APPLICATION NO:
F/2000/1324

LOCATION:
1 Wyvols Cottages The Street, Swallowfield Reading.

APPLICANT:
Mr Mrs Hodgeson C/O Peter H Watkins

PROPOSAL:
Proposed two storey rear extension to dwelling and double garage and new dormer to front of dwelling

EARLIEST DATE FOR DECISION: **04/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marlborough

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Hodgeson
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2000/1324

Parish: **SWALLOWFIELD**

Location: **1 Wyvols Cottages, The Street, Swallowfield, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and double garage and new dormer to front of 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

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

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

Please File

Our ref: SP\2000\001836\001
Your ref: F/2000/1324

Date: 30th June 2000

ENVIRONMENT AGENCY 31315

DC	ENF
ALP	
CS HM	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berkshire RG11 1BN

Attention: Heather Morgan

Dear Madam

PROPOSED REAR EXTENSION AT 56 PADDOCK HEIGHTS, TWYFORD

Thank you for your letter dated 25 May 2000 which was received on 1 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/5/10. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*
SU 794 755	105m	Ruscombe Turn

In view of distance involved, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

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

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp. **Sarah Paxman**
Development Planning Officer

cc. Mr T. Wilkinson, 56 Paddock Heights, Twyford RG10 0AR

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Previous 70204 Refused.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1324	EC
BUILDING CONTROL NUMBER	FP99/9045	Martin
APPLICANT/AGENT	Peter H Watkins	
ADDRESS OF SITE	1 Wyvol Cottages The Street SWALLOWFIELD.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext first floor front dormer ext detached double garage.	

DRAWING NUMBERS	BC rec'd 24/8/99	DC
BLOCK PLAN	PW99111A	PW99111A rec'd 20/4/00
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	~~[illegible]~~ Yes	
IF YES, WHAT ARE THE DIFFERENCES ? DC	~~revised~~ scheme first floor ~~totally~~ reduced.	
DATE	9/6/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	9/6/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1324

Proposal:
Proposed two storey rear extension to dwelling and double garage and new dormer to front of dwelling

Location:
1 Wyvols Cottages, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

11 May 2000

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

Tel: (0118) 974 6451

Date: **11 May 2000**

My ref: F/2000/1324

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1324
1 Wyvols Cottages, The Street, Swallowfield, Reading.
Proposed two storey rear extension to dwelling and double garage and new dormer to front of 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

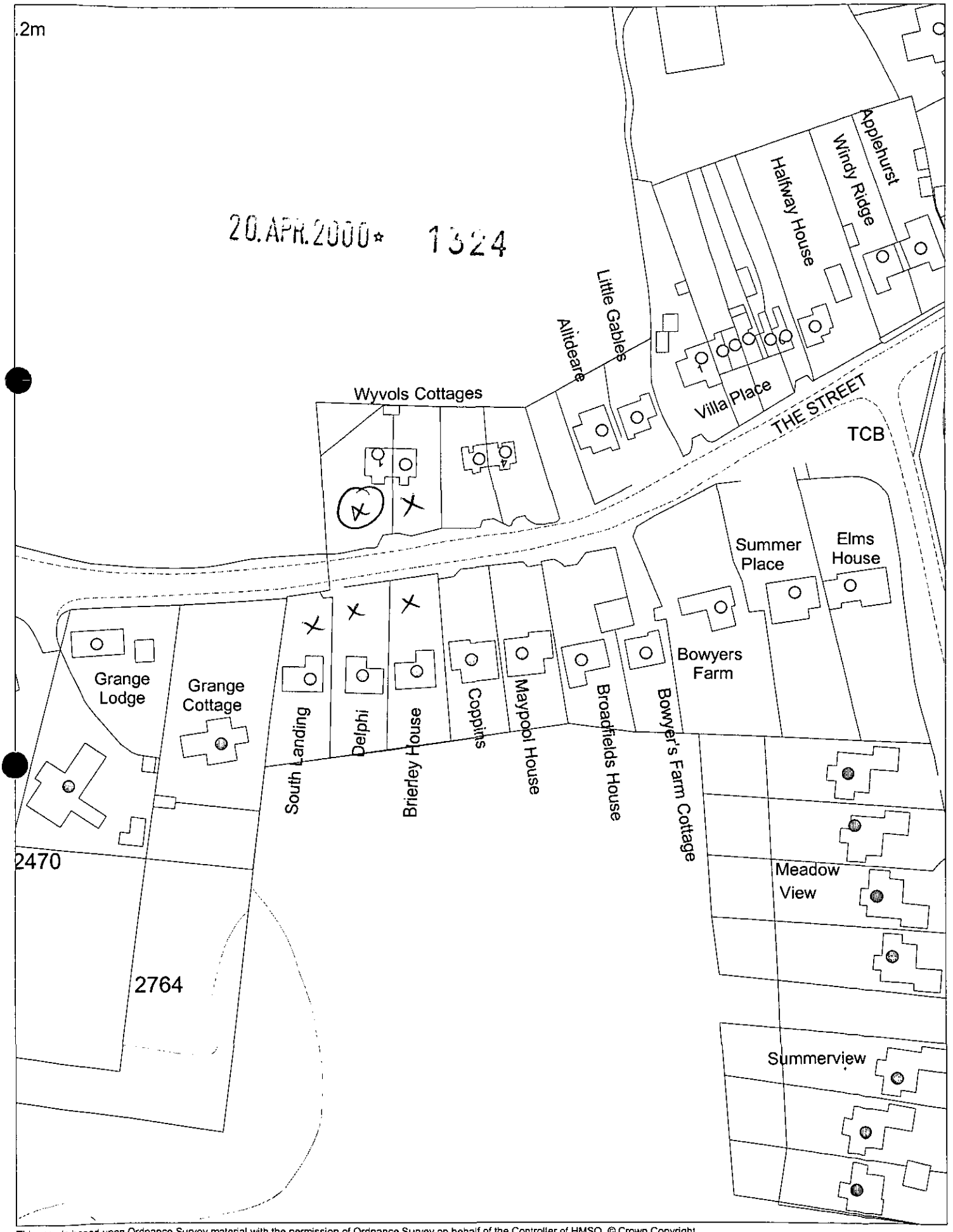
LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1324**
1 Wyvols Cottages, The Street, Swallowfield, Reading.
Proposed two storey rear extension to dwelling and double garage and new dormer to front of 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**********



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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2000

Scale: 1 : 1250

N W E S

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1324

Applicant : Mr Mrs Hodgeson C/O Peter H Watkins.

Location : 1 Wyvols Cottages, The Street, Swallowfield, Reading.

Proposal : Proposed two storey rear extension to dwelling and double garage and new dormer to front of dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/04/2000

Earliest Date for Decision : 04/06/2000

Latest Consultation Date/Site Notice Expiry Date : 04/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

HIGHWAYS :

OBS ! SOUTH LANDING - supporting the application
THE STREET

Planning Issues :

- IMPACT UPON ST. SCENE
- IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1324
PROP: 2st. rear extension, double garage & front dormer.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

The application being considered is for a 2 storey rear extension, a double detached garage to the side of the dwelling & a front dormer extension. Two previous applications for similar developments have been refused on this site due to the likely impact of a 2st. rear extension, built to the boundary, on the neighbouring semi detached property.
The current application proposes a single storey element to the rear extension closest to the neighs. boundary, with a mono-pitch roof design which slopes away from the neighbouring dwelling. The 2 storey element would be approx. 2.5m set back from the boundary with no. 2. Given this distance it is considered that the proposed rear extension would not have an adverse negative impact upon the daylighting or private amenity of no 2.

IMPACT UPON ST. SCENE:
The development proposes a detached double garage to be set back slightly from the front of the dwelling. It is considered that the garage would not have an adverse negative impact upon the street scene.
The proposal also includes an additional front dormer window. It is considered that this window is in keeping with the character of the dwelling & is therefore acceptable development.

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

Application Number F/2000/1324
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 1 Wyvols Cottages
The Street Swallowfield Reading.

APPLICATION NUMBER: F/2000/1324

OFFICER: Elaine Connor

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

Applicationo	Name & Address
F/2000/1324	J G Moss South Landing The Street Swallowfield RG7 RE

App approved letter
sent 08/06/00

PLANNING SERVICES | RPT
POL
DC
ADP
CS 055 | EC
22 MAY 2000
COPIES TO: | ACK: ✓
FILE:

Telephone: Reading (0118) 988 4362

SOUTH LANDING
THE STREET
SWALLOWFIELD
BERKSHIRE
RG7 1RE

19 May 2000

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1 WR

Dear Mr Mitchell,

Application No F/2000/1324 – 1 Wyvols Cottages, The Street, Swallowfield

Thank you for your letter of 11 May, inviting comments on this application. The site is immediately opposite my home. I consider the application entirely reasonable and I am happy to give it my full support.

Yours sincerely,

J G Moss

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 APR 2000	
Officer: EC	Application No. F|2000|1324

Map No. 103 Site 0006
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND DOUBLE GARAGE + NEW DORMER TO FRONT OF DWELLING (*)

Location: 1 WYVOLS COTTAGES THE STREET

Parish: SWALLOWFIELD Ward: Swallowfield 11.5.2000

Applicant: MR|MRS HODGESON

Re-submission

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Not very good See our OS.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

No Pre-apps.

.....

.....

NEIGHBOURS: S/N. + 2 Wyvols Cottages, South Leading, The Street, Delphi, Brierley House

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Environmental Services

For office use only.
Application number: 20.APR.2000* 1324

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 Address and postcode 20.APR.2000* 1324 Phone number	M.L. & MRS. HODGESON 1 WYVOLS COTTAGES THE STREET SWALLOWFIELD 9884084
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	1 WYVOLS COTTAGES
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY REAR EXT'N + DOUBLE GARAGE
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.	CLAY TILES + BLOCK 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓ RE-SUBMISSION	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR. HODGESON

Date 18-4-2000

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

ADDRESS 1 Wyvols Cottages The Street

PARISH Swallow

PLOT No. R/305/64

ORD. SHEET No.

BUILDER

VEH. ACCESS

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10829	MR ANGELL	GARAGE	8.5.79	APP. N/A
10744	"	"	25.10.79.	N/A R.
33401			8.9.59	CH
BRA 7175	MR. HODGSON	2/ST. LT.	18.5.79	APP
44927	MR & MRS "	"	20.11.95	CL
FP95/3876	BASS LEASE CO.	2/ST LT.	16.10.95	APP
99/70204/F	Mr & Mrs Hodgson.	f/81/8 extn./2/st/r/extn*	29/9/99.	RE
FP99/9045	Mr + Mrs. Hodgson	2/St/R Ext.	31.8.99	APP
99/70761/F.	"	2 St/R & Det. Garage & new dormer at Front	10.1.00	RE

DATE OF COMPLETION * and erection det. double garage.

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

20. APR. 2000* 1324