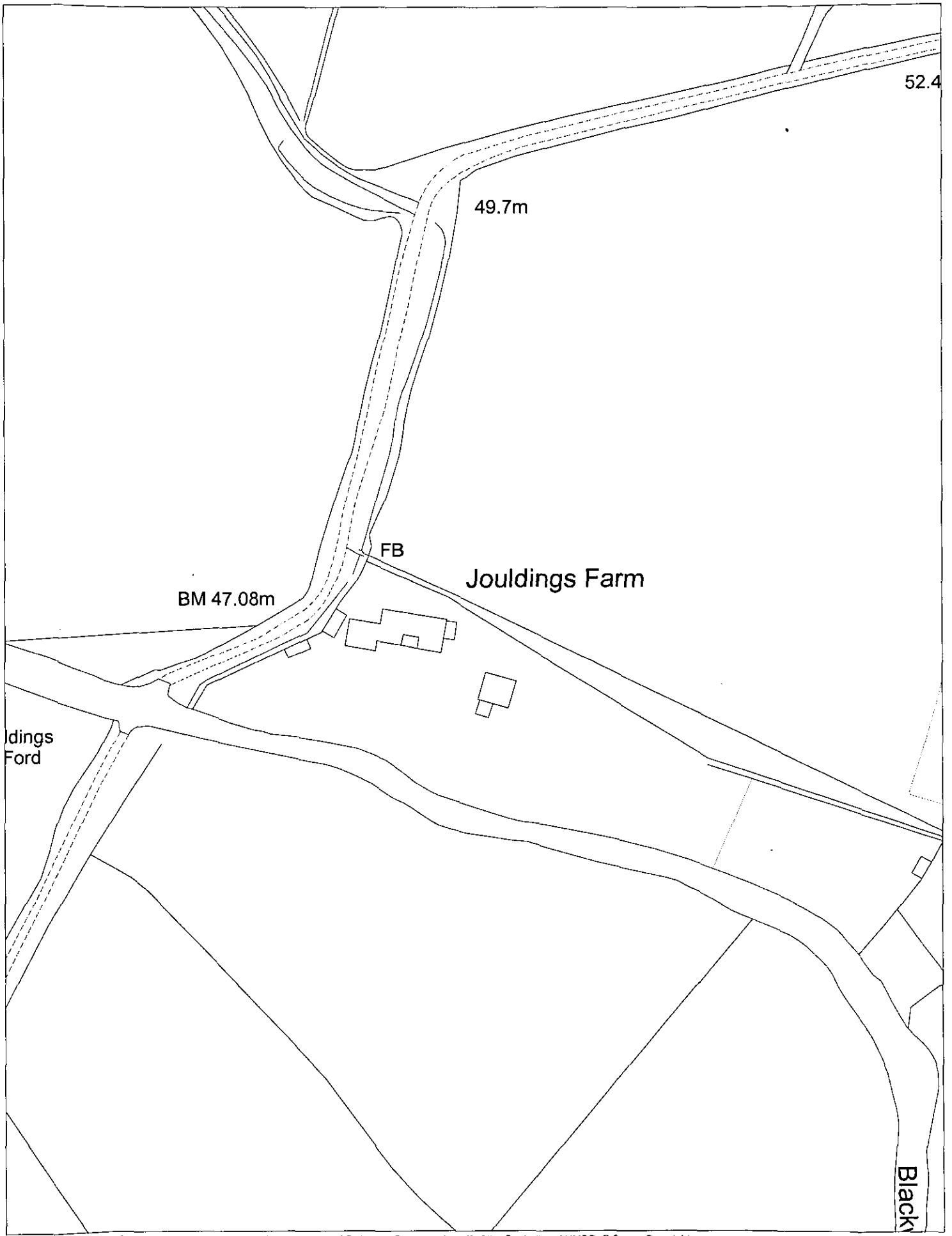
**Applicant:** Mr & Mrs Smith C/O Alan Barnes Consulting Engineers.

Your observations are required in respect of this application **by 30/03/2000** .

---

SIGNED: _____ DATE: _____

Clerk To Swallowfield Parish/Town Council.

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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

6.8 x 8.3.