APPLICATION NO:
F/2002/6196

LOCATION:
Northcote Swallowfield Street, Swallowfield Reading.

APPLICANT:
Mr/Mrs Stanley C/O Access Architects

PROPOSAL:
Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.

EARLIEST DATE FOR DECISION: **27/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2002

CASE OFFICER: **Richard Kelly**

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Stanley
C/O Access Architects
Mortimer House
49 Church Street
THEALE
Berkshire
RG7 5BX

Application Number: F/2002/6196

Parish: **SWALLOWFIELD**

Location: **Northcote, Swallowfield Street, Swallowfield, Reading**

Proposal: **Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
8. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
11. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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:

Loddon Area Local Plan Policies LBE1, LBE2, LT5
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 15/05/2002

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 6296 (Direct Line)

Fax: 0118 974 6484

E-mail: richard.kelly@wokingham.gov.uk

Date: 28 June 2002

My ref: F/2002/6196

Mr Peter Troop
Access Architects
49 Church Street
Theale
READING
Berks
RG7 5BX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Troop

RE: VARIATION OF CONDITIONS ON APPLICATION F/2002/6196 – NORTHCOTE, SWALLOWFIELD STREET, SWALLOWFIELD

I refer to your letter of 6 June 2002 with reference to the above and apologise for the delay in replying.

Unfortunately it will be necessary to submit an application to vary the conditions concerned, as this cannot be dealt with as a minor amendment. I enclose a set of application forms for your assistance.

If you have any queries, please do not hesitate to contact me.

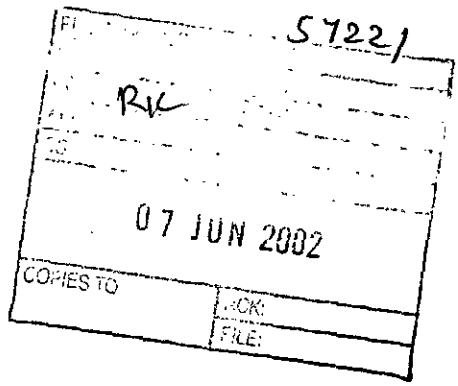
Yours sincerely,

Richard Kelly

Planning Officer

ACCESS
ARCHITECTS

Mortimer House
49 Church Street
Theale
Berkshire RG7 5BX
Tel: 0118 930 4440
Fax: 0118 930 4450



Mr Richard Kelly
Development Officer
Wokingham Unitary Authority
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

06 June 2002
280/PMT/09

Dear Mr Kelly

Application No. F/2002/6196

Following receipt of your Approval Permission dated 15 May 2002 and our subsequent telephone conversation I am writing concerning conditions numbers 6 and 7 which have been put in at the request of the Environmental Agency in their letter dated 26 April 2002.

This application is mainly for a first floor extension with a small amount of additional space at ground floor. This space needs to keep to the same level as that which exists, and it is impractical to provide a 300 mm void beneath the floor slab, with openings and grills referred to in these two conditions.

I have spoken to Jo Marshall at the Environment Agency, who said that these standard conditions are usually recommendations only and when discussed accepted that it may not be applicable in this case.

I would be grateful if you would review this application, as my client is anxious these two conditions do not remain on his approval.

I would hope they could be removed as a minor amendment and I look forward to your written response. I confirm that all other conditions can and will be complied with and thank you for your attention.

Yours sincerely

Peter M Troop

Copied to: Mr & Mrs Stanley

Unallocated

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6196	RK
BUILDING CONTROL NUMBER.	BP 2002/3092 South	
~~APPLICANT~~/AGENT	Access Architects	
ADDRESS OF SITE	Northcote Swallowfield Street Swallowfield	
DESCRIPTION OF PROPOSED WORK	s/s rear ext + raising roof to form rooms in loftspace	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	280/07	280/04
FLOOR PLANS	280/06	280/03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/5/02	

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/2002/6196 – Northcote, Swallowfield Street, Swallowfield

Appraisal:

This application is for a single storey rear extension to dwelling and raising of roof to form rooms in loft space. This raises three issues:

Impact on neighbouring properties: LBE1, WBE1

The property is a 1970s/80s bungalow, constructed as backland development. The properties of Aran, Tamarind and Briarwood are also part of this development, and were originally all the same design. Briarwood has been extended in a way similar to that proposed by this application, while Tamarind has had alterations to the roof form.

The proposed balcony to the rear would have an area of just 2.16 square metres, such that it is unlikely to be used for major sitting out. The balcony is 25m from the front windows of Briarwood to the rear and the boundary treatment is dense mature trees (deciduous and coniferous). To the front, the proposal is 20m from Tamarind and the boundary treatment is 3m high conifers. To the sides of the property are a doctor's surgery and the front access driveway to Green Acres. It is not considered that this proposal would cause undue harm to any neighbouring property.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

It is unlikely that any views of this property will be possible from a public highway.

Impact on highway safety (parking provision): LT5, WT6

The property has adequate off street parking.

Approve ~~**Refuse**~~

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6196

Applicant : Mr/Mrs Stanley C/O Access Architects.

Location : Northcote, Swallowfield Street, Swallowfield, Reading.

Proposal : Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application will have expired on: 16/05/2002. 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 :

Parish Council: no objection
Highways: conditional approval
Environment Agency: attach conditions

Planning Issues :

Application Number: F/2002/6196

Appraisal :

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

Application Number F/2002/6196
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	'extension'
6			The extension shall be constructed with underfloor voids with the aerosite concrete finished at existing ground level with the underside of the floor structure set at least 300mm above ground level and with openings sufficient in size and number to allow free entry and exit of floodwater.
			REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
7			Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.
			REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
8			There shall be no raising of existing ground levels on the site
			REASON: ~~For prevent~~ AS FOR CONDITION 6.
9			No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
			REASON: AS FOR CONDITION 6.
10			Any steps or ramps shall be of open construction REASON AS FOR CONDITION 6

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: 15.5.02

→ CONDITION

11. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

REASON: To prevent obstruction to the flow and storage of flood water with a consequent increased risk of flooding

RECORD OF SITE VISIT

SITE ADDRESS: Northcote
Swallowfield Street Swallowfield
Reading.

APPLICATION NUMBER: F/2002/6196

OFFICER: Richard Kelly

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ - facing street.

2. DESCRIPTION OF SURROUNDINGS infill backland dev.

3. DESCRIPTION OF SITE/BUILDING 2 part bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES Set of three to rear of street.

5. SITE CONSTRAINTS

TREES 3.5m conifers on neighbour's side.

ACCESS/PARKING adequate

LEVELS flat.

BOUNDARY TREATMENT 3.5m conifers to W, tall mature trees to rear, 3m conifers to E.

OTHERS Property to rear (Briarwood) has had similar ext's

ENVIRONMENT AGENCY

Our Ref : SP/2002/005575-1/1
Your Ref : F/2002/6196

Date : 26 April 2002

PLANNING OFFICERS	APP 55849
POL	TLS
DC RK	SNF
APP	
CS	
29 APR 2002	
COMMS IN	ACK:
	FILE:

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

Dear Sir/Madam

SINGLE STOREY REAR EXTENSION AND RAISING OF ROOF NORTHCOTE, SWALLOWFIELD STREET, SWALLOWFIELD, READING

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU76SW/23/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The extension shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at least 300mm above ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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.

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 agent. If you have any further queries please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: ACCESS ARCHITECTS

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 03 April 2002

Application Number: F/2002/6196

Proposal: Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.

Parish: SWALLOWFIELD PARISH

Site Address:
Northcote, Swallowfield Street, Swallowfield, Reading.

Applicant:
Mr/Mrs Stanley C/O Access Architects.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122
C137 (insert: extension), R137.

Signed: _____ **Print name:** Adam 10/4/02

SWALLOWFIELD PARISH COUNCIL

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

PLANNING SERVICES | HPT
TLS
RK | ENF
10 APR 2002
COPIES TO | ACK:
FILE:

10th April 2002

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/6196
Location: Northcote, Swallowfield Street, Swallowfield
Proposal: Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space
Case Officer: Richard Kelly

The Parish Council considers that these alterations are in keeping with the existing dwelling, and arguably improve its visual appearance. In addition several other properties in the area have roofs at least as high as the height of the proposed raised roof, and therefore raising the height of this roof will not look out of place.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

E J Shepherd

pp

Mrs. C. Adams, Clerk

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

Tel: (0118) 974 6229

Date: 03 April 2002

My ref: F/2002/6196

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6196
Northcote, Swallowfield Street, Swallowfield, Reading.
Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.

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/2002/6196**
Northcote, Swallowfield Street, Swallowfield, Reading.
Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.
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 Beatty

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6196
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
	BRIARWOOD	BRIARWOODSWALLOWFIELD STREETREADING	RG7 1QX
	GREENACRES	GREENACRESSWALLOWFIELD STREETREADING	RG7 1QX
SWALLOWFIELD MEDICAL PRACTICE			RG7 1QY
	CHESTNUTS	CHESTNUTSSWALLOWFIELD STREETREADING	RG7 1QX
	ST. LEONARD	ST. LEONARDSWALLOWFIELD STREETREADING	RG7 1QX
	BOANTI HOUSE	BOANTI HOUSESWALLOWFIELD STREETREADING	RG7 1QX
	TAMARIND	TAMARINDSWALLOWFIELD STREETREADING	RG7 1QX
	~~NORTHCOTE~~	~~NORTHCOTESWALLOWFIELD STREETREADING~~	~~RG7 1QX~~

Neighbour consultation list
F/2002/6196

Received by Wokingham District Council

Application No: F/2002/6196

Proposal:
Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.

Location:
Northcote, Swallowfield 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 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/2002/6196 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 27/04/2002. 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

03 April 2002

Application Number : F/2002/6196	**Map No :** 95+103
Case Officer : RK	**Site Area :** 0.13
Valid Date : 21/03/02	**Received Date: 21/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and raising of roof to form rooms in roof space.

Location : Northcote, Swallowfield Street, Swallowfield, Reading.

Parish : SW **Ward : SWA**

Applicant : Mr/Mrs Stanley C/O Access Architects.

Fee Required: £95 **Fee Received: £95** (11)

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	PARKING LAYOUT	3/04	Highways happy w.r.t original drawings
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - FLOOD ZONE

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

.....No pre-app.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map.....

.....

.....

21.MAR2002* 6196

ACCESS
ARCHITECTS

Mortimer House
49 Church Street
Theale
Berkshire RG7 5BX
Tel: 0118 930 4440
Fax: 0118 930 4450

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

20 March 2002
280/PMT/03

Dear Sirs

Northcote Swallowfield

Please find enclosed the following documentation:

1. 6 copies of completed Planning Application Forms, including certificate of ownership
2. 6 copies of relevant drawings, including location plan (outlined in red)1:1250
3. Site plan 1:500
4. Cheque to the value of £95

I would be grateful if you would advise me as to whether this application will go to Planning Committee or be dealt with by delegated powers and the date by which you believe a decision will be given.

Yours faithfully

Peter M Troop

Enclosures

Copied to: Mr & Mrs Stanley

Environmental Services

For office use only.
Application number: 21.MAR2002* 6196

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 & MRS STANLEY
	Address and postcode	NORTHCOTE SWALLOWFIELD STREET SWALLOWFIELD, BERKS RG7 1QX
	Phone number	07770 237272
2	Agent's Name	ACCESS ARCHITECTS
	Address and postcode	MORTIMER HOUSE 49 CHURCH STREET THEALE, BERKS RG7 5BX
	Phone number	0118 930 4440
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.	NORTHCOTE SWALLOWFIELD STREET (DRAWINGS ENCLOSED)
4	Give brief details of the proposal for example, two storey side extension About the application	GROUND FLOOR EXTEND TO REAR + FIRST FLOOR 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.	RED BRICK TO MATCH EXISTING ROOF TILES 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

ADDRESS ~~[illegible]~~ THE STREET NORTHCOTE PARISH SWALLOWE

PLOT No. R/O SYDENHAM C/O/NAME 8.11.96 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~18190~~	~~MR D BRUNSDEN~~	~~RADIO MAST~~	~~21.10.82~~	~~C/A~~ ~~C/A~~
161/72				C/A
00963				Ref
03904		BUNGALOW & GARAGE		C/A
18190	Mr. D. Brunsden	Radio Mast	21.10.82	C/A

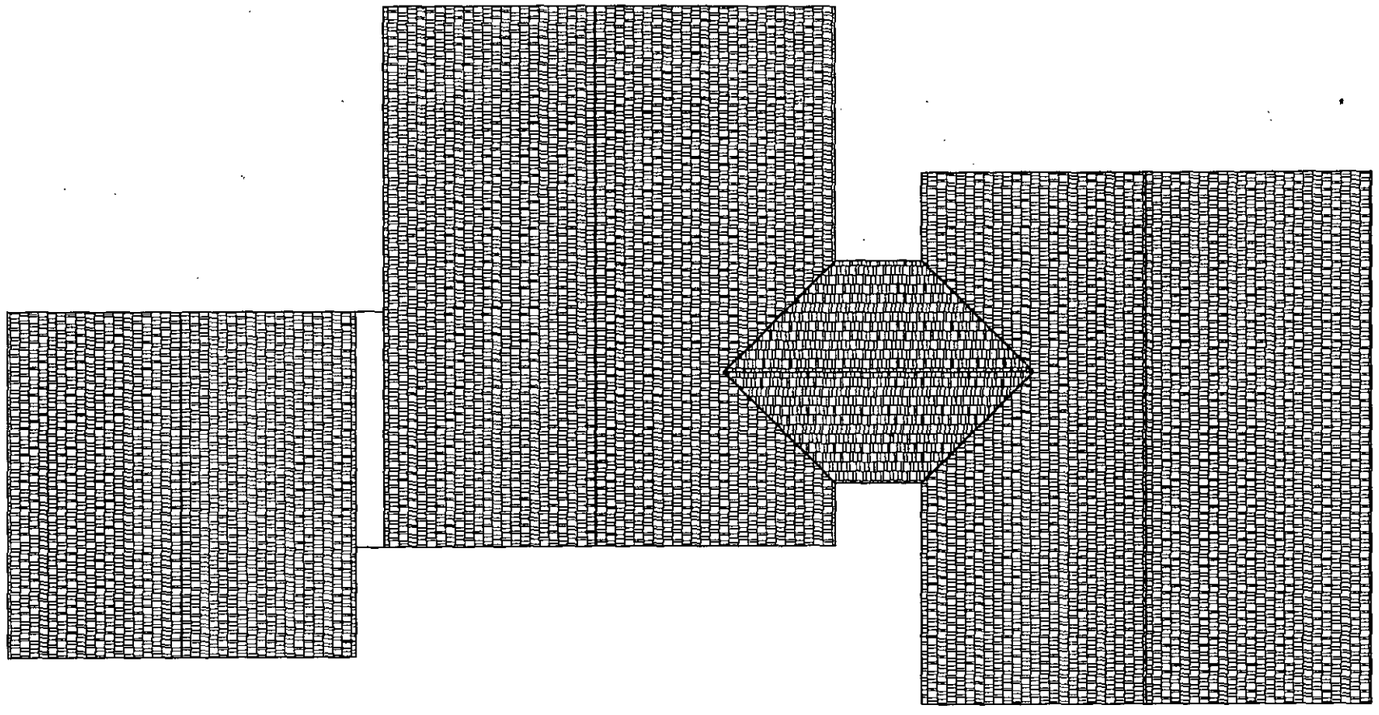
DATE OF COMPLETION

MINISTRY DECISION 00963 - APPEAL GRANTED - 21.10.75

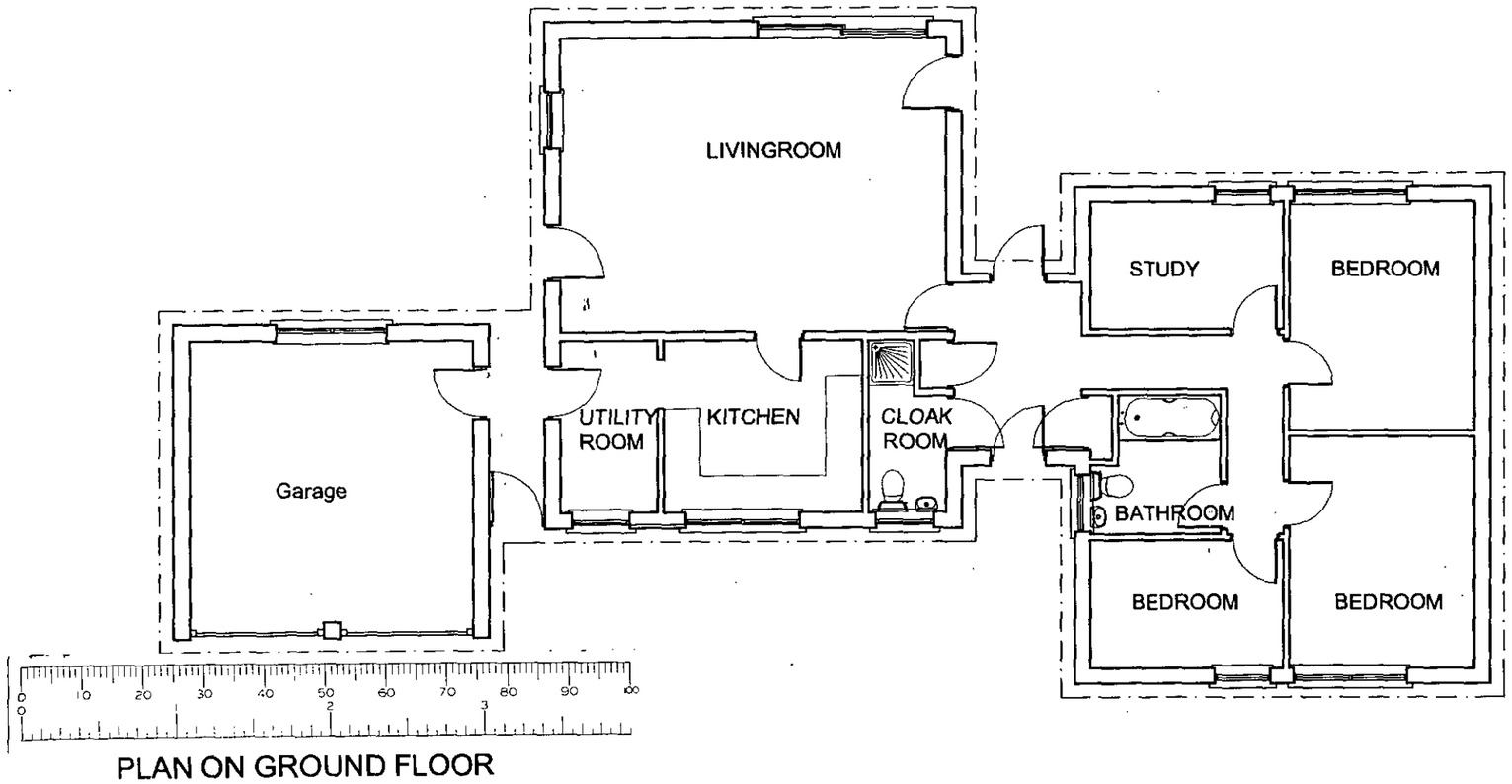
SPECIAL ORDERS

DRAINAGE

091074



PLAN ON ROOF



PLAN ON GROUND FLOOR

21.MAR2002* 6196

APPROVED

ACCESS ARCHITECTS

Mortimer House
49 Church Street
Theale
Berkshire
RG7 5BX

Client: MR & MRS STANLEY

Date: 05/03/02

Project: NORTHCOTE, SWALLOWFIELD

Drawn: CLK

Title: EXISTING PLANS

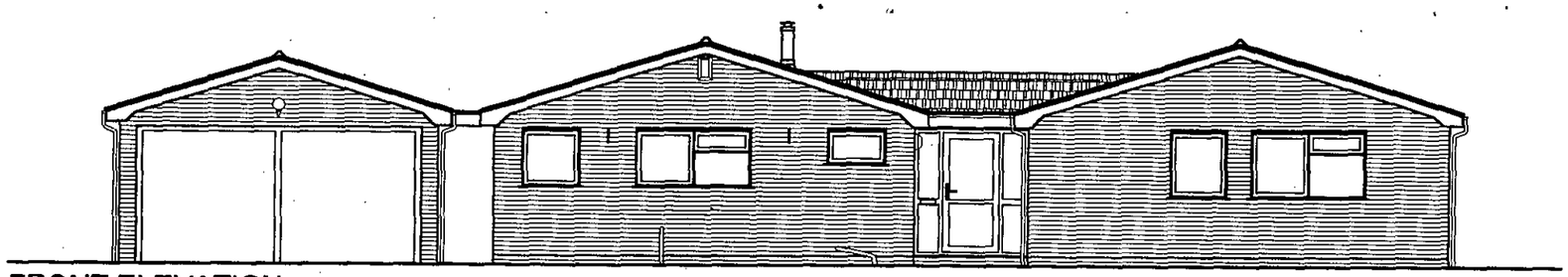
Checked:

Drawing no: 280/01

Revision: -

Scale: 1:100

Tel: 0118 930 4440 Fax: 0118 930 4450 E-mail: all@access-architects.co.uk



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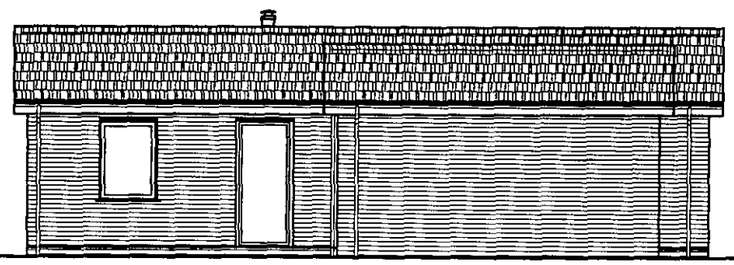

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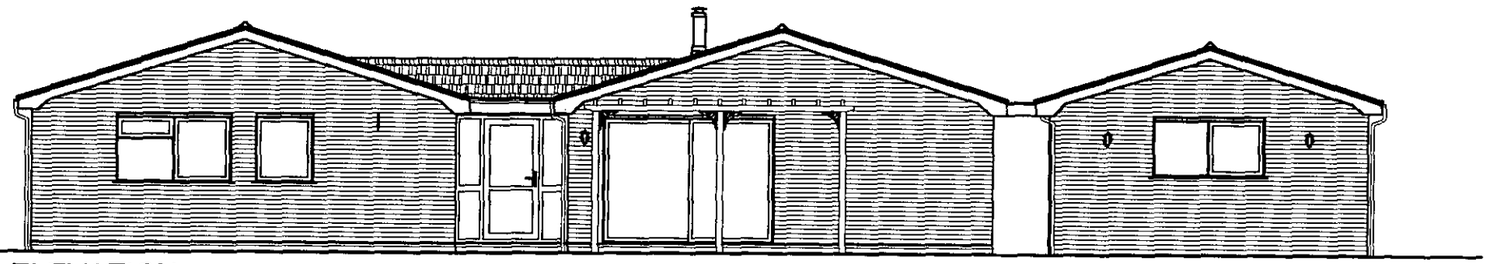

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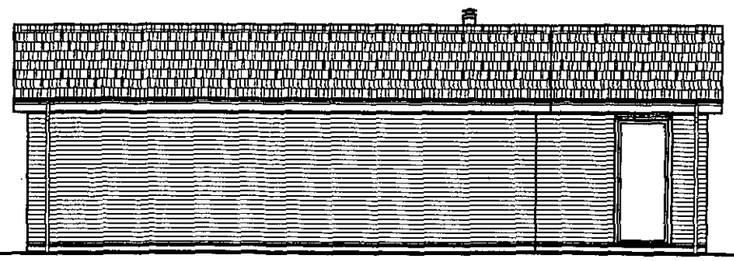

SIDE ELEVATION

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Project: NORTHCOTE, SWALLOWFIELD	Drawn: CLK
Title: EXISTING ELEVATIONS	Checked:
Drawing no.: 280/02 Revision: -	Scale: 1:100

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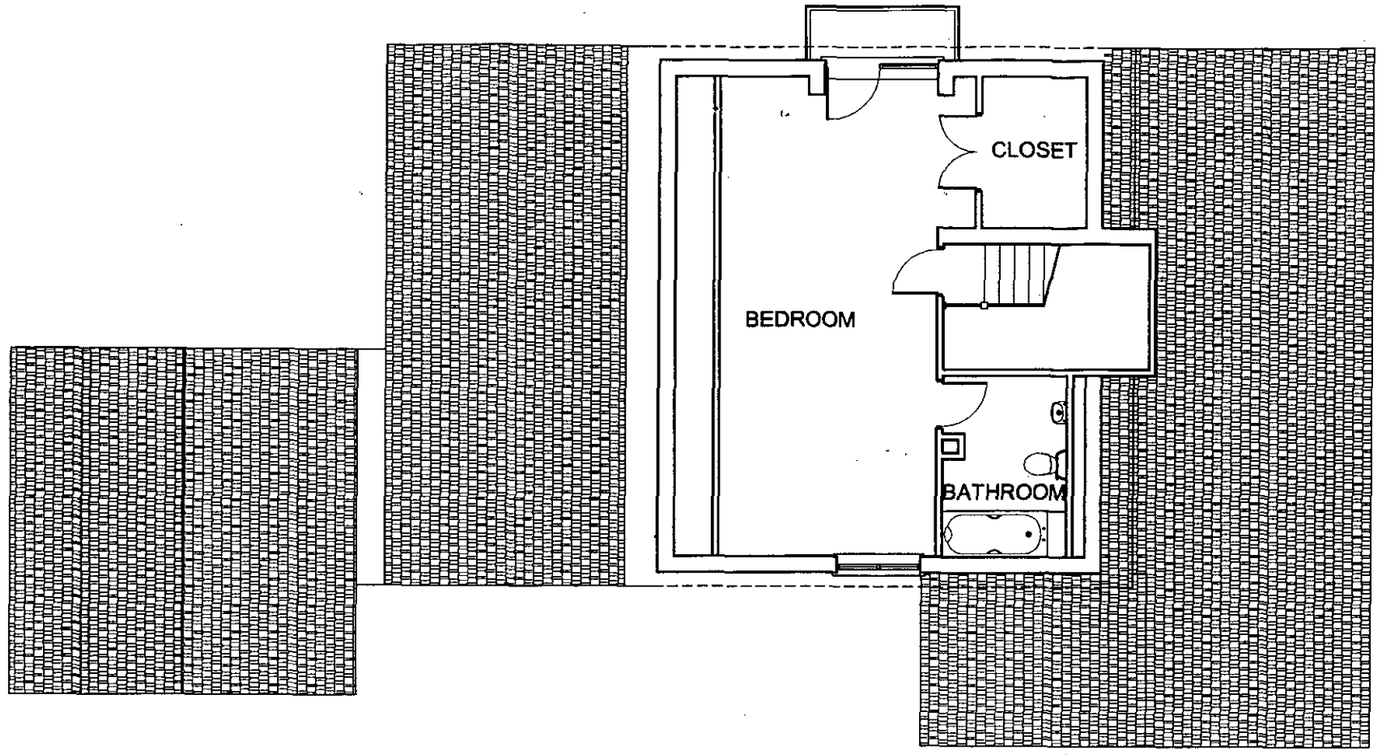

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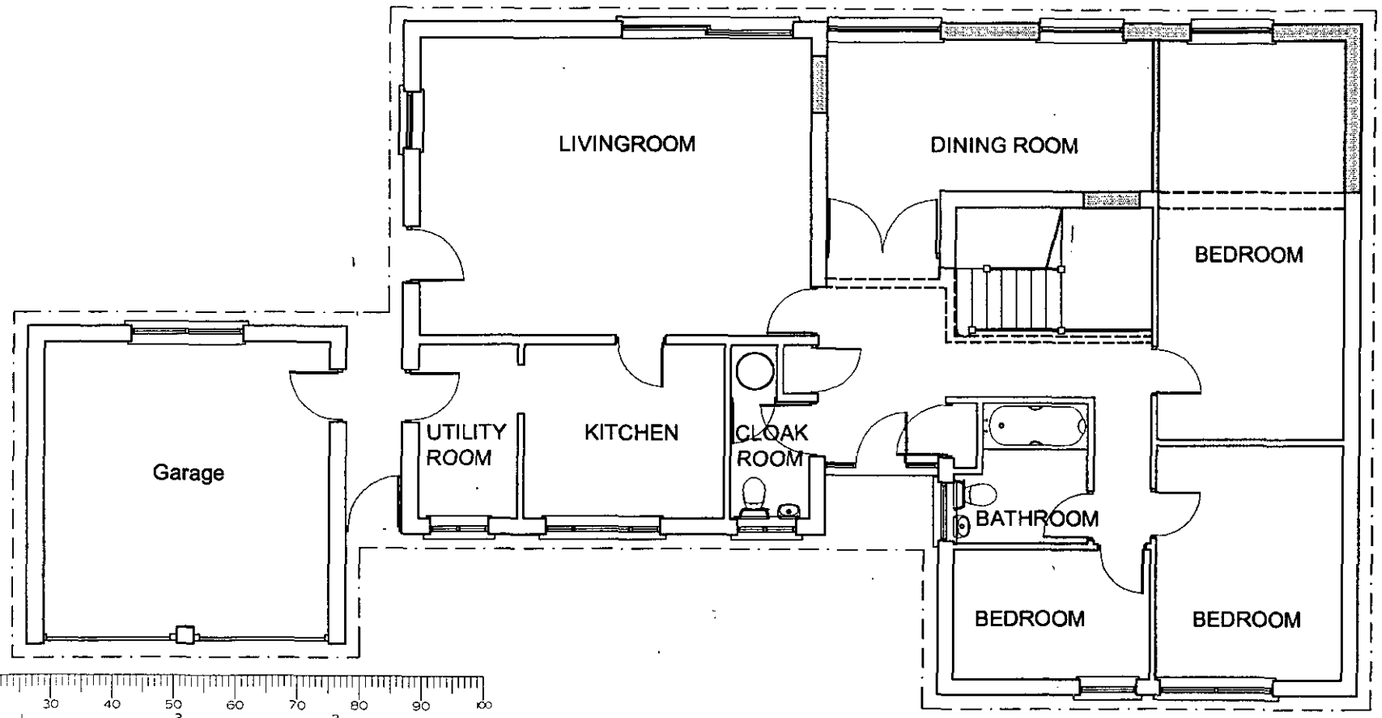

PLAN ON GROUND FLOOR

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Title: PROPOSED PLANS
Drawing no: 280/03
Revision: -
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Drawn: CLK
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Scale: 1:100

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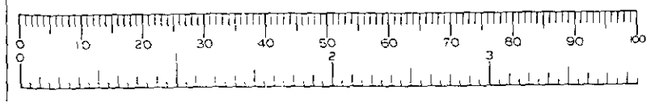
9/20/02



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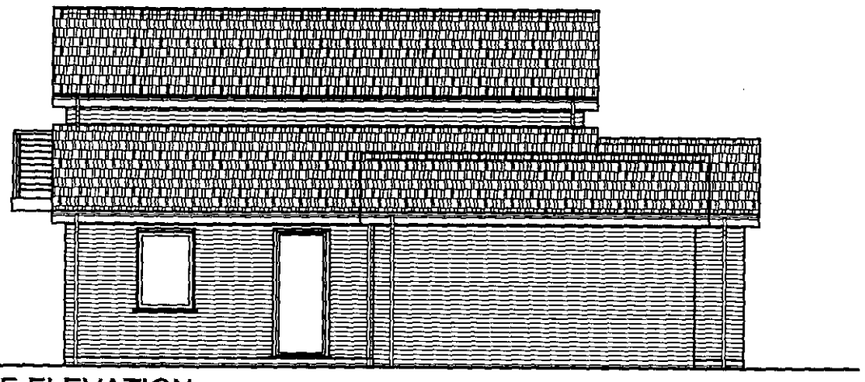

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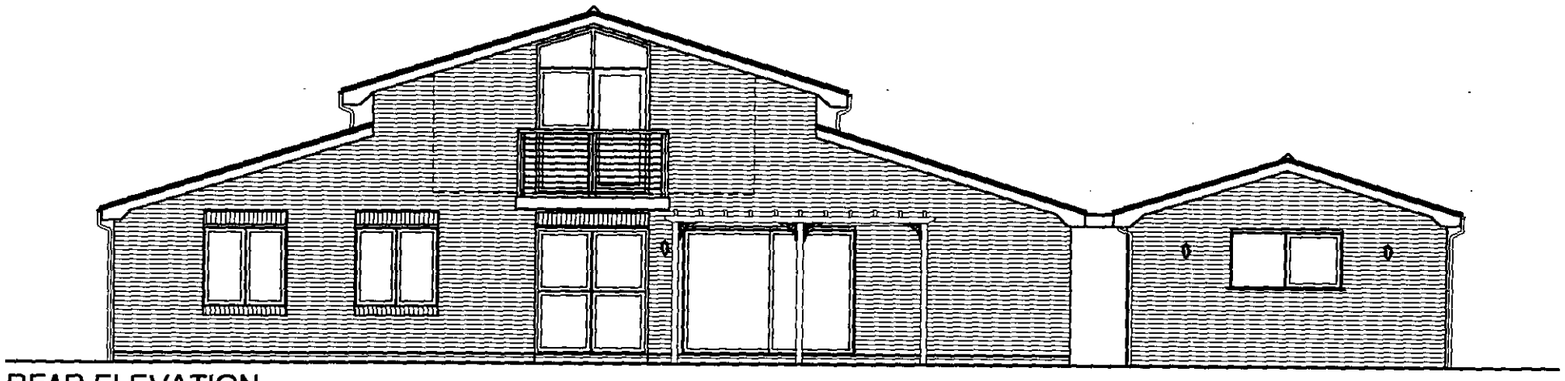

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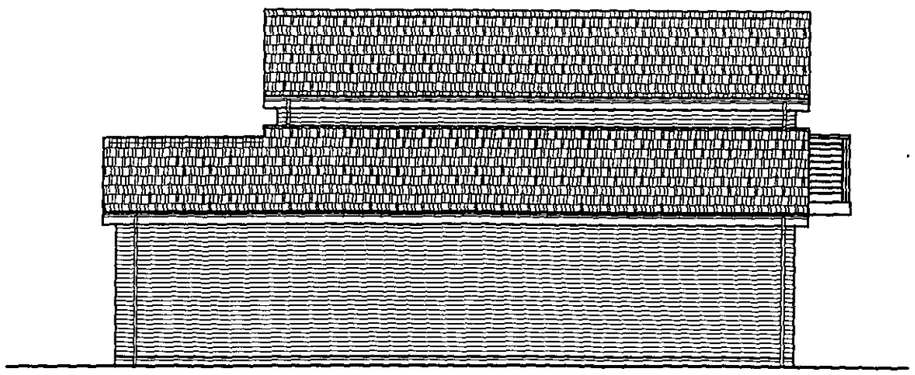

SIDE ELEVATION

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Project: NORTHCOTE, SWALLOWFIELD

Title: PROPOSED ELEVATIONS

Drawing no.: 280/04

Revision: -

Date: 05/03/02

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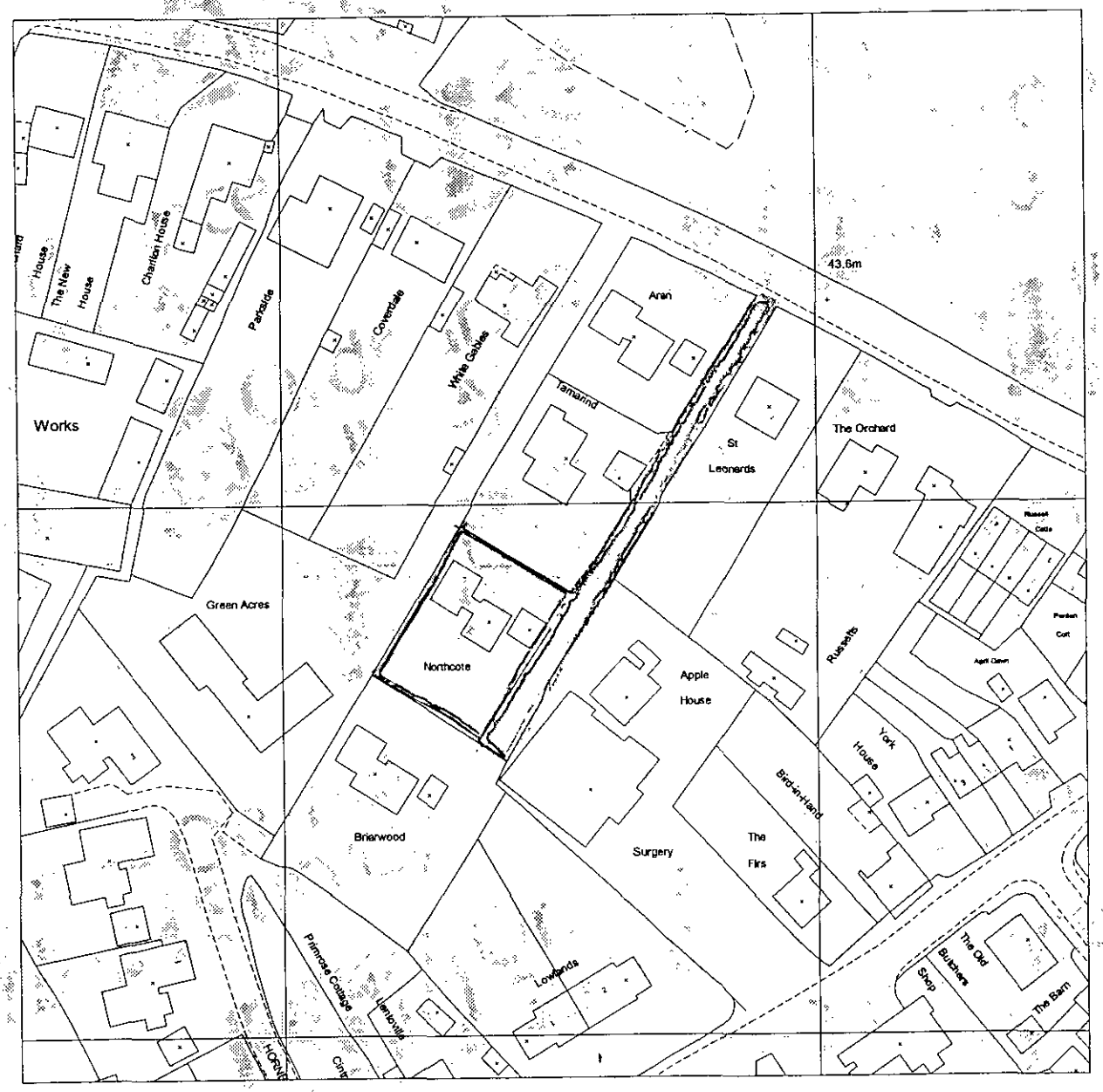

20 0 20 40 60 80

Metres

NORTHCOTE, SWALLOWFIELD STREET
SWALLOWFIELD
READING
RG7 1QX

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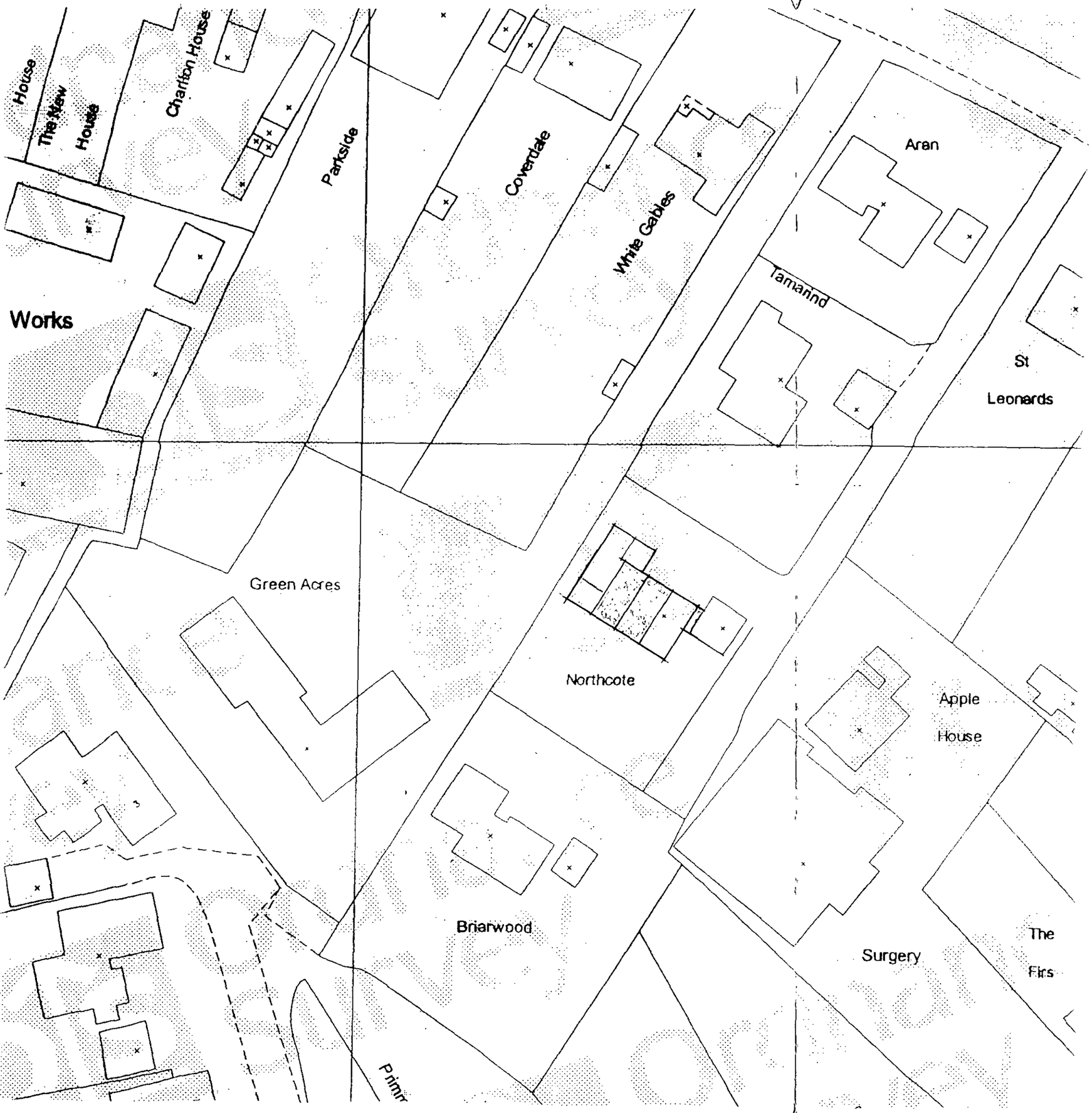

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Client: Mr & Mrs Stanley	Date: Mar 2002
Project: Northcote Swallowfield St	Drawn
Title: Site Plan	Checked
Drawing no.: 280/05 Revision	Scale: 1:500

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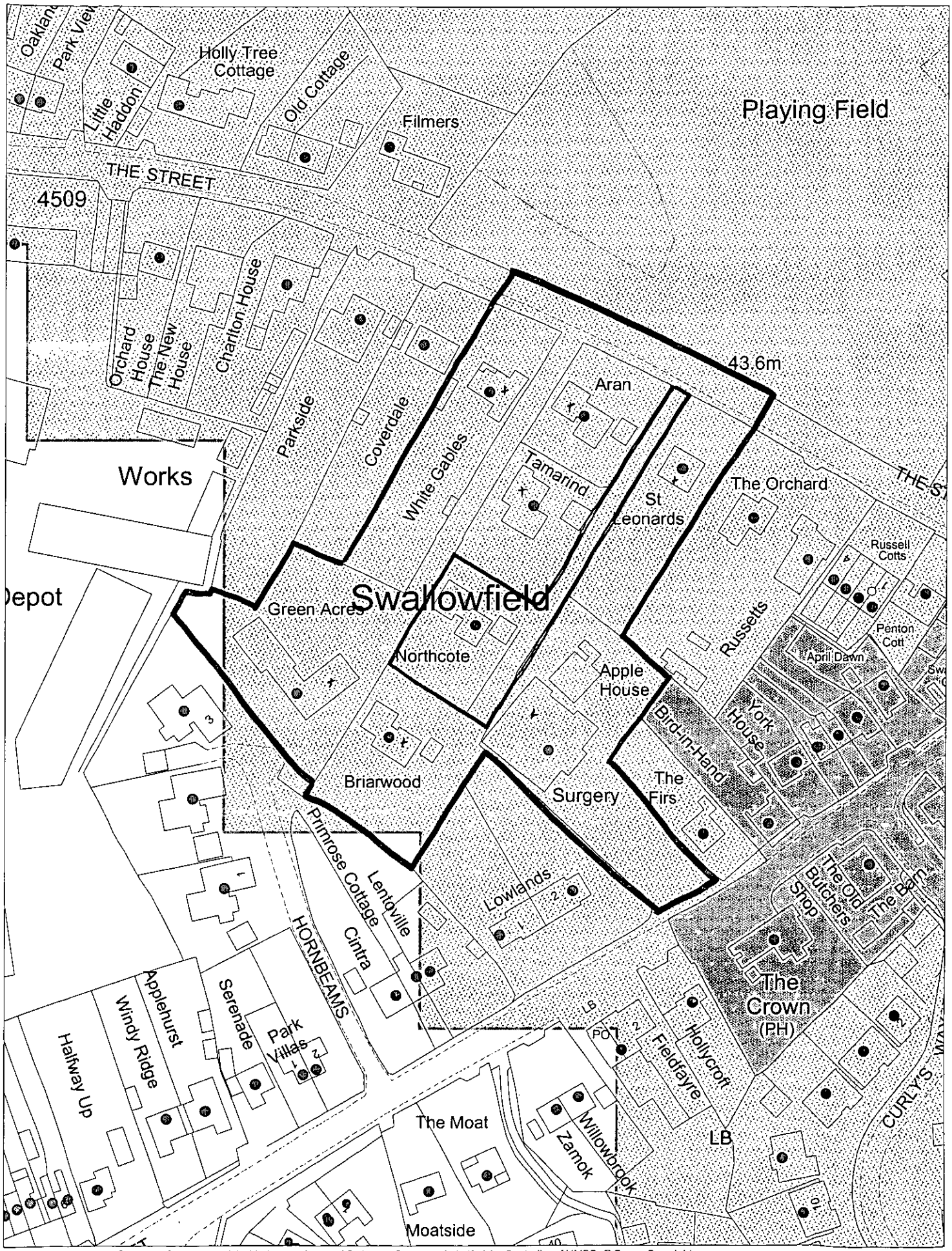

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