APPLICATION NO:
F/2001/3953

LOCATION:
1 The Street, Swallowfield Reading.

APPLICANT:
Mr J Coggins C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **07/06/2001**
28 Day Exp: 11/6
APPLICATION WILL HAVE EXPIRED ON:
03/07/2001

CASE OFFICER: **Natalie Brown**

Green SN exp: 14/6
APPROVED

RAILEX
Marbleboard

EASIFILE EP7

J70

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Coggins
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3953

Parish: **SWALLOWFIELD**

Location: **Mulberry, 1 The Street, Swallowfield, Reading.**

Proposal: **Proposed single storey rear 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. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative

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

Berkshire Structure Plan Policies EN1 and EN5.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WHE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/06/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3953

Proposal:
Proposed single storey rear extension to dwelling.

Location:
1, The Street, Swallowfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/06/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 May 2001

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

Tel: (0118) 974 6492

Date: **14 May 2001**

My ref: F/2001/3953

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/2001/3953
1, The Street, Swallowfield, Reading.
Proposed single storey rear extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3953**
1, The Street, Swallowfield, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Beatty

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

Applicationo	Name & Address
F/2001/3953	Mr N Jackson 2 The Street Swallowfield Berkshire RG7 1RJ

APP APPROVED
LETTERS SENT
28/06/01

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3953

Proposal:
Proposed single storey rear extension to dwelling.

Location:
1 The Street Swallowfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 24/05/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/06/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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.

Date: 24/05/2001

29/5
displayed adj to other road sign on front gate

NAB

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3953 NB
BUILDING CONTROL NUMBER	BP 2001/1855 Martin
~~APPLICANT~~/AGENT	Anderson
ADDRESS OF SITE	Mulberry 1 The Street SWALLOWFIELD
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3144	AH/E/3144
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3953

Applicant : Mr J Coggins C/O Andesign.

Location : 1, The Street, Swallowfield, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/5

Date of Neighbour Notifications : .....

Date of Site Visit : 29/5

Date Registered : 08/05/2001

Earliest Date for Decision : 07/06/2001

Latest Consultation Date/Site Notice Expiry Date : 07/06/2001

This application will have expired on: 03/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Swallowfield PC : 6/6 : no objection
Cons Office : 5/6 - appears appropriate - no objection. Details of roof structure/materials, windows to match existing
Property : 6/6 : does not appear to adversely affect WBCs adjoining ownership
Floodzone Env Agency : 8/6 : informative
Letter of rep: 25/5 No 2 ; concerned re/ overlooking, ~~[illegible]~~ loss of light

Planning Issues : LALP : IDd Sett
WOLP : Cons Area . floodzone . IDd Sett

Application Number: F/2001/3953

Appraisal :

See attached sheet

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

Application Number F/2001/3953
Conditions/Reasons for Refusal

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

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

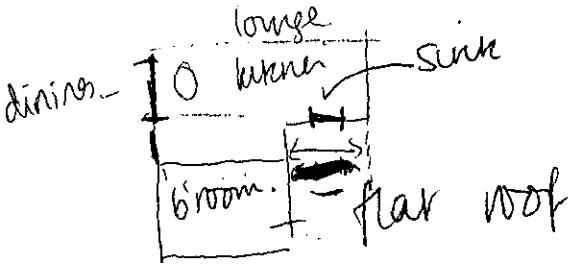
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2, LBE14, LBE15
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WHE2.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, ENV5.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: A Cronin
(Development Control Manager)

Date: 15.6.01.

No 2 – 0.5 - 1m from boundary –
~~only~~ window to kitchen.. one on other side.

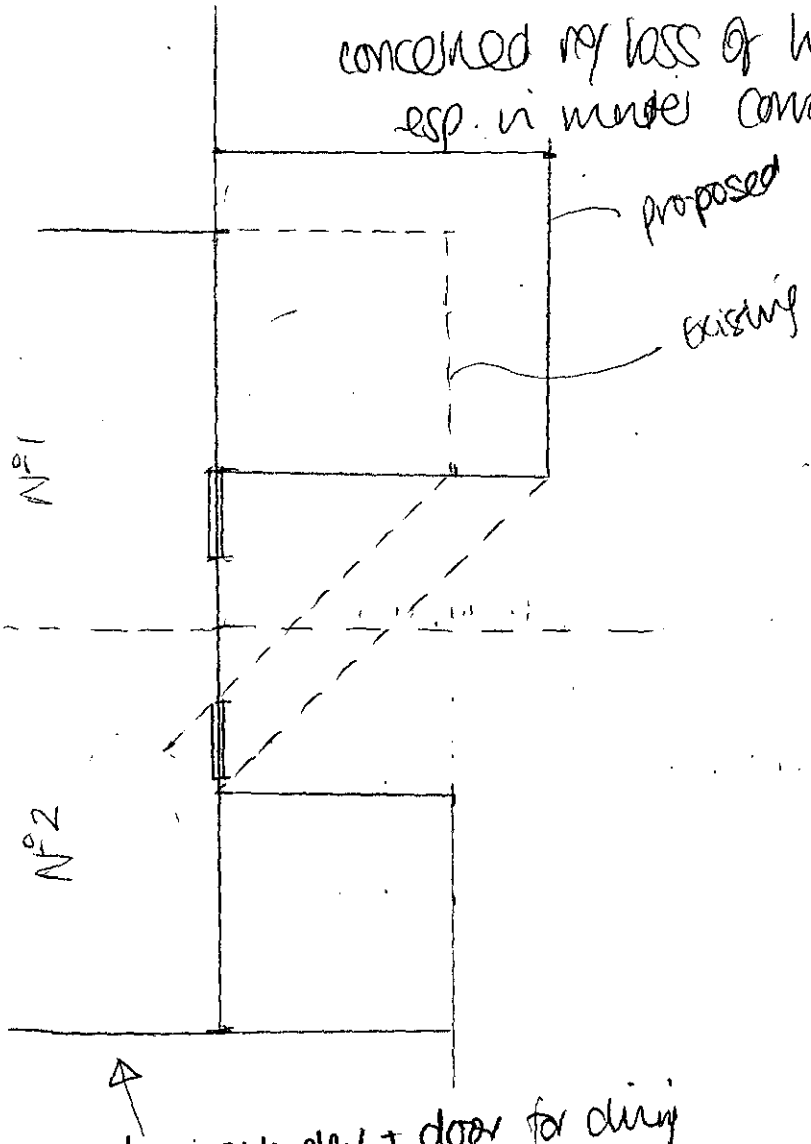


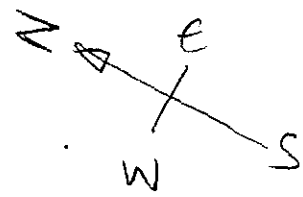


at present s.s rear extns are level.

1.8m boundary fence.

concerned re/ loss of light to kitchen
esp. in winter considering their own s.s rear extn.





Scale 1:100.

window in side elev + door for dining

RECORD OF SITE VISIT

SITE ADDRESS: 1 The Street
Swallowfield Reading.

APPLICATION NUMBER: F/2001/3953

OFFICER: Natalie Brown

DATE OF SITE VISIT: 29/5

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - gate at front

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
footings being built at side - F/2000/1595
existing S.S monopitched extn - proposed dmen to enlarge this extn
to set away from side boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi - D with No 2 → S.S flat roof rear extn set away from boundary

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fencing surrounding

OTHERS

Application Number: F/2001/3953

Appraisal:

Development

The site forms half of a semi-detached pair of properties, and is the subject of a recent application F/2000/1595 to provide a two storey side extension – work has already been started on this element. The site is located within an area designated as a Conservation Area and identified settlement.

The current proposal is to enlarge an existing rear extension and put a hipped roof on it. The existing single storey flat roof rear extension was added to the property under consent PD/259/68.

1) Impact upon neighbouring properties

A letter of objection was received from No. 2, the adjoining semi on the grounds of overlooking and loss of light. A site visit was under taken to their property on 5th June. It was noted that currently (excluding the recent application approved at No.1), that the properties are handed in design. This can be seen by the site plan (drawing 895) in application PD/259/68. Both properties have single storey flat roof extensions set approximately 2.2m from the middle boundary - a 1.8m fence. The window between the boundary at No. 2's own extension (a bathroom) is for a kitchen. This window is set back from the boundary between the two properties. The kitchen is open plan in style and incorporates a dining area which has its own window in the side elevation facing No. 3.

The proposed development is a 1.2m extension to the existing kitchen and would replace the existing flat roof with a pitched roof. The roof would be hipped on all sides and have a ridge height of 3.3m. This would help to reduce the bulk and massing to neighbouring property. The proposed development would be set approximately 2.2m from the shared boundary. Whilst it is appreciated that the lengthening of the extension would result in the loss of some light to No. 2, the only window to be affected would be that of the kitchen. Kitchens are not considered to be habitable rooms and therefore do not afford the degree of concern as a dining/lounge/bedroom window. Natural light would still enter the kitchen, and as described above, the kitchen is open plan in design opening out into a dining area which has its own window in the side elevation.

It is therefore considered that whilst they would be some loss of light, it would not warrant the refusal of the application – as detailed above.

2) Impact upon the character of the area.

It is not considered that there would be any adverse effect upon the character of the area as the proposed development is located to the rear of the property. The Parish Council had no objection and felt that the proposal would be entirely inkeeping with the existing dwelling and extension for which planning permission has already been granted. The Conservation Architect said that the proposed extension is modest in scale and the form appears appropriate to the location and building on the Conservation Area edge.

Materials are proposed to match the existing. It is therefore considered that there would be no adverse effects upon the character of the area.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAY 2001	
Officer: NAB	Application No. F/2001/3953

Map No. 103. Site 2:05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 1 TITE STREET

Parish: SWALLOWFIELD Ward: SWALLOWFIELD
14.05.01

Applicant: MR J COGGINS

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

Enforcement Section (14) 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 ... Development in Conservation Area ✓ 14.05.01

Date Site Notice Sent : ...14:05:01.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ...✓.....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : Flood Zone ✓

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... Nos Pre-Apps .....
.....
.....

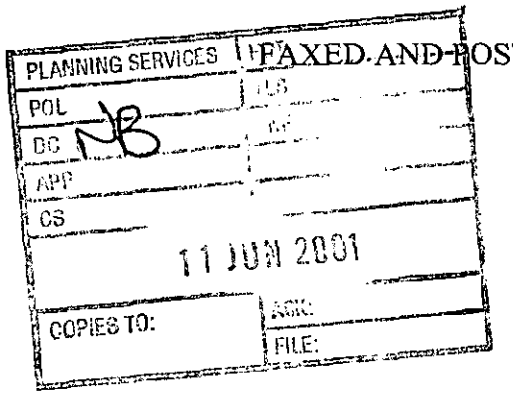
NEIGHBOURS:

..... site notice + see map for neighbour notices ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

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

5/6/2001



44372.

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

Natalie,
I think this is a hard copy of the fax you have already received

Dear Sirs,

Application Number: F/2001/3953
Location: 1 The Street, Swallowfield, Reading
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Natalie Brown

The Parish Council has no objection to this application as it considers that the proposed extension is entirely in keeping with the existing dwelling and the extension for which planning permission has already been granted.

As an aside the Parish Council wishes it to be known that the address of 1 The Street is incorrect, there being another 1 The Street in Swallowfield. Currently the correct address for this property is 1 The Council Houses, The Street. Use of the correct address would be appreciated to avoid irritation to the resident of the correct 1 The Street.

Yours faithfully,

C Adams

Celia Adams, Clerk

Our ref: SP\2001\003750\001
Your ref: F/2001/3953
Date: 6th June 2001

ENVIRONMENT AGENCY

44273

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	
08 JUN 2001	
COPIES TO:	ACK:
	FILE:

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Single Storey Rear Extension
LOCATION: 1 The Street, Swallowfield

Thank you for your letter dated 14th May 2001, which was received on 18th May 2001. You are asked to quote the following reference in any correspondence: **SU76SW/23/7**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage: Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Advice To Applicant

Groundwater Protection

Surface Water

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Roof Water

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

Foul Water

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.

Conservation

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of houses should also be considered.

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.

Cont/d..

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: Andesign, 9 Perkins Way, Wokingham, Berkshire, RG41 2TN

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

5/6/2001

FAXED AND POSTED

44156

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

PLANNING SERVICES	HPT
POL	TLS
DC NS	ENF
APP	
CS	
06 JUN 2001	
COPIES TO:	ACK:
	FILE:

Dear Sirs,

Application Number: F/2001/3953
Location: 1 The Street, Swallowfield, Reading
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Natalie Brown

The Parish Council has no objection to this application as it considers that the proposed extension is entirely in keeping with the existing dwelling and the extension for which planning permission has already been granted.

As an aside the Parish Council wishes it to be known that the address of 1 The Street is incorrect, there being another 1 The Street in Swallowfield. Currently the correct address for this property is 1 The Council Houses, The Street. Use of the correct address would be appreciated to avoid irritation to the resident of the correct 1 The Street.

Yours faithfully,

"Mulberry"

C Adams

Celia Adams, Clerk

5.Jun. 2001 13:40 SWALLOWFIELD PARISH COUNCIL No.1194 P. 1/3
SWALLOWFIELD P C

From:
Property Dept

To:

Natalie Brown

Date: 30 May 2001

Application Number: F/2001/3953

Proposal: Proposed single storey rear extension to dwelling.



Site Address:
1, The Street, Swallowfield, Reading.

Applicant:
Mr J Coggins C/O Andesign.

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

This property is a former Council house sold under the tenants right to buy scheme in October 1982.

The above proposal does not appear to adversely affect WDC's adjoining ownership.

Sarah Hunter
Property Section.

44171

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	
06 JUN 2001	
COPIES TO:	ACK:
	FILE:

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 14 May 2001 15 MAY 2001

Application Number: F/2001/3953

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
1, The Street, Swallowfield, Reading.

Applicant:
Mr J Coggins C/O Andesign.

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

THE PROPOSED EXTENSION IS MODEST IN SCALE AND THE FORM APPEARS APPROPRIATE TO THIS LOCATION AND BUILDING ON THE CONSERVATION EDGE.

I HAVE NO OBJECTION TO THE PROPOSAL.
DETAILS OF MATERIALS, ROOF STRUCTURE + WINDOWS AND DOORS TO MATCH EXISTING.

Harold Sanders

05.06.01.

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 21/05/01 Time

WHILE YOU WERE OUT

Name Neil Jackson

Of 2 The Street Swallowfield

Phone No. 07866916 154 OR 9884683. Ext.

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

MESSAGE Re letter he sent you about

1, The Street.

doing sr on Thurs 5th am.

Signed Den.

Reply Req

NB

MR N JACKSON / MISS M GILMAN
2 THE STREET
SWALLOWFIELD
BERKS
RG7 1RJ
23/05/01

APPLICATION NO: F/2001/3953

Dear Sirs,

I wonder if you could help me? It has been brought to my attention that my neighbour at number one The Street, Swallowfield has a plan to extend his property at the rear of the house, thereby overlooking my property and this is the reason for me writing to you. I would be pleased if you could visit my property to help me assess the intrusion of light.

Perhaps you could give me your assurance that this matter will not

Reply leg

PLANNING SERVICES	
POL	HPT [redacted]
DC NB	TLS
APP	ENF
CS OBS	

25 MAY 2001

COPIES TO:	ACK: ✓
	FILE:

24/5.

Please can Property be consulted on the following app:

F/2001/3953 - 1 The Street Swallowfield.

✓ clt

30/5

Thanks

Natalie

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 22/5 Time 5pm

WHILE YOU WERE OUT

Name

Of Re: F/2007/3951
1 The Street.

Phone No. Ext.

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

MESSAGE Please insure property are consulted as this is a ex-council house. + the neighbours are v. concurred.

Signed H.

Environmental Services

For office use only.
Application number: 08.MAY2001* 3953

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	J.B. Coggins
	Address and postcode	MULBERRY 1.THE STREET SWALLOWFIELD BERKS RG7 1QY
	Phone number	9888607
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	~~XXXX~~ 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION

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 ☐	No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING	
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: NO CHANGE	Proposed:
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of J.B. COGGINS

Date 3/5/2001

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

1933

UNSEARCHED

ADDRESS 1 THE STREET PARISH SWALLOWFIELD.

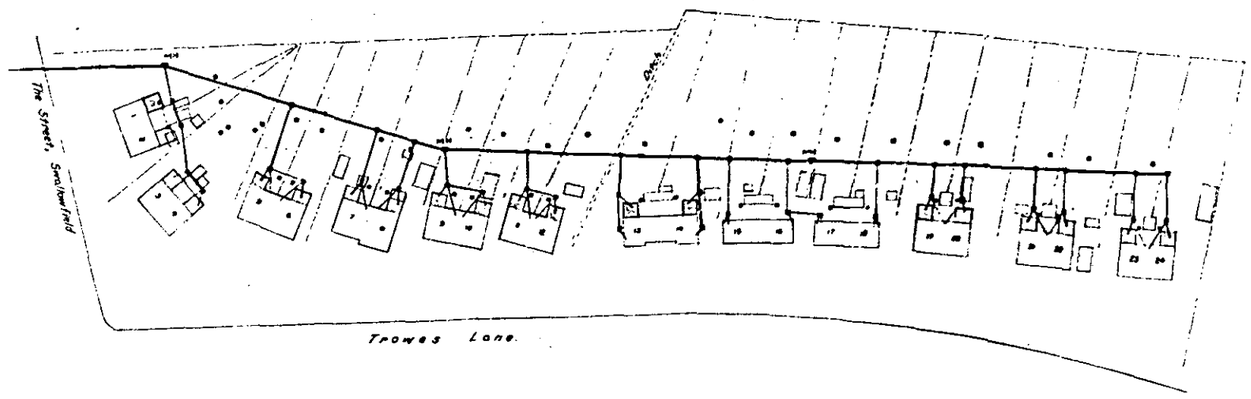
PLOT No ORD. SHEET No.

BUILDER PD/259/68

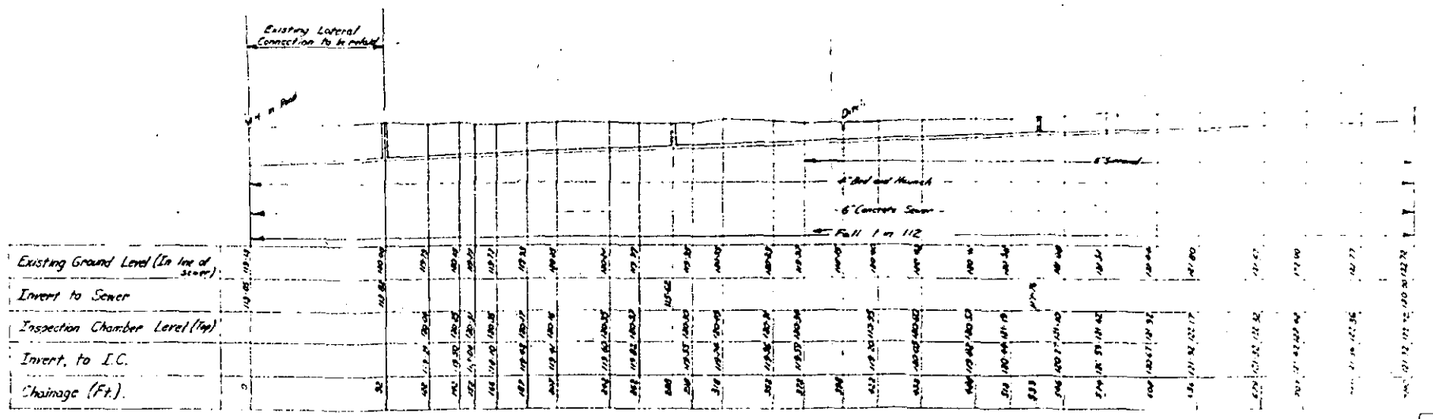
Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1595	Mr+Mrs A Rose	2st/s/st/s/ extension	07/08/00	~~App~~ App

MINISTRY DECISION

SPECIAL ORDERS



SITE PLAN. Scale : 1/500



Horizontal Scale : 1/500

Vertical Scale 10' to 1"

SECTION OF SEWER

0 10 20 30 40 50 60 70 80 90 100

NOTES

PD/259/68

NO	DATE
REVISIONS	

RURAL DISTRICT COUNCIL OF WOKINGHAM

SWALLOWFIELD.

SEWER FOR COUNCIL HOUSES IN TROWES LANE

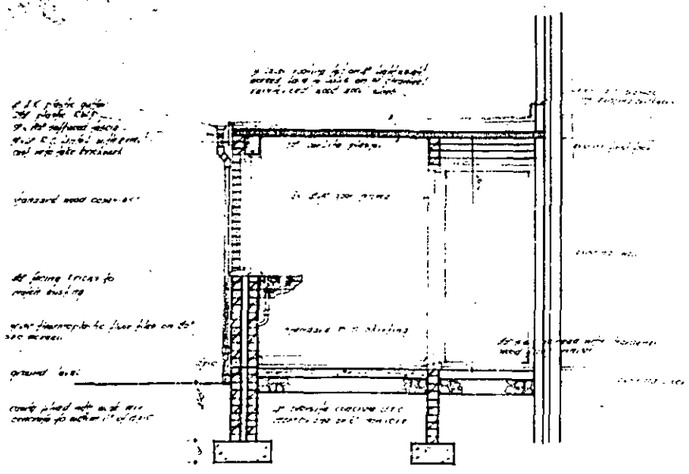
W. BENNETT
A.M.I.C.E., A.M.I.MUN.E.
CHIEF ENGINEER,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERK'S.

SCALES AS SHOWN.

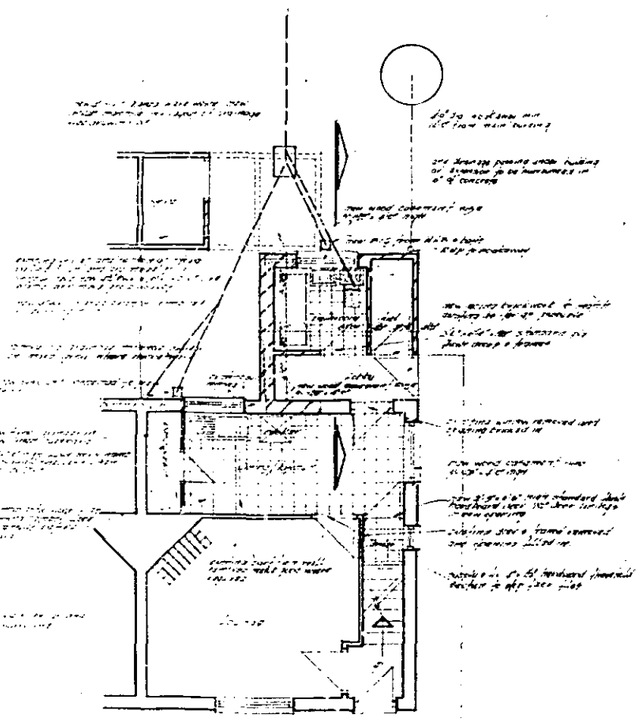
DRAWN
TRACED
DATE
CONTRACT NO

DRAWING NO 895

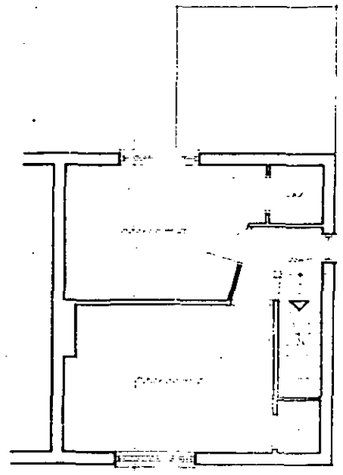
PD/259/68



Section a-a



ground floor



first floor



NOTES

AD/25968

PD25968

NO	DATE	REVISIONS

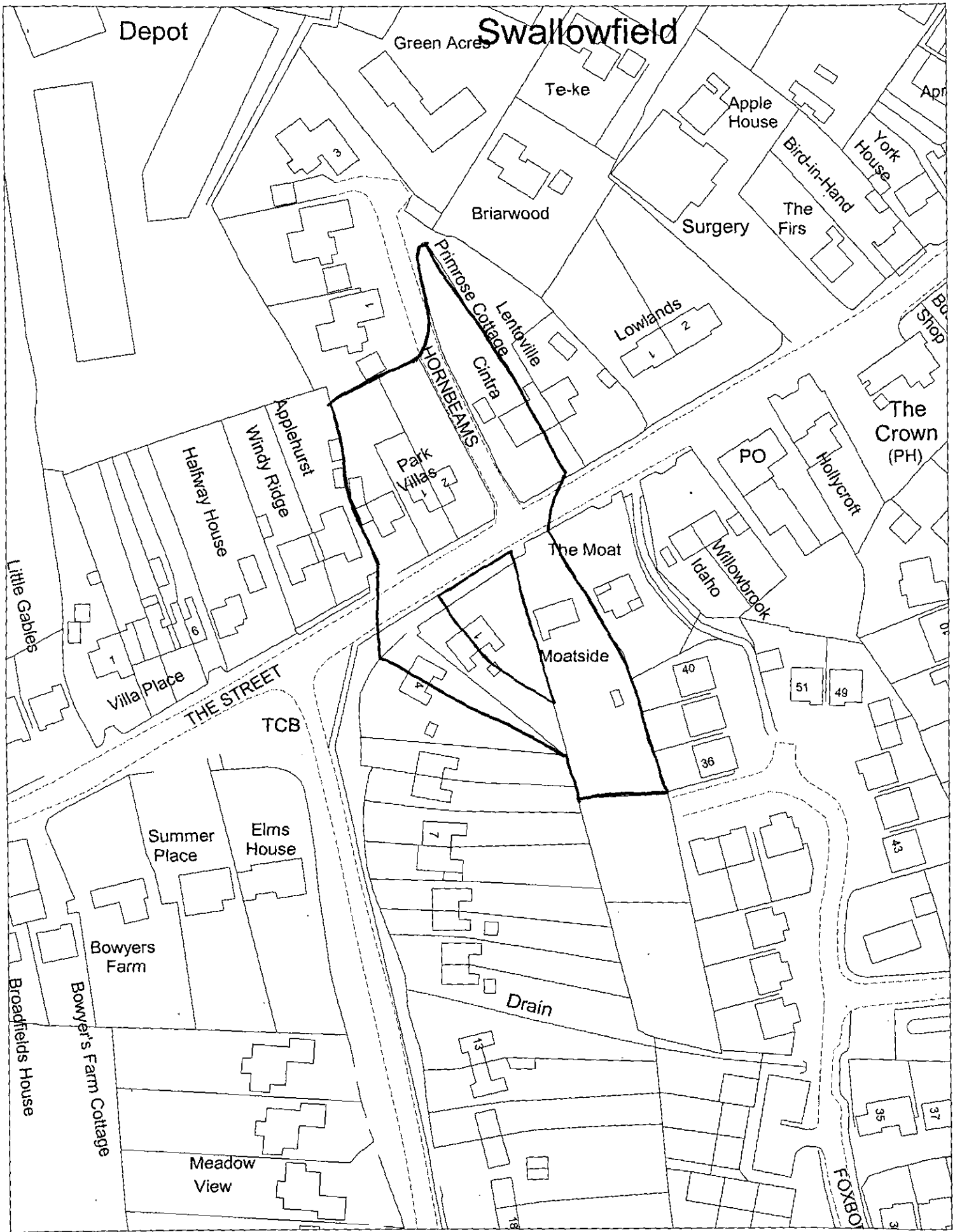
RURAL DISTRICT COUNCIL OF WOKINGHAM

O.J. RICHARDS
A.M.I.C.E., A.M.I.MUNE
ENGINEER TO THE COUNCIL
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERK'S.

SCALES

DRAWN	
TRACED	
DATE	
CONTRACT NO.	

DRAWING No.
arc
12/-2



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Central Support Section, Environmental Services, Wokingham District Council.
14 May 2001

Scale: 1 : 1250