APPLICATION NO:
F/2002/6207

LOCATION:
The Old Cottage , Sandford Reading.

APPLICANT:
Mr K Attfield

PROPOSAL:
Proposed first floor extension to dwelling.

EARLIEST DATE FOR DECISION: **03/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: ~~Richard Kelly~~
Phillip Taylor

158

D3

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Attfield
The Old Cottage
Sandford
Reading
Berks
RG5 4TD

Application Number: F/2002/6207

Parish: **WOODLEY**

Location: **The Old Cottage, Sandford, Reading.**

Proposal: **Proposed first floor 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.

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.

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

Berkshire Structure Plan Policies LD3 and EN4.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE11 and WHE13.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

Notice checked by: _____

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

Tel. 0118 974 6442 (Direct Line)
E-mail: Phillip.Taylor@wokingham.gov.uk
Date. 2 October, 2002
My ref. BC/DC/F/2002/6207 & LB/2002/6208
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs K Attfield
C/o Bearwood Property Consultants
2 Wield Court
Badgers Walk
LOWER EARLEY
Berkshire
RG6 3TF

Dear Sirs

PLANNING PERMISSIONS F/2002/6207 AND LB/2002/6208
SITE: THE OLD COTTAGE, SANDFORD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Numbers F/2002/6207 and LB/2002/6208 have condition(s) attached to them. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

PHILLIP TAYLOR
Planning Officer

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Listed Building.

SITE DETAILS (also 99/70628/LA)	CASE OFFICER
PLANNING APPLICATION NUMBER	F/2002/6207 + LB/2002/6208
BUILDING CONTROL NUMBER	FX2002/3474 North
~~APPLICANT~~/AGENT	Beacwood Property Consultants.
ADDRESS OF SITE Huston card shows re-named Randalls House, Coleman moor Rd Woodley.	The Old Cottage (ON MKA) Sandford, Reading also as The Old Cottage, Sandford Lane, Woodley
DESCRIPTION OF PROPOSED WORK	first floor ext + g/floor ext to utility.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓ 10000/3/C
ELEVATIONS	BR/0262/1	2002/3/A
FLOOR PLANS	— "	2002/4/A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	very slight internal bathroom changes	
DATE	18/9/02	

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	

Application Number F/2002/6207
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: The Old Cottage
Sandford Reading.

APPLICATION NUMBER: F/2002/6207

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7th May '02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Quite lane, rural character. farmbuildg and cottage style houses.

3. DESCRIPTION OF SITE/BUILDING large cottage - substantially altered Stables / pool various extensions levels drop to the rear - pond

4. RELATIONSHIP TO ADJOINING PROPERTIES isolated

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6207

Applicant : Mr K Attfield .

Location : The Old Cottage, , Sandford, Reading.
Proposal : Proposed first floor extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		7th May '02

Date of Neighbour Notifications : .....

Date of Site Visit : May 7th '02

Date Registered : 22/03/2002

Earliest Date for Decision : 03/05/2002

Latest Consultation Date/Site Notice Expiry Date : 03/05/2002

This application will have expired on: 17/05/2002. 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 :

Environmental Health: no objection
Andy Glencross: No objection
Environment Agency. No objection
Woodley Town Council - No comment provided Conservation Architect satisfied.

Planning Issues :

Impact on Character of the area, Neighbouring Property,

Policy Used: LBE1, LBE2
WOS3, WBE1, WHE11, WHE13
ED3, ENG

Application Number: F/2002/ 6207 – The Old Cottage, Sandford

Appraisal

The application property is a large cottage building set on a small lane within the village of Sandford. The Local development plan designates the area as countryside. The dwelling is a listed building (grade two) but has been substantially altered including a small detached barn, double garage, porch and a two storey and single storey side extensions.

The proposal is for a first floor extension above an existing porch to provide a new bathroom. A new dormer would also be inserted into the roof above the bedroom replacing an existing roof light.

By bringing the front wall of the porch forward, the plane of the roof would be raised level to the roof of the kitchen extension. It would be set slightly lower than the ridge with a half hip.

Impact on Neighbouring Properties

The plot is large and fully screened to Sandford Lane by a 2.0m wooden fence and gates. The nearest dwelling is some 50 metres away. The window would face the rear garden. The proposal is not considered to have adverse impact on any neighbouring properties

Impact on the character of the area/countryside

The dwelling has been substantially altered with extension work both attached an detached from the cottage. The eastern end of the cottage has been extended via the two storey kitchen and lean-to porch.

The porch represents an increase in floor area of 12.3m² or 5.4%. However cumulatively the dwelling has had its floor area extended by 70m² (44% increase). The cumulative increase in floor area would be 52.3%. While close to the accepted limits for countryside dwellings the proposal is not considered to be out of character with the countryside area or the building. This is because of the large secluded plot and the sympathetic design of the extension to both the dwelling and countryside character.

Highways

No objection and recommend conditional approval.

√ Approval

Date: 22 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6207

Location: The Old Cottage, Sandford, Reading.

Proposal: Proposed first floor extension to dwelling.

Applicant: Mr K Attfield.

Case Officer: Richard Kelly

The new plans show the following: Elevation of opposite side of dormer and location of velux.

Comments are required by 02/05/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2002 (Planaps)/ 6207 (Ludhouse) Date Rec. 18/4/02

Location: The Old Cottage, Sindford, Reading

Parish Woodley

Applicant: Mr Keith Attfield

Description of attached plans Elevation of opposite side of dormer and location of velux.

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Heritage (Harold Sanders)

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 RK

Consultations Sent by Admin. on 22-04-02

Yellow - Part One Copy
Green - Officer's Copy

Keith Attfield

The Old Cottage, Sandford, Reading, Berkshire, RG5 4TD
home Tel/Fax: 0118 934 0848
email: keith@oldcottage.co.uk

PLAN	55424
POL	
DC RK	ENF
APP	
CS	
18 APR 2002	
COPIES TO	ACK:
	FILE:

Richard Kelly
Development Control Officer
PlanningServices
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

18 April 2002

Dear Mr Kelly,

Applications: **F/2002/6207 and LB/2002/6208**
Site Address: **The Old Cottage, Sandford, Reading, RG5 4TD**
Proposal: **First floor extension to listed building**

Further to our conversation yesterday I am pleased to enclose 12 sets of drawing extracts showing additional detail regarding the dormer window element of the above application.

Yours sincerely,

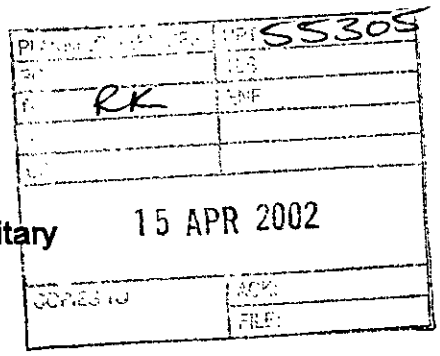
Keith Attfield

Encl: 12 sets of:

- extract from drawing no. 2002/4/B showing plan view of dormer window
- extract from drawing no. 2002/3/B showing west elevation of dormer window

01494887860

Fax



To: Richard Kelly
Of: Wokingham Unitary
Tel: 0118 974 6484

From: Keith Attfield
Date: 15 April, 2002
Pages: 3

Keith Attfield
The Old Cottage
Sandford
Reading
RG5 4TD

Tel: 0118 934 0848
Fax: 0118 934 0848

Applications: LB/2002/6208 and F/2002/6207
Request for Additional Plans to Show Dormer Window West Elevation and Plan

Dear Mr Kelly,

I refer to your request for additional plans to show the West Elevation and plan of the dormer window that forms part of the above application. Before submitting these to you I would like to check that the attached extracts from the two drawing submitted (Nos. 2002/3 and 2002/4) show the detail you require.

I would also like to confirm that you would accept copies of these A4 extracts to show the extra detail, or whether I need to reissue the whole drawing in A1 size. To be honest I would prefer to provide the A4 extracts as this will save time and cost for me (I am an amateur producing the drawings myself, and unfortunately I have limited access to an A1 plotter).

If you do require copies of the complete drawing I would appreciate your confirmation that the detail on the attached is sufficient before producing them for you. I understand you are not in the office until Wednesday and I will call you then to get your view on the best way for me to proceed.

Regards

Keith Attfield

07881 517806.

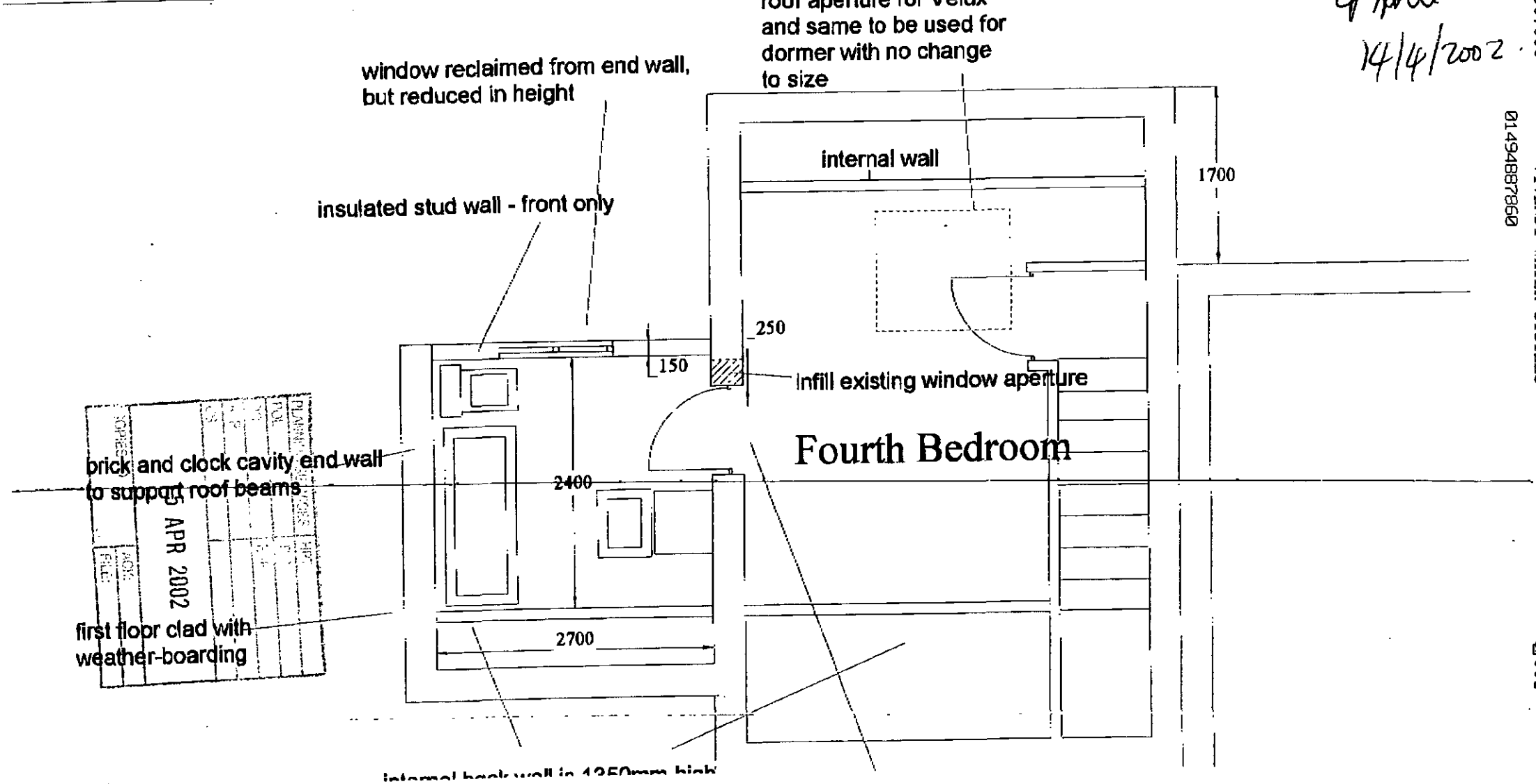
EXTRACT FROM DRAWING NO 2002/4/B

RELATING TO APPLICATIONS: LB/2002/6208

& F/2002/6207

AT OLD COTTAGE, SANDFORD, EX5 4TD.

14/4/2002.



15/04 '02 14:42 FAX 01494887860 VIVENDI WATER SYSTEMS 002

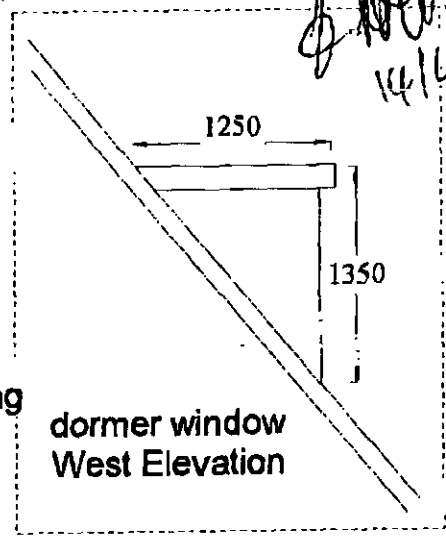
EXTRACT FROM DRAWING NO 2002/3/B

RELATING TO APPLICATIONS: LB/2002/6208

& F/2002/6207

AT OLD COTTAGE, SANDFORD, RG5 4TD

14/4/2002



Section Through East Elevation to Show Some Construction Detail

15/04 '02 14:43 FAX 01494887860 VIVENDI WATER SYSTEMS 003

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Richard Kelly Development Control	Your Ref:	F/2002/6207 & LB/2002/6208
From:	Tom Payne Environmental Heath	My Ref:	000846
		Date.	11 April 2002

PROPOSED FIRST FLOOR EXTENSION TO DWELLING.

THE OLD COTTAGE, SANDFORD, READING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

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

Tel: (0118) 974 6229

Date: 10 April 2002

My ref: F/2002/6207

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2002/6207
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/6207**
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Thair

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

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

Tel: (0118) 974 6229

Date: 10 April 2002

My ref: F/2002/6207

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2002/6207
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6207**
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Clifford

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

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

Tel: (0118) 974 6229

Date: 10 April 2002

My ref: F/2002/6207

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/6207
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6207**
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C E Clacey

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

Received by Wokingham District Council

Application No: F/2002/6207

Proposal:
Proposed first floor extension to dwelling.

Location:
The Old Cottage, , Sandford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6207 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

10 April 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6207
CASE OFFICER: Richard Kelly

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

Organisation_Name	Building_Name	address1	Postcode
	THE OLD COTTAGE		RG5 4TD
	SANDFORD MILL COTTAGI		RG5 4TD
	SANDFORD MILL		RG5 4TD
	SANDFORD VIEW	SANDFORD VIEWSANDFORD LANEREADING	RG5 4TB
JUST DELI LTD	SANDFORD FARM	SANDFORD FARMPERIMETER ROADREADING	RG5 4TE

(*) 2x PRE-APPS ATTACHED (*)

Application Number : F/2002/6207	**Map No :** 42, [illegible]
Case Officer : RK.	**Site Area :** 0.69
Valid Date :	**Received Date: 22/03/2002**

Level : Delegated Application

Description : Proposed first floor extension to dwelling.

Location : The Old Cottage, , Sandford, Reading.

Parish : WY **Ward : LOD**

Applicant : Mr K Attfield .

Fee Required: £95 **Fee Received: £95** (S)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elev. of new dormer window	request with SN.	
FLOOR PLANS	Mark position of new dormer on floor plan of bedroom 4		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No See LB app.

INTERNAL CONSULTATIONS

Building Control

(Heritage (Harold Sanders))

Landscape

Trees

(Environmental Health) Landfill

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

(Dinton Pastures) (A. Glencross)
– Adj to Wildlife Her Site & SSSI

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Landfill
Flood Zone on site

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S | N + See map

.....

OTHERS

.....

(Rural Area
Countryside)

.....

.....

.....

.....

2 x pre-apps attached.

22 MAR 2002 6207

Keith Attfield

The Old Cottage, Sandford, Reading, Berkshire, RG5 4TD
home Tel/Fax: 0118 934 0848
email: keith@oldcottage.co.uk

DELEGATED

PlanningServices
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

19 March 2002

Dear Sir or Madam,

Re: Planning Application for an additional Bathroom at Old Cottage,

This letter accompanies my planning application and contains important background to the application, and gives the opportunity to present a fuller answer to questions 4 and 5 on the form.

About the Application (Answer to Question 4)
The application is for an extension above ground floor to create an upstairs bathroom off an isolated bedroom.

External Materials (Answer to Question 6)
Brickwork will match existing by reclaiming existing bricks during construction. At first floor level, walls will be dark stained 150mm high weather boarding to match existing where used. The roof will match existing by using old reclaimed pan tiles.

Need for the Extension
The bathroom is required because of the distance one needs to travel from the bedroom to get to the existing bathroom (i.e. down one staircase, along the hall, and up another staircase). The bedroom is in an extension erected about ten years ago, at the time of building, it was thought that access to a bathroom would be by making a first floor entry through the end wall of the existing house. The approach proved impossible because of the damage that would have been caused to the listed building.

I have an elderly father and my thoughts are that this bedroom would be made suitable for him if a bathroom could be added.

Discussions with WDC so Far

Because of the listed nature of the building and previous extensions, I knew such an application would be sensitive so I approached Mr Harold Sanders, Conservation Architect, to explain my objective and seek advice. I have had three meetings so far and prepared a number of proposals aimed at creating a bathroom while causing minimal impact on the building. The last meeting was on site on 28 February at which the current plans were shown and discussed and are in line with advice given by Mr Sanders.

I hope this further explanation helps.

Yours sincerely,

Keith Attfield

Application for Planning Permission
Old Cottage, Sandford, Reading, RG5 4TD

22 MAR 2002 - 6207

DELEGATED

Schedule of Documents

- Completed Planning Application Form (Dated 19 March 2002)
- Covering Letter – also contains expanded answers for the Application Form (Dated 19 March 2002)

- Drawings

1	Site Plan (size A4)	1000/3 rev C - scale 1:500
2	Location Map (size A4)	1000/4 rev B - scale 1:2500
3	Existing Elevations (size A1)	2002/1 rev A - scale 1:50
4	Existing Plan (size A1)	2002/1 rev A - scale 1:50
5	Proposed Elevations (size A1)	2002/1 rev A - scale 1:50
6	Proposed Plan (size A1)	2002/1 rev A - scale 1:50

Prepared by: ...

Dated: 19/3/2002

Copy 1 of 6

Environmental Services

For office use only.
Application number: 22 MAR 2002 * 6207

Householder planning application form

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

1	Your name	MR KEITH ATTFIELD
	Address and postcode	THE OLD COTTAGE SANDFORD READING RG5 4TD
	Phone number	0118 934 0848
	Agent's Name	N/A
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	SAME AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PLEASE SEE ANSWER IN COVERING LETTER
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ N/A No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLEASE SEE ANSWER IN COVERING LETTER
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 19/3/2002

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

THE OLD COTTAGE PC323 3300 0420 00

ADDRESS COLEMANS MOOR ROAD PARISH WOODLEY E

TO BE ADDRESSED AS SANDFORD

PLOT No. Old Property (LISTED BLDG.) & NOT C.M. ROAD ORD. SHEET No. S7773 42

BUILDER REQUESTED BY MR. ATTWELL

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/368/62	Mr F.P Battersea	Garden Room	9.8.62	App - N/A
PD/431/59	Mr. D C Paley Battersea	Alterations	13.10.59	App - N/A
01690	MR. D.C. PALEY	O/APP. RES DEVELOPMENT	19.12.74	N/A REFUSE
16794	MR K. ATTWELL	REPL. OF WATER SUPPLY PIPES	14.1.82	N/A C/A
21627	"	HOUSE & GARAGE AT THE PADDOCK	28.6.84	N/A R
31677/8 APPEAL	"	EXTS./ALTS/ANCILLARY WORKS	26.10.88	R
36612/1 LBC	"	2/ST. EXT	5.12.90	C/A
37917		S/ST. EXTENSION	16.9.91	C/A
BRA 10290	"	KITCHEN EXT.	19.6.91	Rec

DATE OF COMPLETION

MINISTRY DECISION 21627 - APPEAL DISMISSED - 10.7.85 31677/8 - APPEALS DISMISSED - 6.12.89

SPECIAL ORDERS

DRAINAGE

Same plans as 6208

To:
Harold Sanders
Urban Design And Conservation Officer

From: Richard Kelly

Date: 10 April 2002

Application Number: F/2002/6207

Proposal: Proposed first floor extension to dwelling..

Site Address:
The Old Cottage, , Sandford, Reading.

Applicant:
Mr K Attfield .

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

I AM NOT AWARE OF ANY PLANNING ISSUES WHICH WOULD SUGGEST THIS MODEST EXTENSION OF A BATHROOM OVER THE EXISTING UTILITY SHOULD BE REFUSED.

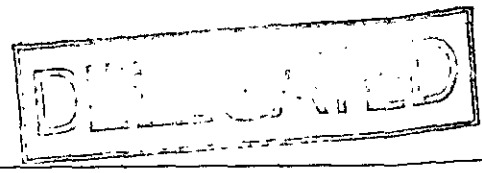
THE MAIN ISSUES RELATE TO THE LISTED BUILDING ASPECT OF THE COTTAGE; ALTHOUGH PREVIOUSLY EXTENDED AT BOTH ENDS, I CONSIDER THIS ADDITIONAL STRUCTURE, PLUS THE REMOVAL OF THE LARGE ROOFLIGHT TO COLLECTIVELY BE AN IMPROVEMENT TO THE EXISTING FORM AND DETAIL AT THE EAST END OF THE LISTED BUILDING.

Harold Sanders

22.04.02.

FROM: Richard Kelly

DATE: 10 April 2002



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6207

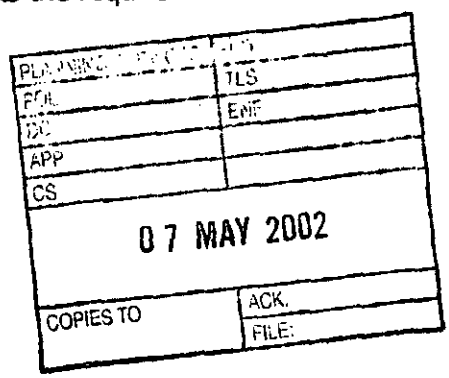
Proposal: Proposed first floor extension to dwelling..

Site Address: The Old Cottage, , Sandford, Reading.

Applicant: Mr K Attfield .

Your observations are required in respect of this application **by 03/05/2002** .

Members had no objections to this proposal as long as it meets the requirements of the conservation architect.



SIGNED: _____ DATE: 9.5.02.

Clerk To Woodley Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005580-1/1
Your Ref : RICHARD KELLY/F/2002/6207

Date : 02 May 2002

RK
07 MAY 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Richard Kelly

Dear Sir

1ST FLOOR EXTENSION.
THE OLD COTTAGE SANDFORD READING RGS 4TD

Thank you for your letter dated 10 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU77SE/18/62. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE

Waste Regulation
According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 772720	210m	Mortimers Meadow	Unknown

In view of the distance from the site, it is unlikely that landfill gas will present a risk to this proposal.

Environment Protection
Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the

approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

We enclose fact sheets explaining how water may be used more efficiently on this site.

Grey and Rainwater Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering. We enclose advice in a factsheet on rainwater and grey water collecting.

Natural Drainage

The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

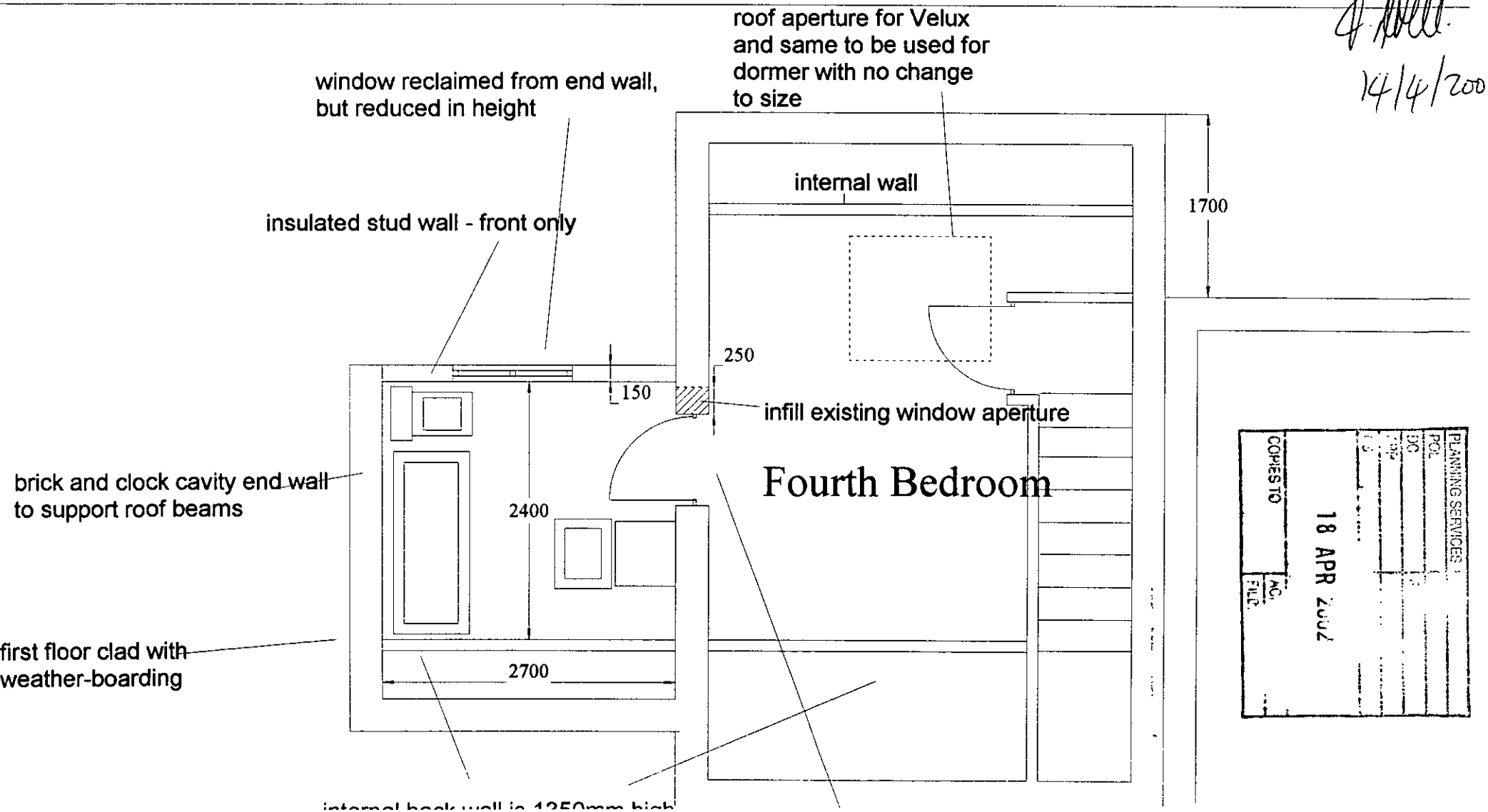
CC: Mr Keith Attfield

6207

ADDITIONAL PLAN

EXTRACT FROM DRAWING NO 2002/4/B
RELATING TO APPLICATIONS: LB/2002/6208
& F/2002/6207
AT OLD COTTAGE, SANDFORD, EX5 4TD.

14/4/2002



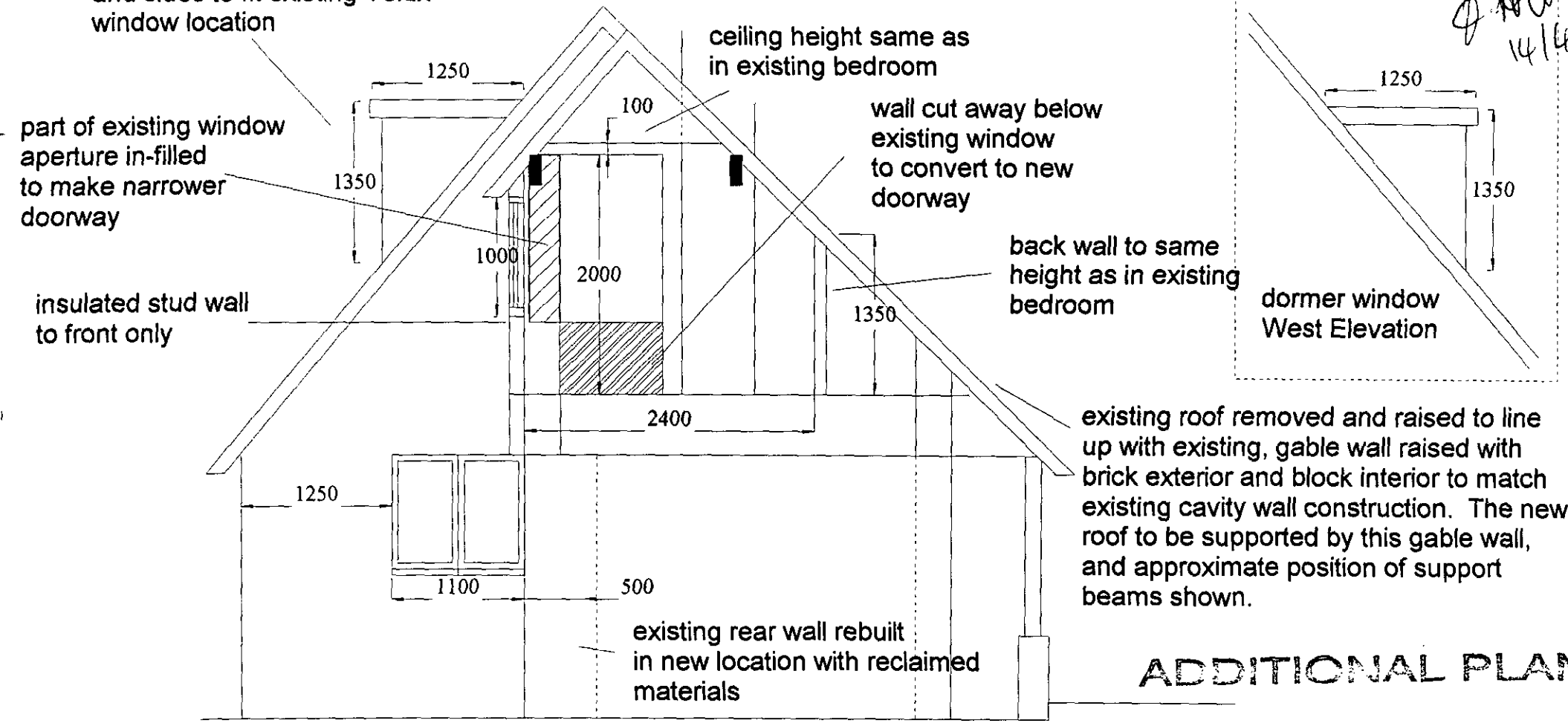
EXTRACT FROM DRAWING NO 2002/3/B

RELATING TO APPLICATIONS: LB/2002/6208

& F/2002/6207

AT OLD COTTAGE, SANDFORD, RG5 4TD

14/6/2002

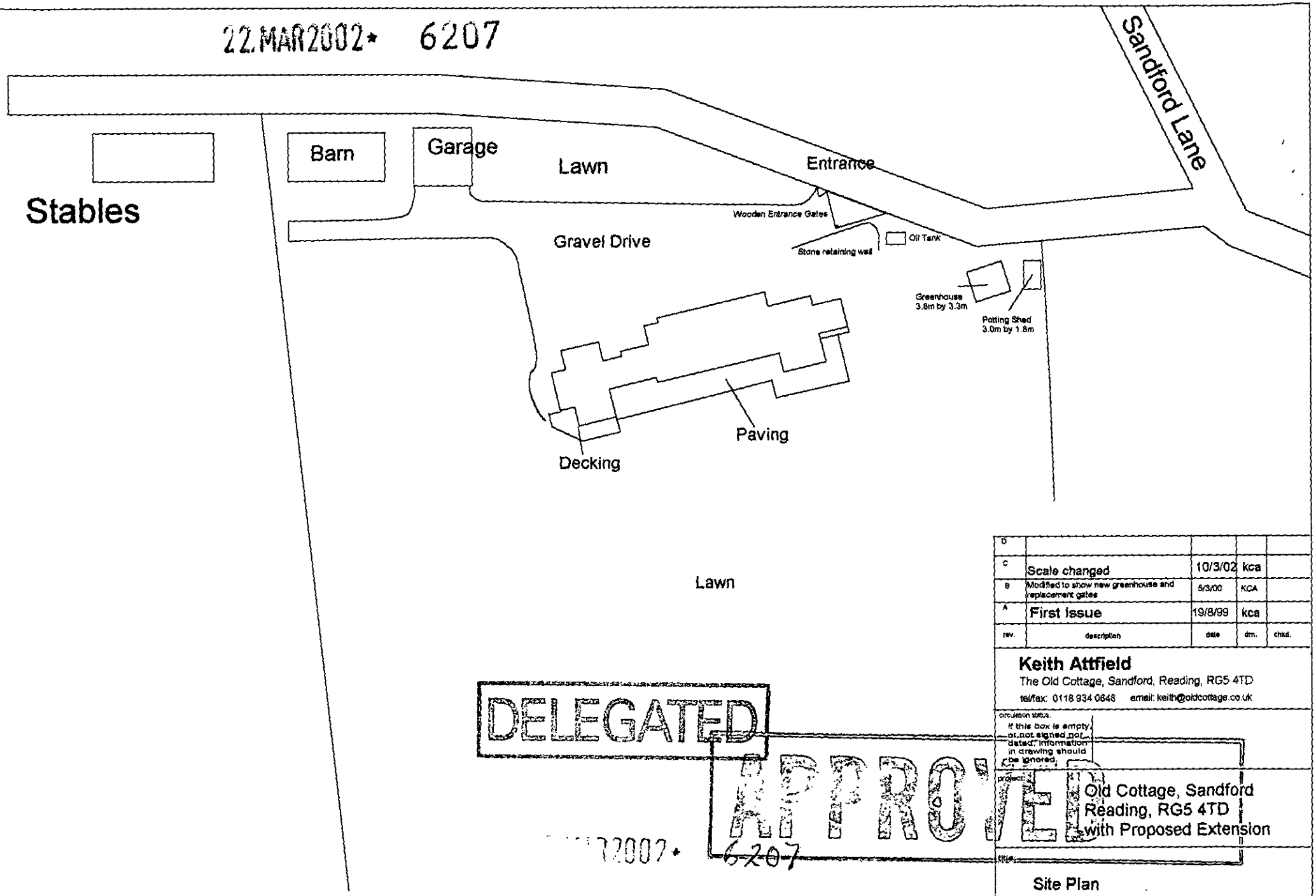


ADDITIONAL PLAN

6207

Section Through East Elevation to Show Some Construction Detail

22.MAR2002* 6207



rev.	description	date	dm.	chkd.
D				
C	Scale changed	10/3/02	kca	
B	Modified to show new greenhouse and replacement gates	5/3/00	KCA	
A	First issue	19/8/99	kca	

Keith Attfield
The Old Cottage, Sandford, Reading, RG5 4TD
tel/fax: 0118 934 0648 email: keith@oldcottage.co.uk

circulation status.
If this box is empty, or not signed nor dated, information in drawing should be ignored.

DELEGATED

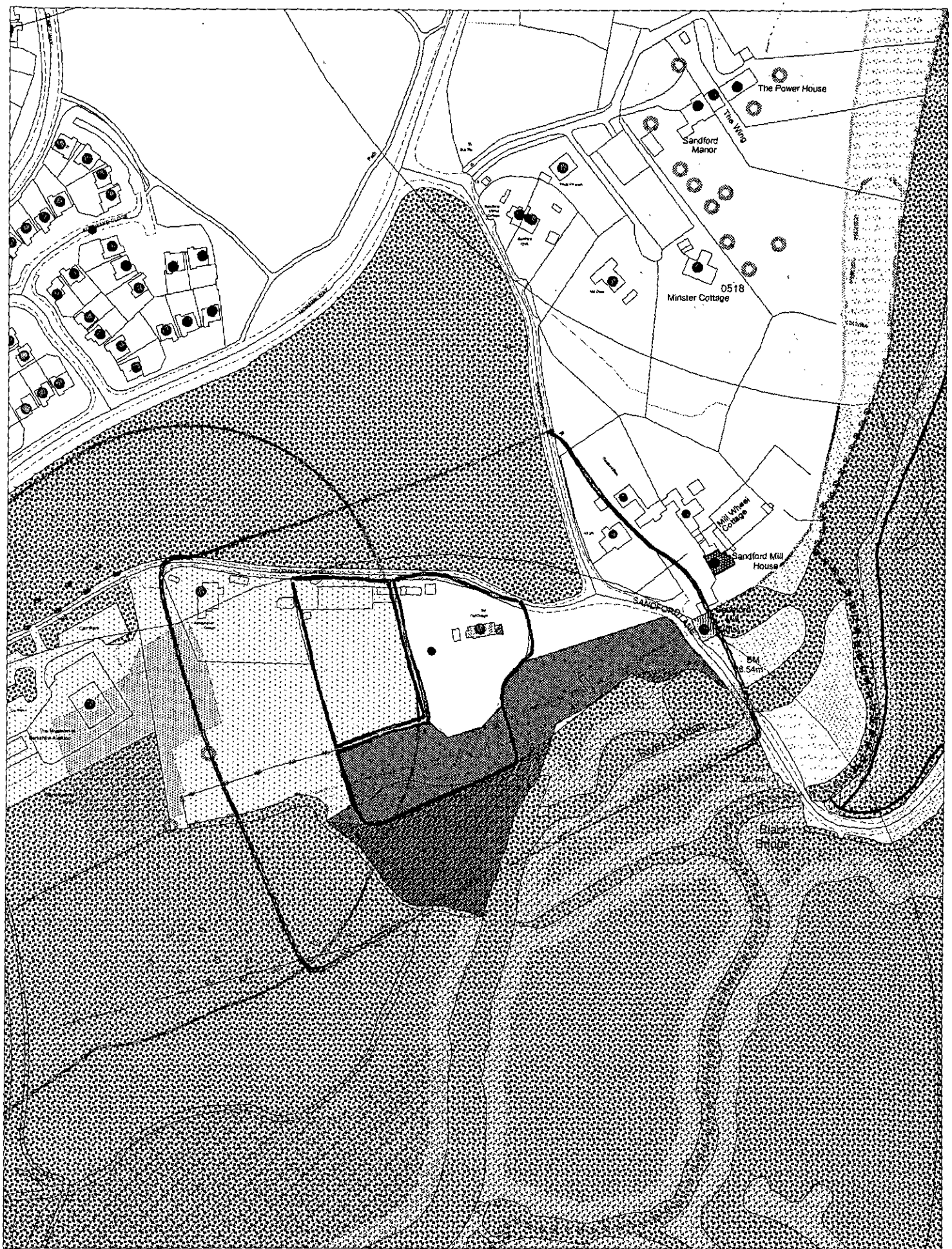
APPROVE

6207

project:
Old Cottage, Sandford
Reading, RG5 4TD
with Proposed Extension

title:
Site Plan

master size	scale:	drawing no.:	revision
A4	1:500	1000/3	/ C



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Development Control Section, Environmental Services, Wokingham District Council.

28 March 2002

Scale: 1 : 2500

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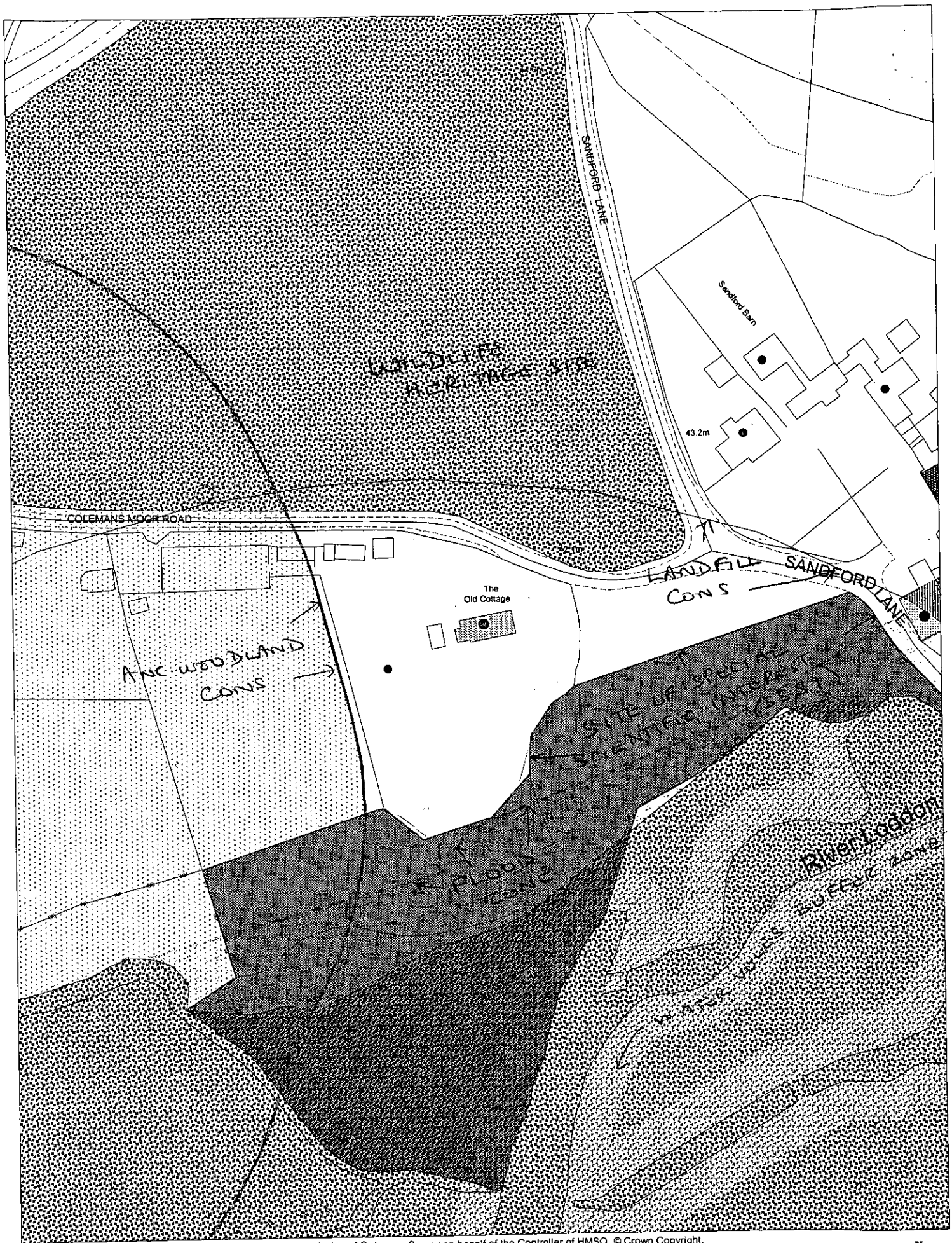

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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002

Scale: 1 : 1250

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