APPLICATION NO:
LB/2002/6208

LOCATION:
The Old Cottage , Sandford Reading.

APPLICANT:
Mr K Attfield

PROPOSAL:
Proposed first floor extension to listed building.

EARLIEST DATE FOR DECISION: 03/05/02

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: ~~Richard Kelly~~
Phillip Taylor

159

D3

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

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

Application Number: LB/2002/6208

Parish: **WOODLEY**

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

Proposal: **Proposed first floor extension to listed building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** 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 18 (1)(a) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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

Application Number LB/2002/6208
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	~~001~~	~~R05~~	R. In pursuance of Section 9(1)(a) of the Planning (Listed
2	C014	R014	Buildings & Conservation Areas) Act 1990.

RECORD OF SITE VISIT

refer to F/2002/6207

SITE ADDRESS: The Old Cottage Sandford Reading.

APPLICATION NUMBER: LB/2002/6208

OFFICER: Richard Kelly

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Richard Kelly

Application Number : LB/2002/6208

Applicant : Mr K Attfield .

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

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 : 03/05/02

Latest Consultation Date/Site Notice Expiry Date : 03/05/02

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

Planning Issues :

Impact on Character of the Listed building.

WDLP : WBE1, WBE7, WHE11, WHE13
WALP : LBE1, LBE2
BSP : LD3 ENV

Application Number: LB/2002/ 6208 – 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 the character of the listed building

Although the cottage had been substantially altered in the past, this modest addition is considered to improve the form and detail of the building at the Eastern end. This affect is further aided by the removal of an ugly roof light and the replacement with a dormer window more in keeping with the character of the dwelling. It is therefore considered not to have adverse impact on the character of the listed building.

√ Approval

Date: 22 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2002/6208

Location: The Old Cottage, Sandford, Reading.

Proposal: Proposed first floor extension to listed building.

Applicant: Mr K Attfield.

Case Officer: Richard Kelly

The new plans show the following: Opposite elevation of proposed dormer and position of velux shown on plan.

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)

1970

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

App No. WB/2002 (Planaps)/6208 (Ludhouse) Date Rec. 18/4/02

Location: The Old Cottage, Sandford, Reading

Parish Woodley

Applicant: Mr Keith Attfield

Description of attached plans Opposite elevation of proposed dormer and position of velux shown on plan.

Drawing No's: —

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: 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 22.04.05

Yellow - Part One Copy
Green - Officer's Copy

Richard Kelly

From: Andy Glencross
Sent: 18 April 2002 14:34
To: Richard Kelly
Subject: PA F/2002/6207 & 6208 The Old Cottage Sandford

Hi Richard

There appear to be no ecological grounds on which to object to this planning application.

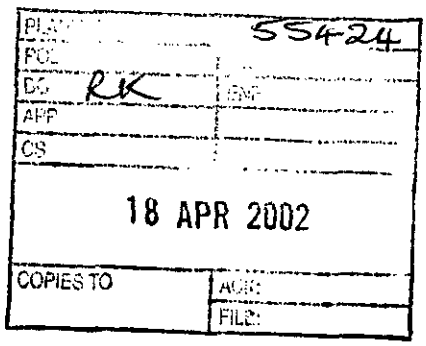
I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Keith Attfield

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



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

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: LB/2002/6208

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: LB/2002/6208
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to listed building.

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: **LB/2002/6208**
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to listed building.
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: LB/2002/6208

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: LB/2002/6208
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to listed building.

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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: **LB/2002/6208**
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to listed building.
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: LB/2002/6208

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: LB/2002/6208
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to listed building.

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: **LB/2002/6208**
The Old Cottage, , Sandford, Reading.
Proposed first floor extension to listed building.
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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/6208
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

Received by Wokingham District Council

Application No: LB/2002/6208

Proposal:
Proposed first floor extension to listed building.

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 LB/2002/6208 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

Application Number : LB/2002/6208	Map No : 42, 47
Case Officer : RK.	Site Area : 0.69
Valid Date :	Received Date: 22/03/2002

Level : Delegated Application

Description : Proposed first floor extension to listed building.

Location : The Old Cottage, , Sandford, Readin.

Parish : WY Ward : LOD

Applicant : Mr K Attfield .

Fee Required: £0 Fee Received: £0 Not required.

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	see full application	request with SN	
FLOOR PLANS			
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 Listed Building —

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

OTHERS

.....

.....

Rural Area Countryside

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

2 pre-apps attached to full application.

Keith Attfield

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

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

22.MAR2002* 6208

19 March 2002

DELEGATED

Dear Sir or Madam,

Re: Listed Building Consent for an additional Bathroom at Old Cottage,

This letter accompanies my application for Listed Building Consent and contains important background to the application, and gives the opportunity to present a fuller answer to questions 6 and 7 on the form.

What is the Application For (Answer to Question 6)

The application is for an extension above ground floor to create an upstairs bathroom off an isolated bedroom. This will require:

1 The demolition of one wall of the utility room and rebuilding in a slightly different location to enlarge the room by 500mm. The bricks and window in this wall will be reused.
2 Raising the roof height to create a part attic space to accommodate the new bathroom. Tiles will be reused and additional tiles required will match existing.
3 Clad the upper walls in timber weather-boarding to match where this is used elsewhere on the building. Reuse an existing window.
4 Remove a Velux window and replace with a hardwood dormer window with lead surround to exactly match the other three dormer windows to the rear of the property.
5 Removal of a window, and a small amount of wall section beneath it to create a walk through to the new bathroom. The aperture will be reduced in width using block in-fill.

Materials Proposed (Answer to Question 7)
The exposed bricks used will be reclaimed from the demolished wall and the gable end that will be covered by weather-boarding.

Application for Listed Building Consent at Old Cottage, Sandford, Reading, RG5 4TD

22.MAR2002* 6208

Schedule of Documents

- Completed Listed Building Consent Application Form (Dated 19 March 2002)
- Ownership Certificate (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)	2002/2 rev A - scale 1:50
5	Proposed Elevations (size A1)	2002/3 rev A - scale 1:50
6	Proposed Plan (size A1)	2002/4 rev A - scale 1:50

Prepared by: .....

Dated: 19/3/2002

Copy ...1.... of 6

DELEGATED

1772A

WOKINGHAM DISTRICT COUNCIL APPLICATION NUMBER

DELETED

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

22 MAR 2002 6208

I hereby certify that:-

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

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have ~~has given~~ the requisite notice to ~~all~~ the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have ~~has given~~ the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of ~~any part of the building~~ to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990 22.MAR2002* 6208

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

DELEGATED

1.		APPLICANTS NAME	MR KEITH ATTFIELD
		ADDRESS	THE OLD COTTAGE SANDFORD, READING
		POST CODE	RG5 4TD
		PHONE	0118 934 0848
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS	n/a
		POST CODE	
		PHONE	
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	SAME AS 1 ABOVE
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	DWELLING
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	RESIDENTIAL
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	GRADE II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)	1 - SITE PLAN (A4) 1000/3 rev C 2 - LOCATION PLAN (A4) 1000/4 rev B 3 - EXISTING ELEVATIONS (A1) 2002/11 rev A 4 - " PLAN " " /12 rev A 5 - PROPOSED ELEVATIONS " " /13 rev A 6 - " PLAN " " /14 rev A	
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		OWNER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.		SEE ANSWER IN COVERING LETTER
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		SEE ANSWER IN COVERING LETTER

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. ATTHELD

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	[illegible]-10-59	App - N/A
C169C	MR. D.C. PALEY	O/APP. RES DEVELOPMENT	19.12.74	N/A REFUSE
16794	MR K. ATTHELD	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	"	LTS./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

FROM: Richard Kelly

DATE: 10 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: LB/2002/6208

Proposal: Proposed first floor extension to listed building..

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.

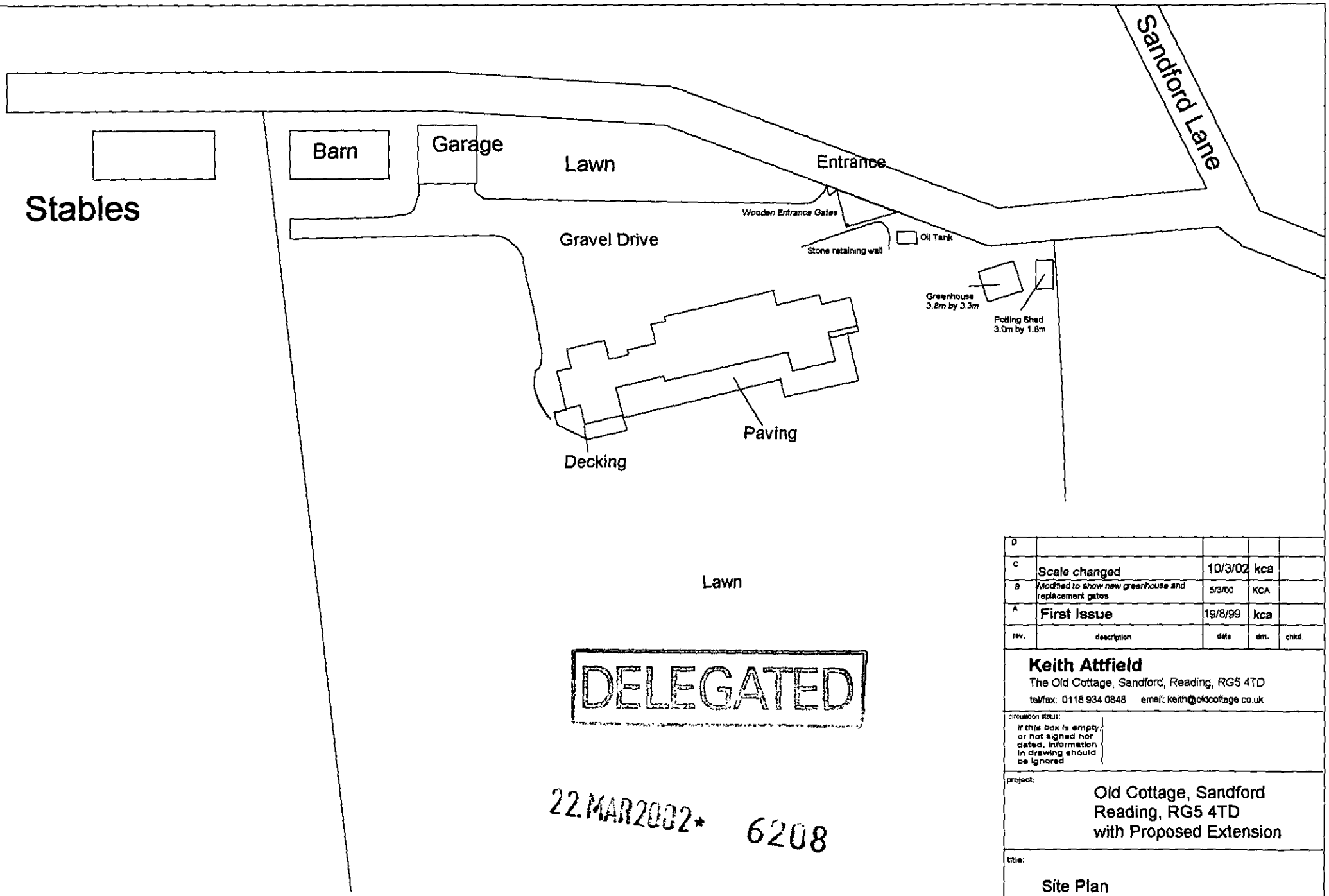
PLANNING SER	
FOL	TLS
DC	ENF
APP	
CS	

07 MAY 2002

COPIES TO	ACK.
	FILE.

SIGNED: A Keeler DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.



DELEGATED

22.MAR2002* 6208

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	

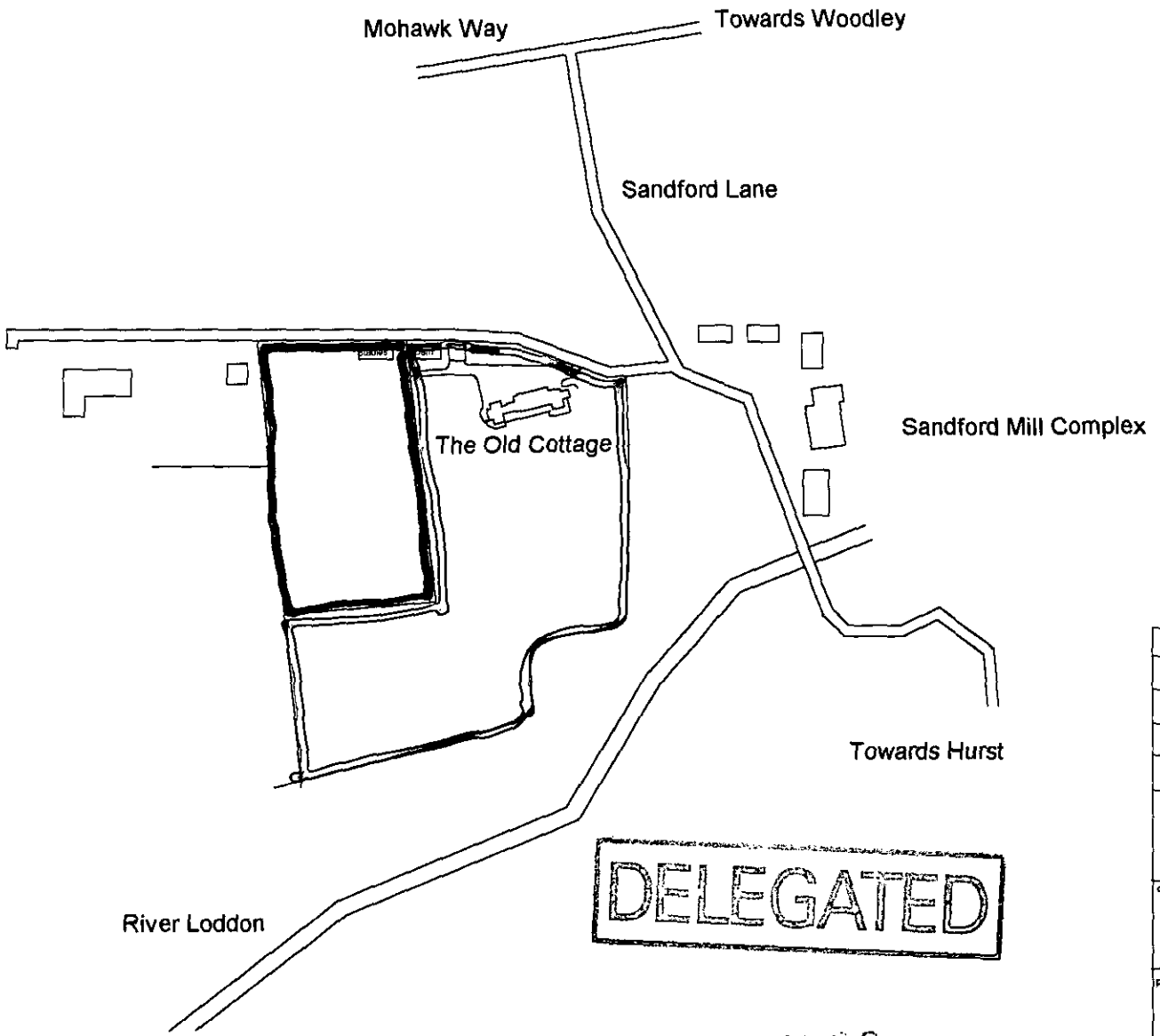
Keith Attfield
The Old Cottage, Sandford, Reading, RG5 4TD
tel/fax: 0118 934 0848 email: keith@oldcottage.co.uk

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

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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22.MAR2002* 6208

rev.	description	date	dm.	chkd
D				
C				
B	Scale changed	10/3/02	kca	
A	First Issue	19/8/99	KCA	

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The Old Cottage, Sandford, Reading, RG5 4TD
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circulation status:
if this box is empty, or not signed nor dated, information in drawing should be ignored

project:
Old Cottage, Sandford
Reading, RG5 4TD

title:
Location Map

master size:	scale:	drawing no.:	revision
A4	1:2500	1000/4	/ B

Application for Listed Building Consent at Old Cottage, Sandford, Reading, RG5 4TD

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Schedule of Documents

- Completed Listed Building Consent Application Form (Dated 19 March 2002) – photocopy
- Ownership Certificate (Dated 19 March 2002) – photocopy
- 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)	2002/2 rev A - scale 1:50
5	Proposed Elevations (size A1)	2002/3 rev A - scale 1:50
6	Proposed Plan (size A1)	2002/4 rev A - scale 1:50

Prepared by: ..

Dated: ..19/3/2002

Copy ..6.. of 6

Keith Attfield

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

22.MAR2002* 6208
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19 March 2002

Dear Sir or Madam,

Re: Listed Building Consent for an additional Bathroom at Old Cottage,

This letter accompanies my application for Listed Building Consent and contains important background to the application, and gives the opportunity to present a fuller answer to questions 6 and 7 on the form.

What is the Application For (Answer to Question 6)

The application is for an extension above ground floor to create an upstairs bathroom off an isolated bedroom. This will require:

1. The demolition of one wall of the utility room and rebuilding in a slightly different location to enlarge the room by 500mm. The bricks and window in this wall will be reused.
2. Raising the roof height to create a part attic space to accommodate the new bathroom. Tiles will be reused and additional tiles required will match existing.
3. Clad the upper walls in timber weather-boarding to match where this is used elsewhere on the building. Reuse an existing window.
4. Remove a Velux window and replace with a hardwood dormer window with lead surround to exactly match the other three dormer windows to the rear of the property.
5. Removal of a window, and a small amount of wall section beneath it to create a walk through to the new bathroom. The aperture will be reduced in width using block in-fill.

Materials Proposed (Answer to Question 7)
The exposed bricks used will be reclaimed from the demolished wall and the gable end that will be covered by weather-boarding.

Weather-boarding will be 150mm high timber and be dark stained to match where this construction appears elsewhere on the property (Sadolin African Walnut).

The gable wall will be rebuilt above first floor level and use ordinary bricks on the outer face, and this will be covered by the weather-boarding. The inner cavity will be block to match existing.

Roof tiles will be reclaimed pan tiles to match existing.

The bathroom window will be reclaimed from the building work, and modified to reduce its height.

The new dormer window will be a hardwood stock window to match existing three dormers, and the surround (including roof and sides) will be lead to also match the existing dormers.

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 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.

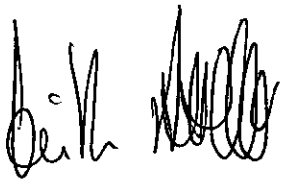
I have an elderly father and my thoughts are that this bedroom would be made suitable for him if a bathroom could be added.

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.

I hope this further explanation helps.

Yours sincerely,



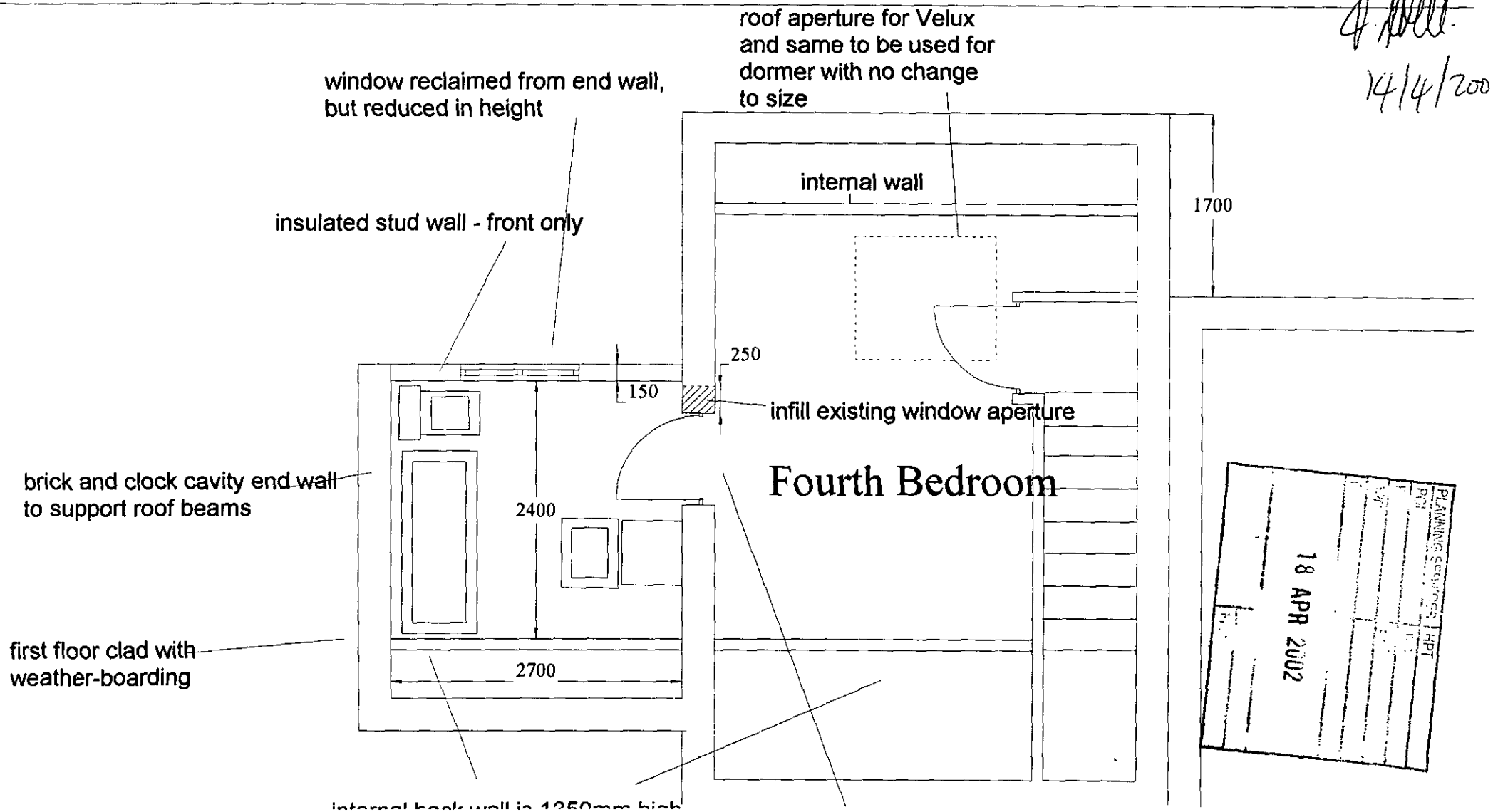
Keith Attfield

6208

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

14/4/2002

new dormer window with lead roof and sides to fit existing Velux window location

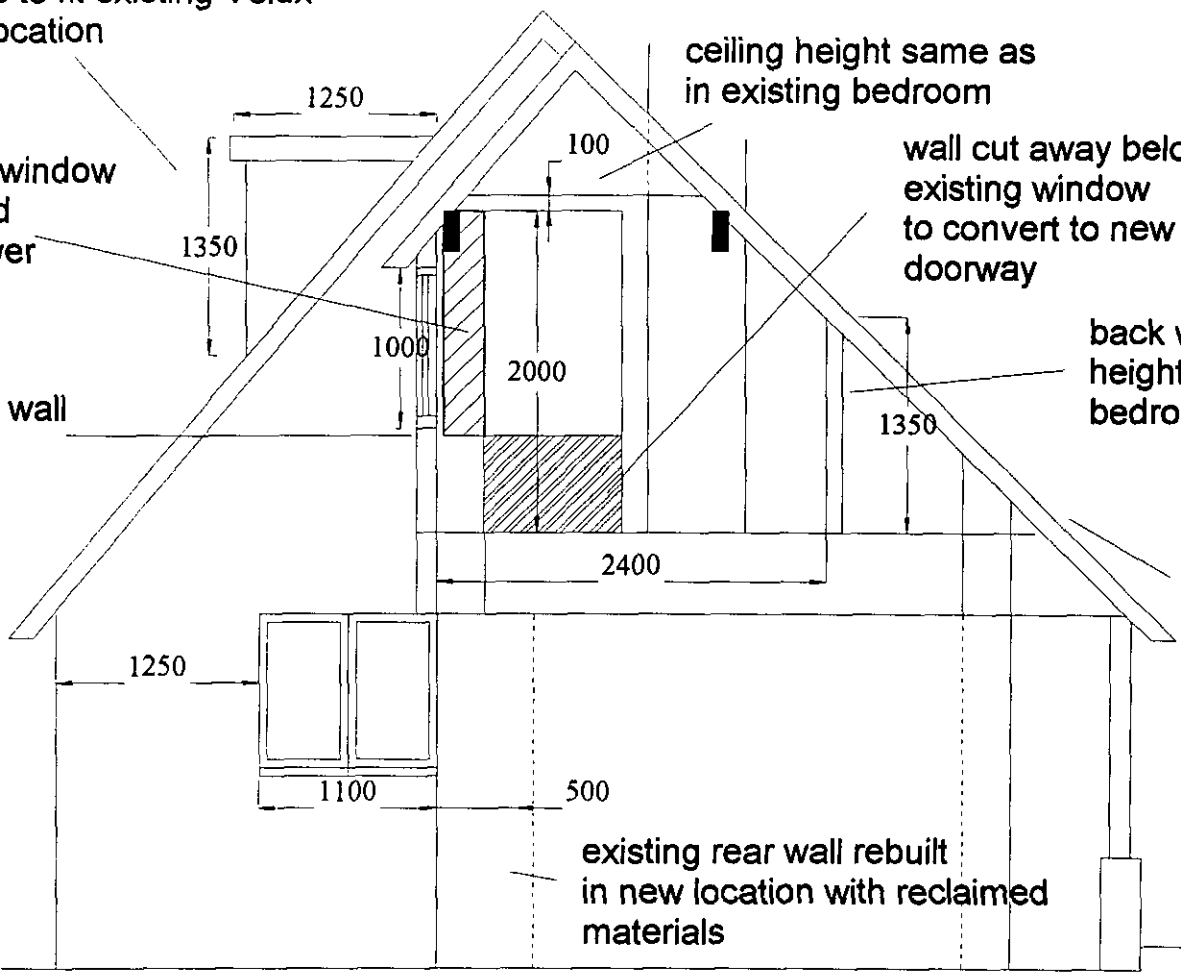
ceiling height same as in existing bedroom

part of existing window aperture in-filled to make narrower doorway

wall cut away below existing window to convert to new doorway

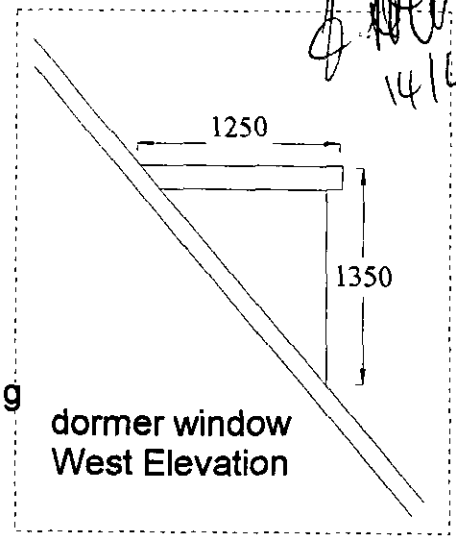
back wall to same height as in existing bedroom

insulated stud wall to front only



existing roof removed and raised to line up with existing, gable wall raised with brick exterior and block interior to match existing cavity wall construction. The new roof to be supported by this gable wall, and approximate position of support beams shown.

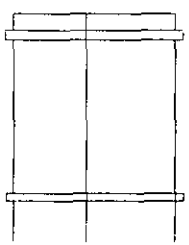
existing rear wall rebuilt in new location with reclaimed materials



dormer window West Elevation

ADDITIONAL PLAN

6208



Section Through East Elevation to Show Some Construction Detail

To:
Harold Sanders
Urban Design And Conservation Officer

From: Richard Kelly

Date: 10 April 2002 11 APR 2002

Application Number: LB/2002/6208

Proposal: Proposed first floor extension to listed building..

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

Applicant:
Mr K Attfield .

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

THE PROPOSED FIRST FLOOR ADDITION HAS TO BE CONSIDERED IN THE CONTEXT OF OTHER EXTENSIONS PREVIOUSLY APPROVED.

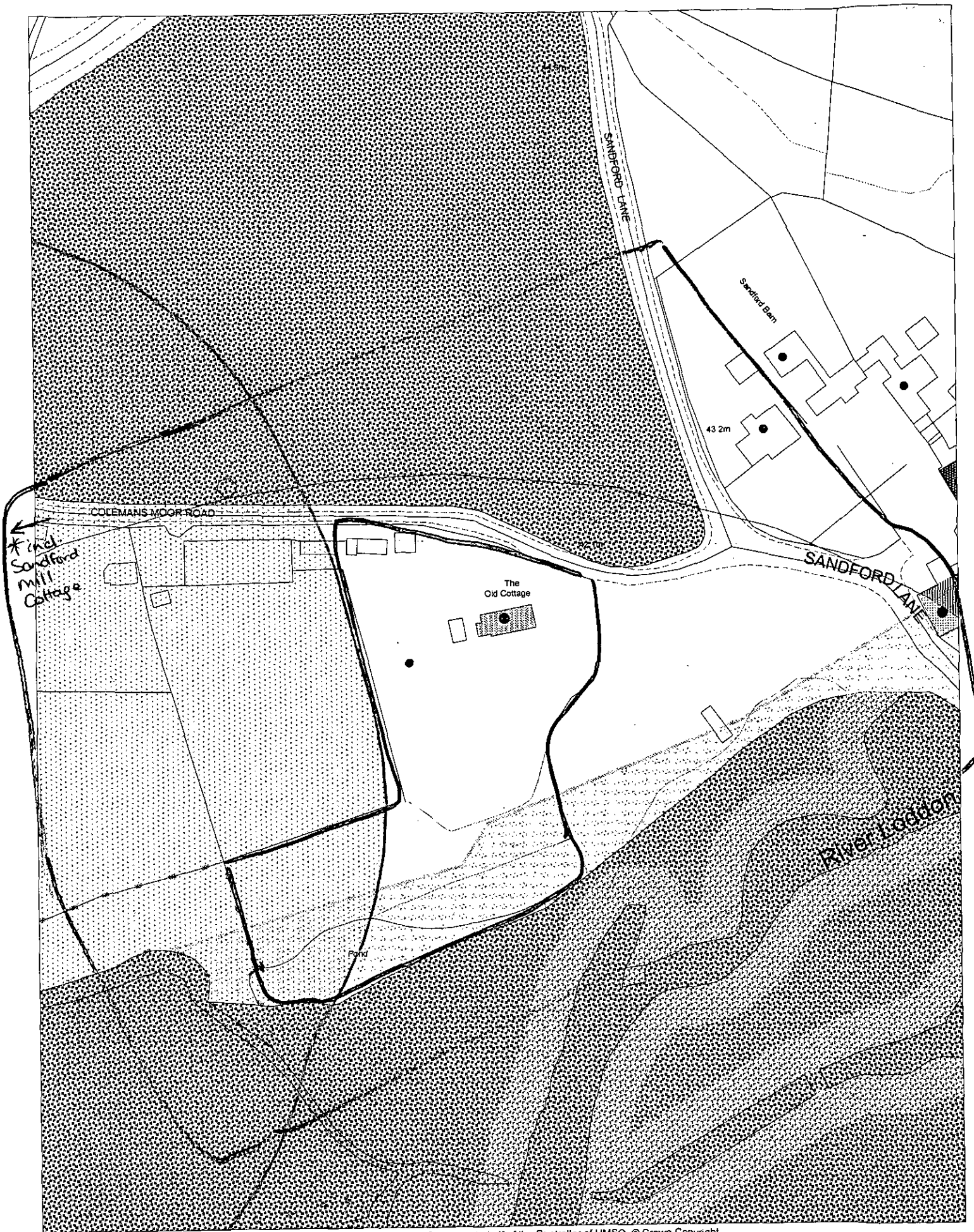
THE HISTORIC (GRADE II) FARM COTTAGE WAS EXTENDED TO THE EAST WITH A KITCHEN AND BEDROOM ABOVE. THE ROOFLIGHT TO THE BEDROOM WILL BE REMOVED AND RE-PLACED BY A DORMER TO MATCH OTHERS ON THE SOUTH ELEVATION. THIS IS CONSIDERED A SIGNIFICANT ENHANCEMENT.

THE MODEST BATHROOM, OVER THE EXISTING UTILITY WILL BE FINISHED, WITH MATERIALS ALREADY USED ON THE COTTAGE AND THE FINAL FORM APPEARS APPROPRIATE IN SCALE AND MASS.

I SUPPORT THE PROPOSAL.

Harold Sanders

24.04.02



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

Scale: 1 : 1250

N W E S